

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

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October 19, 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, October 19, 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

Angie Grunwald called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, October 19, 2022, at 11:00 a.m.**

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

Cathy Kinser- Powell	Vice-Chair
Andrea Jackson	Supervisor
Erica Lavina	Supervisor

#### Staff Members Present:

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

There were three (3) resident audience members in attendance.

Bill Berra  
Eric  
Lyn Gonzalez

### 2. PUBLIC COMMENT ON AGENDA ITEMS

There were no comments regarding the agenda.

### 3. VENDOR/STAFF REPORTS

#### A. District Engineer

Mr. Chang reports address the following.

The property at 11611 Greensleve Ave, owner Ben Johnson stated the tree that is lifting on the curb is causing water to pool. The homeowner is responsible for some of the repairs on his property and CDD will cover others on street and sidewalk. The quote to repair is \$5,710 and the Board approved the work if the homeowner installs a root barrier. A recent update by homeowner states he is refusing to install a root barrier. The Board wants manager to contact district attorney to verify who is responsible for repairs.

The resident located at 11719 Gothic Lane, owner Craig Verville expressed concerns of milling and the CDD had the concrete v-curb repoured three times. Mr. Chang is not sure what else we

48 can do to make the homeowner happy. Ms. Grunwald invited owner to the meeting, but he  
49 declined the invite. The Board wants to drive by the home to look at the area in question.

50  
51 There is a damage to stop sign at Racetrack Rd and Ecclesia. The Board approved repair and  
52 agreed to option A to leave concrete ball buried.

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54	MOTION TO:	Approve the repair in agreements to option A to leave
55		concrete ball buried.
56	MADE BY:	Supervisor Jackson
57	SECONDED BY:	Supervisor Kinser- Powell
58	DISCUSSION:	None further
59	RESULT:	Called to Vote: Motion PASSED
60		3/0 - Motion passed unanimously

61  
62 The pavers in low spots need to be addressed as Mr. Chang will do a walkthrough with Tom  
63 from T&J Pavers for quote.

64  
65 There is water enclosure at Highland Park between 14689 Canopy Dr and 14687 Canopy Dr. Mr.  
66 Chang met with Tim Cooney from Site Masters at the site yesterday. The erosion that has  
67 occurred is different than what occurred last year, but we have a plan on how to address this  
68 repair. I have requested a quote from Site Masters and will forward that when I have it on hand.

69  
70 The exposed pipe in the community needs to be addressed and the Board wants Phil to get quote  
71 from Tim the landscaper to install rocks to direct the water flow.

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### 73 **B. District Counsel**

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75 The District Counsel was not present and no reports currently.

76

### 77 **C. District Manager**

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#### **i. Community Inspection Report**

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#### **ii. Manager's Report**

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81 Ms. Grunwald addresses the following.

82

83 Ms. Grunwald needs to determine what banners are missing and get with vendor doing  
84 Christmas décor for information on the banners.

85

86 Supervisor Kinser- Powell evaluated the gate keys and it does not fit. It needs to be addressed  
87 with Dale to see if he can help or where to get spares.

88

89 The electrical box at the estates gate needs to be addressed as Ms. Grunwald will get with Don  
90 the electrician to look. Ms. Grunwald to get quotes to order new gate key fobs.

91 Ms. Grunwald will contact the vendor regarding patches at the park to see why they are an  
92 assorted color and how to repair it. Also verify if it is under warranty.

93  
94 The meeting books are not posted online on time. The Board wants the meeting books posted  
95 online when the book is sent to the Board. The Meeting books are missing online from year 2021  
96 And the Board wants them updated as soon as possible.

97  
98 The financials need to remove Brian's name from O&M or consent agenda?

99  
100 The Board wants to know why we are spending so much on engineer expenses. Ms. Grunwald  
101 looked over invoices and recommended to keep engineer attending the meetings.

102  
103 There are stones missing on the estate's monument. Ms. Grunwald will seek quotes for repairs.

