

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 19, 2016**

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AGENDA OCTOBER 19, 2016 at 4:00 p.m.

The Lake House located at 11740 Casa Lago Lane, Tampa, Florida 33626

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Doris Cockerell David Bly Erica Lavina Tony Jones Vacant
District Manager	Meritus Districts	Brian Lamb Brian Howell
District Attorney	Straley & Robin, PA	John Vericker
District Engineer	Stantec, Inc.	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **4:00 p.m.** with the first section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. **Vendor and Staff Reports**. This section will allow Vendors and District Engineer and Attorney to update Board on work and to present proposals. The next section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The next section called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The next section will be **Management Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

October 19, 2016

Board of Supervisors
Park Place Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Park Place Community Development District will be held on **Wednesday, October 19, 2016 at 4:00 p.m.** at the Lake House located at 11740 Casa Lago Lane, Tampa, Florida 33626. The agenda is included below.

- 1. CALL TO ORDER/ROLL CALL**
- 2. SUPERVISOR REQUESTS AND AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR AND STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. District Manager Report
 - i. Staff Task ListTab 01
 - ii. Monument Presentation
 - iii. Yellowstone Proposal Lit Shelf Pond 11Tab 02
 - iv. Yellowstone Proposal Galt Lake Carp StockingTab 03
 - v. Discussion on Outdoor Adult Group Adventure Fitness TrainingTab 04
 - D. Field Inspection ReportsTab 05
- 4. BUSINESS ITEMS**
 - A. General Matters of the District
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting August 17, 2016.....Tab 06
 - B. Consideration of Operation & Maintenance Expenditures (Admin) October
(under separate cover)
 - C. Consideration of Operation & Maintenance Expenditures (Highland Park) October
(under separate cover)
 - D. Consideration of Operation & Maintenance Expenditures (Mandolin/Windsor) October
(under separate cover)
 - E. Review of Financial Statements Month Ending August 31, 2016.....Tab 07
- 6. SUPERVISOR REQUESTS**
- 7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Lamb
District Manager

Action Item Template

Date	October 1 2016
District	Park Place

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Entrance Monument at HP	BH	May	Oct meeting		open	Vendor to be at meeting for presentation.
2	Misc. Repairs	TS	May	Oct meeting		open	Tonja will update at meeting
4	Sign Poles on RTR	BH	Oct	Oct meeting		open	Tonja will update at meeting
5	Landscape	BH	May	Oct		done	Inspection scores enclosed.
6	Aquatics	BH	April	Oct meeting		done	Proposals enclosed
7	Fountain Head and RTR projects	BH	April	Oct meeting		open	John will update at meeting
8							
8							



Enhancement Proposal

Job Name: Pond 11
Property Name: Park Place CDD
Client: Park Place CDD - Aquatics
Address: c/o Meritus Districts, 2005 Pan Am Circle, Suite 120
City/State/Zip: Tampa, FL 33607
Phone: 813-873-7300

Date: September 13, 2016

NOTES: 0

Yellowstone Landscape will complete the work described below:

Description

Pond 11 Littoral Shelf

Site Preparation and Installation of 3,000 Plants

Littoral Shelf will be chemically treated for unwanted vegetation. Dead vegetation will be cut down at water line and removed

Installation of 1,500 Arrowhead and 1,500 Pickerelweed

TOTAL PRICE \$ **6,866.67**

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Prepared by:

Jon Souers

Date:

Date: September 13, 2016

Internal Use Only

Project Number:

District:

San Antonio

PO Reference:

Date Work Completed:



Enhancement Proposal

Job Name: Galt Lake Carp Stocking
Property Name: Park Place CDD
Client: Park Place CDD - Aquatics
Address: c/o Meritus Districts, 2005 Pan Am Circle, Suite 120
City/State/Zip: Tampa, FL 33607
Phone: 813-873-7300

Date: September 27, 2016

Yellowstone Landscape will complete the work described below:

Description

Repair and monitor fish barriers for outflow on Galt Lake
Stock 400 12" to 14" Triploid Grass Carp
Barrier Forms, Site Maps, Mitigation Form and Permitting

Materials & Services	Quantity	Total
<i>Triploid Grass Carp Installation</i>	400	\$ 6,000.00
TOTAL PRICE		\$ 6,000.00

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Prepared by:

Jon Souers

Date:

Date: September 27, 2016

Internal Use Only	
Project Number:	District: San Antonio
PO Reference:	Date Work Completed:

----- Original message -----

From: Nicole Tegeler <fitmomz@yahoo.com>
Date: 9/12/16 3:52 PM (GMT-05:00)
To: Brian Howell <brian.howell@merituscorp.com>
Subject: Re: Highland Park green space

I think this will give them the information they need. Thanks again for your help!

