

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

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July 13, 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 **Tuesday, July 13, 2021 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 Continued Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Tuesday, July 13, 2021 at 11:00 a.m.**

#### Board Members Present and Constituting a Quorum:

David Levy	Vice-Chair
Cathy Kinser-Powell	Supervisor
Erica Lavina	Supervisor

#### Staff Members Present:

Brian Howell	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering
Celia Nichols	Nichols Landscape Architecture
Tim Bowersox	Yellowstone Landscape

There was one audience member in attendance.

### 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

### 3. VENDOR/STAFF REPORTS

#### A. District Engineer

##### i. Country Way Blvd. Median Landscape Maintenance Memo

Mr. Chang went over the process for the CDD to take over the maintenance of a median on Country Way Blvd. The application fee is \$50 and the process takes up to 90 days. The Board agreed there was consensus for the CDD to maintain this median.

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MOTION TO:	Authorize the Engineer to proceed in working with the County on entering a maintenance agreement.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously

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Mr. Chang noted he was working on getting pricing for sidewalks in the Estates and Reserves that are holding water and a couple of storm water structures that need repair in Highland Park. None of these issues are of an emergency nature.

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**B. District Counsel**

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Mr. Howell stated that there was nothing to report from Counsel.

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**4. BUSINESS ITEMS**

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**A. Discussion on Capital Improvements**

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Ms. Nichols went over the concept plans for Windsor/Mandolin.

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*The full discussion is available on audio recording.*

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The Board gave Ms. Nichols feedback and asked for a few minor changes. Ms. Nichols will come back to the next meeting on July 28, 2021 to get the concept plan in final draft form so the CDD can hold a workshop and get feedback from the owners.

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The CDD set a workshop date of August 16, 2021 at 6:00 p.m. Mandolin/Windsor will be conducted from 6:00 - 7:00 p.m. and Highland Park will be conducted from 7:00 - 8:00 p.m.

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Mr. Bowersox went over the landscape renderings for Highland Park with the Board. Overall, the Board was pleased.

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MOTION TO:	Approve the proposals and renderings in standard form.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously

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87 Mr. Howell, Mr. Bowersox, Ms. Nichols, and Supervisor Levy will work on final adjustments and  
88 provide the finalized plan at the July 28th meeting for Board review. The Board also went over  
89 some routine maintenance items with Mr. Bowersox.

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91 Mr. Howell and the Board discussed the playground project in Highland Park and a max cap was set  
92 of \$115K. Mr. Howell and staff will work on options within that price range, and the Board will  
93 look for resident feedback at the August workshop. Supervisor Kinser-Powell noted that the  
94 benches in the Reserves and Estates need to be painted.

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96 **B. Discussion on Amazon Request for Reserves and Estates Gates**

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98 The Board tabled the Amazon request until the August meeting.

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100 **C. Discussion on New Towing Vendors**

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102 The CDD is exploring potentially engaging another towing company. The Board will discuss at  
103 their next meeting. The CDD will pursue drivers who are illegally parked or if they are parked on  
104 CDD property.

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106 **D. General Matters of the District**

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108 Mr. Howell was asked to follow up with Counsel on the owner who has to move their fence.

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111 **5. CONSENT AGENDA**

- 112 **A. Consideration of Board of Supervisors Regular Meeting Minutes May 19, 2021**  
113 **B. Consideration of Board of Supervisor Continued Meeting Minutes June 2, 2021**  
114 **C. Consideration of Operations and Maintenance Expenditures (Admin) May 2021**  
115 **D. Consideration of Operations and Maintenance Expenditures (HP) May 2021**  
116 **E. Consideration of Operations and Maintenance Expenditures (M/W) May 2021**  
117 **F. Review of Financial Statements Month Ending May 31, 2021**

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119 The Board reviewed the Consent Agenda items.

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121	MOTION TO:	Approve the Consent Agenda.
122	MADE BY:	Supervisor Levy
123	SECONDED BY:	Supervisor Kinser-Powell
124	DISCUSSION:	None further
125	RESULT:	Called to Vote: Motion PASSED
126		3/0 - Motion passed unanimously

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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**

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

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139 **7. SUPERVISOR REQUESTS**

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141 There were no supervisor requests.

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

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146 There were no audience questions or comments.

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150 **9. ADJOURNMENT**

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MOTION TO:	Adjourn at 12:55 p.m.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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159 *\*These minutes were done in summary format.*

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161 *\*A copy of the audio recording is available on request.*

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163 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
164 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
165 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

166 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
167 **noticed meeting held on 7/28/2021.**

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Signature

Signature

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Printed Name

Printed Name

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Title:

Title:

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Chairman

Secretary

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Vice Chairman

Assistant Secretary

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Recorded by Records Administrator

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Signature

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7/28/2021

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Date

