

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

June 2, 2021 Minutes of Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, June 2, 2021 at 4:00 p.m. at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.**

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Continued Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, June 2, 2021 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Darren Booth	Chair
David Levy	Vice-Chair
Doris Cockerell	Supervisor
Cathy Kinsler-Powell	Supervisor
Erica Lavina	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus	
Jessica Hardin	District Manager, Meritus	
Phil Chang	District Engineer, Johnson Engineering	
John Vericker	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Celia Nichols	Nichols Landscape Architecture	
Tim Bowersox	Yellowstone Landscape	

There were five audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

The Board moved the encroachment agreement request up on the agenda.

4. BUSINESS ITEMS

A. Discussion on Easement Encroachment Request

The Board and two homeowners discussed the fence they put up in a CDD easement. The Board and staff discussed the situation and maintenance needs of the CDD. The owners were asking for an encroachment agreement. The Board discussed the request.

49	MOTION TO:	Deny the request and have the owners move their
50		fence out of the CDD easement.
51	MADE BY:	Supervisor Cockerell
52	SECONDED BY:	Supervisor Kinser-Powell
53	DISCUSSION:	None further
54	RESULT:	Called to Vote: Motion PASSED
55		3/2 – Supervisor Lavina and Supervisor Levy
56		opposed.

57
58
59 **3. VENDOR/STAFF REPORTS**

60 **A. District Engineer**

61 **B. District Counsel**

62
63 Mr. Vericker, Mr. Howell, and Mr. Chang advised that Mr. Chang will check with the County
64 and get their application so the Board can consider taking over a median on Country Way for
65 maintenance. Mr. Howell will get preliminary pricing from Yellowstone so the Board will know
66 the financial impacts.

67
68 Mr. Chang stated that the paint was removed in Highland Park and the sidewalk work in
69 Mandolin/Windsor was completed. Supervisor Kinser-Powell complimented the contractor on
70 their work. Supervisor Lavina asked about another area being added at a future date.

71
72
73 **4. BUSINESS ITEMS (Cont.)**

74 **B. Discussion on Highland Park Directional Signs for Bakas Proposed Locations**

75
76 The Board declined the request by Bakas to put up permanent signs within the CDD. Bakas can
77 put up temporary signs for events.

78
79 **C. Announcement of Annual Qualified Electors**

80
81 Mr. Howell announced that as of April 15, 2021, Park Place CDD had 1,584 qualified electors.

82
83 **D. Consideration of Resolution 2021-07; Approving Proposed Budget for FY 2022**
84 **& Setting Public Hearing**

85
86 Mr. Howell went over the proposed budget with the Board. Based on the strong financial
87 position of the district, he recommended that the O&M assessment remain the same for FY 2022
88 and no increase in assessments. The Board agreed. The public hearing on the budget will be set
89 for August 18, 2021.
90

91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129

MOTION TO:	Approve Resolution 2021-07.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

E. Discussion on Capital Improvements Projects

Ms. Nichols, Mr. Bowersox, and Ms. Hardin went over the initial concepts and costs for the landscape improvements, monument improvements, wall improvements, and playground upgrades.

The full discussion is available on audio recording.

The Board will send Mr. Howell comments by June 11, 2021 so he can compile comments and send to the Board for the meeting on June 16, 2021. The Board will look to set dates for workshops at the next meeting.

5. CONSENT AGENDA

- A. Consideration of Board of Supervisors Regular Meeting Minutes April 21, 2021**
- B. Consideration of Operations and Maintenance Expenditures (Admin) Apr. 2021**
- C. Consideration of Operations and Maintenance Expenditures (HP) Apr. 2021**
- D. Consideration of Operations and Maintenance Expenditures (M/W) Apr. 2021**
- E. Review of Financial Statements Month Ending April 30, 2021, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

130 **6. MANAGEMENT REPORTS**

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

- 132 **i. Community Inspection Reports**
133 **ii. Cypress Creek Aquatics Report**
134 **iii. Charles Aquatics – Fountains Report**

135

136 Mr. Howell reviewed the management reports with the Board.

137

138 *Supervisor Lavina left the meeting at approximately 5:25 p.m.*

139

140

141 **7. SUPERVISOR REQUESTS**

142

143 Supervisor Levy asked if the Board wanted to do the meetings earlier in the day since there is
144 never much resident attendance. Workshops will still be held in the evening.

145

146

MOTION TO: Change the meeting time to 11:00 a.m.

147

MADE BY: Supervisor Cockerell

148

SECONDED BY: Supervisor Levy

149

DISCUSSION: None further

150

RESULT: Called to Vote: Motion PASSED

151

4/0 - Motion passed unanimously

152

153 Supervisor Booth announced that he will be moving out of the neighborhood and resigning from
154 the Board within the next week. Mr. Howell went over the appointment process.

155

156 Supervisor Kinser-Powell went over parking issues on common areas in the Estates. Mr. Howell
157 noted that signs have been ordered.

158

159

160 **8. AUDIENCE QUESTIONS AND COMMENTS ON OTHER ITEMS**

161

162 There were no audience questions or comments.

163

164

165

166 **9. ADJOURNMENT**
167

168	MOTION TO:	Adjourn at 6:02 p.m.
169	MADE BY:	Supervisor Levy
170	SECONDED BY:	Supervisor Cockerell
171	DISCUSSION:	None further
172	RESULT:	Called to Vote: Motion PASSED
173		4/0 - Motion passed unanimously

174
175 **These minutes were done in summary format.*
176
177 **A copy of the audio recording is available on request.*
178
179 **Each person who decides to appeal any decision made by the Board with respect to any matter*
180 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
181 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

182 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
183 **noticed meeting held on 7/13/2021.**

184
185
186 _____
187 **Signature**
188
189 _____
190 **Printed Name**
191
192 **Title:**
193 **Chairman**
194 **Vice Chairman**

185
186 _____
187 **Signature**
188
189 _____
190 **Printed Name**
191
192 **Title:**
193 **Secretary**
194 **Assistant Secretary**

195
196
197 *Recorded by Records Administrator*

198
199 _____
200 **Signature**
201 7/20/2021
202 **Date**
203