Nicole Tegeler, MS, CSCS, YFI-1
Xcel- Adventure Fitness Consulting
Head Coach & Owner

Mighty Ninja:Youth Obstacle Course Events
Adventure Training for Kidz
Cg: Camp Gladiator-Outdoor Adult Fitness

MightyTitanAdventures.com
502.472.0517

From: Brian Howell <brian.howell@merituscorp.com>
To: Nicole Tegeler <fitmomz@yahoo.com>
Sent: Monday, September 12, 2016 3:24 PM
Subject: RE: Highland Park green space

If you want them to consider it they're going to need some type of Memo from you spelling out exactly what you're going to offer the different classes xcetera thanks.

Sent from my Verizon 4G LTE smartphone

----- Original message -----

From: Nicole Tegeler <fitmomz@yahoo.com>
Date: 9/12/16 3:23 PM (GMT-05:00)
To: Brian Howell <brian.howell@merituscorp.com>
Subject: Re: Highland Park green space

In regards to a schedule it would be Tues & Thursdays 6:15-7:15
We would start in November if okay-ed by the HOA & CDD

The head count would be small to start 5..then growing to 25ish. Hard to know for sure how many people would go to that location. The number can change daily.

Let me know if I can get you any other information.

Thank you for your time!

Make It Mighty!

Nicole Tegeler, MS, CSCS, YFI-1
Xcel- Adventure Fitness Consulting
Head Coach & Owner

Mighty Ninja:Youth Obstacle Course Events
Adventure Training for Kidz

Cg: Camp Gladiator-Outdoor Adult Fitness

MightyTitanAdventures.com
502.472.0517

From: Brian Howell <brian.howell@merituscorp.com>
To: Mark Eary <meary@greenacre.com>; 'Nicole Tegeler' <fitmomz@yahoo.com>
Sent: Monday, September 12, 2016 3:10 PM
Subject: RE: Highland Park green space

Hi Nicole-we would need some info to place in an upcoming meeting book such as printed schedule, anticipated number of folks attending etc. I could get this on October agenda for you. Thanks

From: Mark Eary [<mailto:meary@greenacre.com>]
Sent: Monday, September 12, 2016 2:56 PM
To: 'Nicole Tegeler'
Cc: Brian Howell
Subject: RE: Highland Park green space

The HOA does not own this area. It is run by the CDD Brian Howell is the manager and I have copied him on this email.

I do know that they have had you guy's in Highland park before but it did not work out, because it was tearing up the ground.

Thanks

Mark Eary, CAM
Community Association Manager

4131 Gunn Highway
Tampa, FL 33618
(813) 936-4163

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From: Nicole Tegeler [<mailto:fitmomz@yahoo.com>]

Sent: Monday, September 12, 2016 12:59 PM

To: Mark Eary

Subject: Highland Park green space

Mark-

I am with Camp Gladiator- outdoor fitness. I received your information from the guys at the Marq-Highland Park. We are opening up more locations in the Westchase/Waterchase area for our outdoor fitness classes. We have had a number of people ask if we could offer one of our evening groups on Tues/Thurs 6:15pm at the park there as you enter The Highland Park neighborhood --this park is across from the Marq Highland Park Apts. Currently we offer an evening class on M/W at The Eagles but are looking at offering more after work classes at a different location.

I have attached our location usage form and Insurance we carry on all properties for you to look at or pass on to the board. Currently in your area we are at the Eagles and Nutrition Smart down the road.

I appreciate your time and look forward to your feedback.

Make it Mighty!

Nicole Tegeler, MS, CSCS, YFI-1

Xcel- Adventure Fitness Consulting

Head Coach & Owner

Mighty Ninja: Youth Obstacle Course Events

Adventure Training for Kidz

Cg: Camp Gladiator- Outdoor Adult Fitness

MightyTitanAdventures.com

502.472.0517

HIGHLANDS NEIGHBORHOOD:

ADULT GROUP TRAINING-CAMP GLADIATOR -Outdoor Adult Group Adventure Fitness Training. Over 100+ locations in Tampa and growing! Camp Gladiator is more than a fitness boot camp, it's an experience. Created by American Gladiator Grand Champion Ally Davidson, Camp Gladiator has become the fastest growing and most dynamic fitness program in the nation. Camp Gladiator is a four-week adult fitness boot camp that promises a motivating and challenging environment where men and women of all ages and fitness levels can push themselves. Campers should expect a total body workout. A typical session could include interval training, sprint and agility drills, stations, plyometrics, body weight strength drills, cardio mix, and much more. Camp Gladiator is designed to increase your functional strength, speed, stamina and, most importantly, to deliver results. Campers will bring a mat, small dumb bells, and water to workouts.

