

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

June 15, 2022, Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, June 15, 2022, at 11:00 a.m. at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.**

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, June 15, 2022, at 11:02 a.m.**

Board Members Present and Constituting a Quorum:

Cathy Kinser- Powell	Vice-Chair	
Andrea Jackson	Supervisor	<i>(via conference call)</i>
David Levy	Supervisor	
Doris Cockrell	Supervisor	
Erica Lavina	Supervisor	

Staff Members Present:

Brian Howell	District Manager, Inframark
Angie Grunwald	District Manager, Inframark
Phil Chang	District Engineer, Johnson Engineering

There were two (2) resident audience members via conference call and in attendance.

There were two (2) people present from WOW Magazine.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no comments regarding the agenda.

3. VENDOR/STAFF REPORTS

A. District Engineer

i. Stormwater Management System Report

Phil Chang discussed the reason for the stormwater report and the Board understood.

Mr. Chang discussed about the water pooling at the curbing for the homeowners that were at the last meeting and the Board agreed that Inframark should send the letter to the homeowners advising them of the need to remove the damaged roots before the curbing could be repaired.

The street signs on Citrus Park Drive were discussed, Phil explained that the signs will be adjusted by Mike Fields. He will adjust the signs to the required height.

49 Mr. Chang explained that the road stripes were added on the road by Allen Park by accident.
50 They are going to remove it at no cost, but it may take a few weeks.

51
52 Curb will go in at the alley at Perfect Way on the first week of July.

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54 The Board asked Mr. Chang to look at the curb on Renaissance View, he advised that the Board
55 could do the same thing as they did on the other curb by the stop sign to get it repaired. He will
56 price out for the next meeting.

57
58 The Board asked Mr. Chang about the aerator that was installed at the new pond. A homeowner
59 advised that the aerator shakes and makes a racket when it kicks on and they think it may not be
60 working property. Mr. Chang will reach out to District Manager Howell about it.

61
62 District Manager Grunwald asked Mr. Chang to look at the curbing at 14685 Canopy Dr. Mr.
63 Chang will investigate it and get a quote.

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65 **B. District Counsel**

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67 There are no reports on behalf of the District Counsel.

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69 **4. BUSINESS ITEMS**

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71 **A. Discussion on Community Landscaping - Yellowstone**

72 **B. Discussion on Capital Improvements**

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74 Tim with Yellowstone spoke with the Board, he had 4 proposals and the Board approved (2) and
75 asked to place the other two (2) on hold for a later date.

77	MOTION TO:	Approve two proposals for replacing 2 beds of Ixora
78		at the end of Canopy Dr. for \$628.00 and fill in the
79		landscape bed at the end of Townhomes for
80		\$3,499.75.
81	MADE BY:	Supervisor Levy
82	SECONDED BY:	Supervisor Jackson
83	DISCUSSION:	None further
84	RESULT:	Called to Vote: Motion PASSED
85		5/0 - Motion passed unanimously

86
87 The Board asked Tim to look at the holes near the sidewalk by the entrance near Country Way.
88 Tim will investigate and get a report back to Mr. Howell.

89
90 The Board asked Tim to look at the French drain by the exit gate from sidewalk to the road as it
91 appears to be clogged. He will get with Mr. Chang if needed.

92

93 The Board asked Tim to move the boulders by the benches and spray for weeds.

94

95 Supervisor Lavina asked about flowers at the intersection of Citrus Park and Country Way and
96 Tim advised that they do not have irrigation, but Tim will look. New irrigation may need to be
97 installed.

98

99 **Synthetic Grass**

100 Tim explained to the Board that his crew will be done today with the park and Ms. Grunwald
101 advised that the grass will be installed by next week.

102

103 **Wall Project**

104 The Board spoke about tree removal and asked Tim to check with the architect Celia.

105

106 The Board asked Tim who will be responsible for installing irrigation when the new fence
107 section is complete. Tim is going to check with Mr. Howell.

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109 **Vendor for Holiday lighting**

110 The Board was advised that a vendor will be present at the next meeting

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113 **5. CONSENT AGENDA**

114 **A. Consideration of Board of Supervisors Regular Meeting Minutes May 25, 2022**

115 **B. Consideration of Operations and Maintenance Expenditures April 2022**

116 **C. Consideration of Operations and Maintenance Expenditures May 2022**

117 **D. Review of Financials Statements Month Ending May 31, 2022**

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119 The Board reviewed the Consent Agenda items and financial statements.

120

121 MOTION TO: Approve the Consent Agenda A-D.

122 MADE BY: Supervisor Levy

123 SECONDED BY: Supervisor Cockrell

124 DISCUSSION: None further

125 RESULT: Called to Vote: Motion PASSED

126 5/0 - Motion passed unanimously

127

128 **6. MANAGEMENT REPORTS**

129 **A. District Manager's Report**

130 **i. Community Inspection Reports**

131 **ii. Fountain Reports**

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133 There are no management reports at this time.

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137 **7. SUPERVISOR REQUESTS**

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139 Ms. Grunwald asked about the website and the meeting books. She advised that the website was
140 down but is back up now and they are working to upload all documents.

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142 **8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**

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144 A resident asked about the dog stations and Supervisor Lavina asked if we had an update on
145 when they would be installed. Ms. Grunwald will get with Mr. Howell.

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147 **9. ADJOURNMENT**

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MOTION TO:	Adjourn at 12:29 p.m.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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182 *These minutes were done in summary format.
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184 *A copy of the audio recording is available on request.
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186 *Each person who decides to appeal any decision made by the Board with respect to any matter
187 considered at the meeting is advised that person may need to ensure that a verbatim record of the
188 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

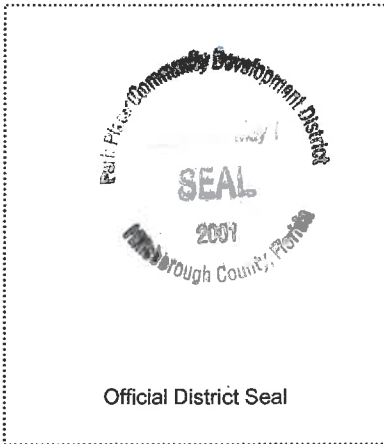
189 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
190 noticed meeting held on 8/17/2022.

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194 [Signature]
195 Signature
196 DAVID LEW
197 Printed Name

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194 [Signature]
195 Signature
196 [Signature]
197 Printed Name

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199 Title:
200 Chairman
201 Vice Chairman

198
199 Title:
200 Secretary
201 Assistant Secretary



Recorded by Records Administrator
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Signature
8/22/2022
Date