

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

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September 15, 2021 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, September 15, 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 Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, September 15, 2021 at 11:00 a.m.**

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

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

#### Staff Members Present:

Brian Howell	District Manager, Meritus
Jessica Hardin	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering
Celia Nichols	Nichols Landscape Architecture
Tim Bowersox	Yellowstone Landscape
Tim Gay	Illuminations Holiday Lighting

There were two audience members 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

Mr. Chang went over his action items with the Board. The pipe repair in Manor is completed. He is working on quotes for the paving and sidewalk repairs and will look to have multiple quotes to present at the next meeting. The repair on the storm structure in Highland was started, but the contractor found erosion from county-owned land that is affecting the structure. The County will be meeting to go over the issue and repair. The CDD contractor will resume repairs once the

48 County fixes their issue. Mr. Chang was directed to see if he can come up with more options for  
49 the manor gate area other than adding a yield sign.

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51 **B. District Counsel**

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53 There were no reports from Counsel.

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56 **4. BUSINESS ITEMS**

57 **A. Discussion on Holiday Lighting**

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59 Tim Gay went over holiday lighting and what had been done in the past. He presented options,  
60 and the Board directed Mr. Gay to go with a mega tree this year for the Fountainhead Park area.  
61 The other areas will remain the same as in previous years.

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63 **B. Discussion on Capital Improvements**

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65 Mr. Bowersox and Supervisor Jackson went over the landscape enhancements. There were a few  
66 minor revisions made, and the work will be scheduled. Mr. Bowersox stated that his goal is for  
67 the work to be done by the end of October, but there may be a little spillover into November.

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69 Ms. Nichols went over the final revisions for the wall and monument upgrades in  
70 Windsor/Mandolin. She will check pricing against budget. The CDD is waiting on resident  
71 comments that are due by the September 22nd, and if there are no major complaints from a large  
72 group of residents, then the CDD will move forward with construction plans. Mr. Howell and  
73 Ms. Nichols went over timelines for permitting, bids, and getting started.

74

75 Ms. Hardin went over the playground survey from Highland Park. The CDD received 81  
76 responses, which was more than anticipated. Based on the survey, the CDD will look to add a  
77 larger shade structure, repair the existing play structure, renovate/update the restroom, add a  
78 climb structure, and add synthetic grass to the areas that do not have play and pour. The play and  
79 pour will just be repaired. Ms. Hardin and Mr. Howell will get pricing based on this scope.

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81 *Supervisor Cockerell left the meeting at 12:30 p.m.*

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83

84 **5. CONSENT AGENDA**

85 **A. Consideration of Board of Supervisors Public Hearing and Regular Meeting**  
86 **Minutes August 18, 2021**

87 **B. Consideration of Operations and Maintenance Expenditures (Admin) Aug. 2021**

88 **C. Consideration of Operations and Maintenance Expenditures (HP) Aug. 2021**

89 **D. Consideration of Operations and Maintenance Expenditures (M/W) Aug. 2021**

90 **E. Review of Financial Statements Month Ending August 31, 2021**

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92 The Board reviewed the Consent Agenda items.

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94	MOTION TO:	Approve the Consent Agenda.
95	MADE BY:	Supervisor Kinser-Powell
96	SECONDED BY:	Supervisor Lavina
97	DISCUSSION:	None further
98	RESULT:	Called to Vote: Motion PASSED
99		4/0 - Motion passed unanimously

100  
101 Mr. Howell will check on an invoice from Ms. Nichols.  
102  
103

## 104 6. MANAGEMENT REPORTS

### 105 A. District Manager's Report

- 106 i. Community Inspection Reports
  - 107 ii. Cypress Creek Aquatics Report
  - 108 iii. Charles Aquatics – Fountains Report
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110 Mr. Howell reviewed the management reports with the Board.  
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## 113 7. SUPERVISOR REQUESTS

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115 Supervisor Kinser-Powell asked to check with Mr. Chang on striping and enhance an area on  
116 Greensleeve. She also noted that the benches were painted and look good.  
117

118 Supervisor Jackson commented on the landscape program and noted that detail work is needed.  
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120 Supervisor Lavina asked to send a mailer to the Reserves and Estates for people not to park  
121 overnight or park on CDD common areas.  
122

123 Supervisor Levy commented on tree trimming; Mr. Howell will get with the HOA manager.  
124 Supervisor Levy also commented on the street parking issue.  
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126 *Supervisor Lavina left the meeting at 12:45 p.m.*  
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## 129 8. ADJOURNMENT

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131 The meeting was officially adjourned when Supervisor Lavina left the meeting as there was no  
132 longer a quorum present.  
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134 Mr. Howell heard resident comments on landscape enhancements, capital improvements, the  
135 CDD taking over the median on Countryway Blvd., and workshops.  
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