Camp Gladiator Video <http://vimeo.com/56604891>



When: Tuesday/Thursday 6:15-7:15pm

Starting November 2016

Coached by Nicole Tegeler, MS, YFI-1

502-472-0517

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: Wednesday, October 12, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	23	0	Good condition
INVASIVE MATERIAL (FLOATING)	20	18	-2	Algae-Hydrilla
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Torpedo grass
FOUNTAINS/AERATORS	20	20	0	Aerator working well.
DESIRABLE PLANTS	15	12	-3	Overall ok

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	Not applicable
CLUBHOUSE EXTERIOR	3	3	0	Not applicable
POOL WATER	10	10	0	Not applicable
POOL TILES	10	10	0	Not applicable
POOL LIGHTS	5	5	0	Not applicable
POOL FURNITURE/EQUIPMENT	8	8	0	Not applicable
FIRST AID/SAFETY ITEMS	10	10	0	Not applicable
SIGNAGE (rules, pool, playground)	5	5	0	Not applicable
PLAYGROUND EQUIPMENT	5	5	0	Good condition
RECREATIONAL FACILITIES	7	7	0	Not applicable
RESTROOMS	6	6	0	Good condition
HARDSCAPE	10	10	0	Not applicable
ACCESS & MONITORING SYSTEM	3	3	0	Not applicable
IT/PHONE SYSTEM	3	3	0	Not applicable
TRASH RECEPTACLES	3	3	0	Good condition
FOUNTAINS	8	8	0	Not applicable

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good condition
PAINTING	25	23	-2	Good condition
CLEANLINESS	25	23	-2	Good condition
GENERAL CONDITION	25	23	-2	Good condition

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: Wednesday, October 12, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	38	-2	<u>Detail</u>
RECREATIONAL AREAS	30	28	-2	<u>Detail</u>
SUBDIVISION MONUMENTS	30	28	-2	<u>Detail</u>
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	<u>Overall Ok</u>
SIDEWALKS	30	30	0	<u>Pressure washing completed</u>
SPECIALTY MONUMENTS	15	15	0	<u>Overall Ok</u>
STREETS	25	25	0	<u>Overall Ok</u>
PARKING LOTS	15	15	0	<u>Not applicable</u>
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	<u>Good condition</u>
LANDSCAPE UP LIGHTING	22	22	0	<u>OK</u>
MONUMENT LIGHTING	30	30	0	<u>OK</u>
AMENITY CENTER LIGHTING	15	15	0	<u>Not applicable</u>
GATES				
ACCESS CONTROL PAD	25	25	0	<u>Not applicable</u>
OPERATING SYSTEM	25	25	0	<u>Not applicable</u>
GATE MOTORS	25	25	0	<u>Not applicable</u>
GATES	25	25	0	<u>Not applicable</u>
SCORE	700	649	-51	93%

Manager's Signature: Brian Howell 10/12/2016

Supervisor's Signature: _____

MERITUS

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: Wednesday, October 12, 2016

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Overall ok</u>
TURF FERTILITY	10	9	-1	<u>Overall ok</u>
TURF EDGING	5	5	0	<u>Good condition</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broadleaf</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	4	-1	<u>Overall ok</u>
WEED CONTROL - BED AREAS	5	2	-3	<u>Bed and Crack weeds</u>
PLANT INSECT/DISEASE CONTROL	5	2	-3	<u>Mites on grasses</u>
PRUNING	10	8	-2	<u>Detail work</u>
CLEANLINESS	5	5	0	<u>Good condition</u>
MULCHING	5	5	0	<u>Overall ok</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall Ok</u>
CARRYOVERS	5	4	-1	<u>Weeds/Mites</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	2	<u>Need replaced</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	85	15	85%
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Contractor Signature: Brian Howell 10/12/2016

Manager's Signature: _____

Supervisor's Signature: _____

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (all areas)

Date: Wednesday, October 12, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	24	-1	Good condition
INVASIVE MATERIAL (FLOATING)	20	18	-2	Algae/duckweed
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Torpedo grass Primrose
FOUNTAINS/AERATORS	20	20	0	Not applicable
DESIRABLE PLANTS	15	12	-3	Overall ok