104  
105 **LANDSCAPING REPORT:**

106  
107 The area at Greensleve need to trim back palm trees asap on the island.

108  
109 The Board is unhappy with the weeds throughout the community and feel landscaper is lacking  
110 in attention to detail. Ms. Grunwald is going to schedule a drive through and ask the landscaper  
111 to attend the next meeting. The concerns with weeds around gate entrances and around the  
112 annuals.

113  
114 The bench on pond thirteen need to be treated for fire ants.

115  
116 The Board is not happy with the way the annuals look.

117  
118 The CDD improvement to area on the corner of Canopy and Fountainhead. The Board agreed to  
119 install sod in this area. Ms. Grunwald is working to get quote from landscaper.

120  
121 The Landscape Improvements to CDD property next to 11322 Minaret Dr. Ms. Grunwald is  
122 going to get with the landscaper to see what their options are. Board does not want to add sod  
123 because the area is not completely irrigated.

124  
125 The Board would like to see if some sort of landscaping can be done to cover the drain. Ms.  
126 Grunwald will contact the landscaper.

127  
128 The stone area in the small triangle median by park needs to remove mulch and replace with  
129 rocks as the mulch is washing into road.

130  
131 **AQUATICS REPORT:**

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133 The Board received a complaint from the homeowner about a conflict they had with someone  
134 that was servicing the pond. The Board was told that the vendor was unprofessional and using  
135 profanity. Ms. Grunwald will discuss this matter with the vendor.

136

137 **4. BUSINESS ITEMS**

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139 **A. Discussion on Highland Park Playground Improvement**

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141 The Board reviewed and discussed the rubber ground at the park and wants to see what is  
142 covered under warranty before deciding.

143

144 **5. CONSENT AGENDA**

145

146 **A. Consideration of Board of Supervisors Regular Meeting Minutes September 21,**  
147 **2022**

148 **B. Consideration of Operations and Maintenance Expenditures September 2022**

149 **C. Review of Financials Statements Month Ending September 30, 2022**

150

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

152

MOTION TO:	Approve the Consent Agenda A-C.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Kinser- Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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160 **6. SUPERVISOR REQUESTS**

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162 The Board requested to make sure summary of O&M's are separated on next financial report.

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164 The Board expressed the Wall Project and to making sure the giant palm behind the monument is  
165 not touched.

166

167 The Board wants to make sure fuel surcharge is removed going forward with Spareem.

168

169 The Board requested that all bag slots are full at the Dog Stations.

170

171 The Board requested Gene to be more aggressive on landscape inspection.

172

173 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**

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175 A resident expressed concerns with steps on the playground needs to be repaired.

176

177 A resident commented on plans of when Citrus Park area will be turned over to us and the  
178 irrigation is buried.

179

180 A resident expressed to have the sign at the entrance pressure washed.

181. **8. ADJOURNMENT**

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MOTION TO:	Adjourn at 12:44 p.m.
MADE BY:	Supervisor Kinser- Powell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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

192

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

194

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

198 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
199 **noticed meeting held on 11/16/2022.**

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201

202

203 **Signature**

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206 **Printed Name**

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208 **Title:**

209  **Chairman**

210  **Vice Chairman**

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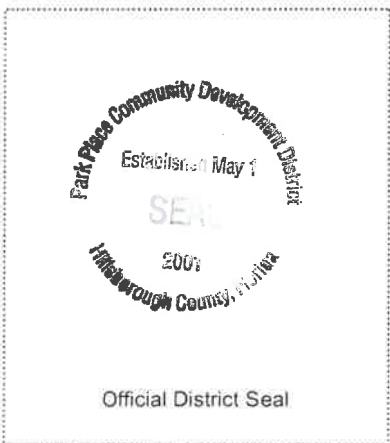
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Ange Grumold  
**Signature**

Ange Grumold  
**Printed Name**

**Title:**

**Secretary**

**Assistant Secretary**

*Recorded by Records Administrator*

[Signature]  
**Signature**

11/21/2022

**Date**