

**MINUTES OF MEETING  
PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Park Place Community Development District was held on Wednesday, November 15, 2023, at 11:00 a.m. at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.

Present and constituting a quorum were:

Cathy Powell	Chairperson
Andrea Jackson	Vice Chairperson
Eric Bullard	Assistant Secretary
Erica Lavina	Assistant Secretary
Jason Filos	Assistant Secretary

Also present were:

Gene Roberts	District Manager
Whitney Sousa	District Counsel
Phil Chang	District Engineer
Joyce Blocker	Accountant, Inframark
Tim Carmichael	ACP ( <i>via conference call</i> )
Representatives	Yellowstone
Residents	

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Roberts called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident questioned the status of wall project along Citrus Park.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

Mr. Tim Carmichael, an ACP representative, provided an update on the wall project along Citrus Park and responded to Board questions.

**A. District Engineer**

Mr. Chang presented proposals for repair to the inlet in the Estates.

On MOTION by Ms. Jackson seconded by Ms. Powell with all in favor proposal for repair to the inlet in the Estates presented by Site Masters, was approved. 5-0
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Mr. Chang presented proposals for repair to the storm drain along Canopy.

On MOTION by Mr. Bullard seconded by Ms. Powell with all in favor the proposal for repair to storm drain presented by Site Masters, was approved. 5-0

**B. District Landscaper**

**i. Yellowstone Landscape Proposal**

Mr. Seth Mendoza provided an update on the irrigation issues along Race Track Road and answered supervisor and audience questions.

The Board requested landscape workshop be scheduled at the January meeting.

**C. District Counsel**

There being no report, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Discussion on Proposed Paint Colors for Citrus Park Wall.**

**i. NATURAL TAN - SW7567 *For the trim***

**ii. TAUPE TONE - SW7633 *For the wall panels***

The Board approved the proposed paint colors for Citrus Park Wall.

**B. Review of Budget**

Ms. Joyce Blocker discussed the financials and budget process and answered questions.

The Board requested a proposal for Reserve Study for January meeting.

**C. General Matters of the District**

There being no additional matters of the District, the next order of business followed.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of Minutes of the Regular Meeting on October 18, 2023**

**B. Consideration of Operations and Maintenance Expenditures September 2023**

The Board reviewed the Consent Agenda items and had questions regarding the TECO invoice on Page 56, and the Don Harrison invoice.

On MOTION by Ms. Jackson seconded by Ms. Lavina with all in favor the Consent Agenda, was approved. 5-0

**C. Acceptance of Audit for Fiscal Year 2022**

The Board reviewed the Audit for Fiscal Year 2022 and had no questions.

On MOTION by Ms. Powell seconded by Mr. Billard with all in favor the Audit for Fiscal Year 2022, was accepted. 5-0

**SIXTH ORDER OF BUSINESS**

**Manager's Reports**

**A. District Manager**

- i. Aquatics & Fountains Report**
- ii. Community Inspection Report**
- iii. Manager's Report**

The Board reviewed the Aquatics & Fountains Report, and Community Inspection Report and had no questions.

- The Board requested that the dog station on Canopy/Backas needs to be replaced.
- Staff should investigate changing email provider for Supervisors.
- The Board requested an update on the website.

**SEVENTH ORDER OF BUSIENSS**

**Audience Questions, Comments and Discussion Forum**


- The residents questioned accuracy of ownership map for Windsor.
- The residents suggested an update to the HOA Manager on the website.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Powell seconded by Mr. Bullard with all in favor the meeting was adjourned. 5-0

  
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 Gene Roberts/Assistant Secretary

 , 11-20-23  
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 Chairperson/Vice Chairperson