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	Not applicable
CLUBHOUSE EXTERIOR	3	3	0	Not applicable
POOL WATER	10	10	0	Not applicable
POOL TILES	10	10	0	Not applicable
POOL LIGHTS	5	5	0	Not applicable
POOL FURNITURE/EQUIPMENT	8	8	0	Not applicable
FIRST AID/SAFETY ITEMS	10	10	0	Not applicable
SIGNAGE (rules, pool, playground)	5	5	0	Not applicable
PLAYGROUND EQUIPMENT	5	5	0	Not applicable
RECREATIONAL FACILITIES	7	7	0	Not applicable
RESTROOMS	6	6	0	Not applicable
HARDSCAPE	10	10	0	Not applicable
ACCESS & MONITORING SYSTEM	3	3	0	Not applicable
IT/PHONE SYSTEM	3	3	0	Not applicable
TRASH RECEPTACLES	3	3	0	Good condition
FOUNTAINS	8	8	0	Not applicable

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good condition
PAINTING	25	25	0	Good condition
CLEANLINESS	25	25	0	Good condition
GENERAL CONDITION	25	25	0	Good condition

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (all areas)

Date: Wednesday, October 12, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	<u>Good condition</u>
RECREATIONAL AREAS	30	30	0	<u>Good condition</u>
SUBDIVISION MONUMENTS	30	30	0	<u>Good condition</u>
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	11	-4	<u>Need pressure washed</u>
SIDEWALKS	30	30	0	<u>Overall Ok</u>
SPECIALTY MONUMENTS	15	15	0	<u>Overall Ok</u>
STREETS	25	25	0	<u>Overall Ok</u>
PARKING LOTS	15	15	0	<u>Not applicable</u>
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	<u>OK</u>
LANDSCAPE UP LIGHTING	22	22	0	<u>OK</u>
MONUMENT LIGHTING	30	30	0	<u>OK</u>
AMENITY CENTER LIGHTING	15	15	0	<u>Not applicable</u>
GATES				
ACCESS CONTROL PAD	25	25	0	<u>Not applicable</u>
OPERATING SYSTEM	25	25	0	<u>Not applicable</u>
GATE MOTORS	25	25	0	<u>Not applicable</u>
GATES	25	25	0	<u>Not applicable</u>
SCORE	700	656	44	94%

Manager's Signature: Brian Howell 10/12/2016

Supervisor's Signature: _____

MERITUS

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (Common Areas)

Date: Wednesday, October 12, 2016

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Overall ok</u>
TURF FERTILITY	10	10	0	<u>Good condition</u>
TURF EDGING	5	5	0	<u>Overall ok</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broadleaf</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	5	0	<u>Overall ok</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Overall ok</u>
PLANT INSECT/DISEASE CONTROL	5	2	-3	<u>Mites</u>
PRUNING	10	8	-2	<u>Grasses need trimmed</u>
CLEANLINESS	5	5	0	<u>Good condition</u>
MULCHING	5	5	0	<u>Good condition</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall ok</u>
CARRYOVERS	5	3	-2	<u>Insect activity</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	<u>Need replaced</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	88	-12	88%
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Contractor Signature: Brian Howell 10/12/2016

Manager's Signature:

Supervisor's Signature:

MERITUS

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Estates

Date: Wednesday, October 12, 2016

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Overall Ok</u>
TURF FERTILITY	10	10	0	<u>Color good</u>
TURF EDGING	5	5	0	<u>Good condition</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Dollar weed</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	4	-1	<u>Oak stressed at entrance</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Weeds/vines</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Mites</u>
PRUNING	10	8	-2	<u>Detail-palms</u>
CLEANLINESS	5	5	0	<u>Overall Ok</u>
MULCHING	5	5	0	<u>Good condition</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall Ok</u>
CARRYOVERS	5	4	-1	<u>Detail</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	<u>Need replaced</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	90	-10	90%
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Contractor Signature: Brian Howell 10/12/2016

Manager's Signature: _____

Supervisor's Signature: _____

MERITUS

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Reserve

Date: Wednesday, October 12, 2016

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Overall Ok</u>
TURF FERTILITY	10	10	0	<u>Good condition</u>
TURF EDGING	5	5	0	<u>Good condition</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Dollar weed</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	5	0	<u>Overall Ok</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Weeds</u>
PLANT INSECT/DISEASE CONTROL	5	3	-2	<u>Mites</u>
PRUNING	10	7	-3	<u>Detail</u> <u>Palm fronds</u>
CLEANLINESS	5	5	0	<u>Overall Ok</u>
MULCHING	5	5	0	<u>Good condition</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall Ok</u>
CARRYOVERS	5	4	-1	<u>Detail</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	<u>Need replaced</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	89	-11	89%
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Contractor Signature: Brian Howell 10/12/2016

Manager's Signature:

Supervisor's Signature:

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

August 17, 2016 Minutes of Regular Meeting and
Public Hearing

MINUTES OF REGULAR MEETING AND PUBLIC HEARING

The Regular Meeting and Public Hearing of the Board of Supervisors for Park Place Community Development District was held on Wednesday, August 17, 2016 at 4:00 p.m. at The Lake House, located at 11740 Casa Lago Lane, Tampa, Florida 33626.

1. CALL TO ORDER/ROLL CALL

Mr. Howell called the Regular Meeting and Public Hearing of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, August 17, 2016 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
Erica Lavina	Supervisor
Tony Jones	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
John Vericker	District Counsel
Tonja Stewart	District Engineer
John Wegner	Brightview
Jon Souers	Yellowstone
Vinny Sands	Yellowstone
Tim Gay	Illuminations Holiday Lighting

Five (5) Residents

2. SUPERVISOR REQUESTS AND AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

Audience: comments on landscape proposals and they deferred until that segment of the meeting to discuss.

3. VENDOR AND STAFF REPORTS

A. District Engineer

B. District Counsel

i. Parking Policy

The Board, John Vericker and Tonja Stewart discussed the proposed parking policy. The Board and Mr. Vericker discussed the policy and made one change to strike line 3 with regards to building materials being able to be stored in street. Ms. Stewart stated she reviewed the site and her opinion was still the same that street parking should only be allowed in areas designated with

parking stripes. She stated the area in the SFH section could not support street parking. The proposed policy would keep things as they are allowed currently.

MOTION TO:	Adopt policy with striking line 3.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

Ms. Stewart also advised the County was looking at the depression in the road inside Lake Dagny. She also stated the District should begin to review street trees for potential damage to sidewalks and road ways.

C. District Manager Report

- i. Staff Task List**
- ii. Race Track Road Proposal – ValleyCrest**
- iii. 11671 Renaissance View Court Proposal – ValleyCrest**
- iv. Lake Benches Mandolin Proposal - ValleyCrest**
- v. Cul de Sac Islands Proposal – ValleyCrest**
- vi. Creative Sign Designs Monument Signage Options**
- vii. Aquatics Update**

Jon Souers and Vinny Sands went over the aquatics program and that they had submitted to FWC a request to add carp to Galt Lake. It has not been restocked since 2009. The carp introduced into Lake Dagny earlier this year was doing a good job on the hydrilla vegetation. FWC has 90 days to respond. Supervisor Cockerell discussed the pond in the Estates at the entrance and was advised it was being treated and would be cleaned up within the next 30 days. Supervisor Cockerell and Supervisor Lavina also discussed some other ponds within Windsor/Mandolin for water lilies etc. and were advised things would be looking better over the next several weeks.

The Board requested a planting proposal for the entrance pond inside the Estates. Supervisor Jones questioned the vendor on how the small pond by the clock tower was doing and was advised the aerator was helping and the pond was looking better.

Tim Gay then went over proposal for Fountainhead Park for holiday lighting. The Board reviewed the proposed tree for the fountain area and it would require a platform to be built. Mr. Gay will send a revised proposal showing a savings if the District committed to doing the tree for 3-5 years. Mr. Howell will ask the provider if the top of the fountain can be removed.

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MOTION TO:	Approve with a cap of not to exceed \$10,000.00 for tree and miscellaneous work.
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

98
99 John Wegner then went over the plan for Race Track Road. Residents questioned whether there
100 were enough trees to make a good buffer for the homes in Lake Dagny. The Board reviewed the
101 plan with Mr. Wegner on quantity of trees, species etc. Brian Howell stated the price looked
102 higher than a draft in the past and thought the sod price was high and there needed to be more
103 trees and in bigger sizes. The CDD could look to hire a sod vendor for that part of the plan to
104 save money. Mr. Wegner stated the price had not changed that much from the past but he would
105 get with his team to sharpen pencil and look to add more trees for buffer. Mr. Wegner then went
106 over the plan for park bench areas in Windsor /Mandolin.
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MOTION TO:	Approve proposal for \$5,904.12.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

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115 The Board reviewed plans for cul-de-sac islands in Mandolin/Windsor and the Board felt since
116 these were HOA islands the District should only assist nominally. The only island they felt
117 should be done was the one on Green Sleeve and to just do sod and mulch the beds.
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MOTION TO:	Approve with a cap of not to exceed \$1,500.00.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

125
126 Mr. Wegner advised this work and work for Fountain Head Park would start on September 9th
127 and that the horse statue work would start on the same date. The Board asked Mr. Wegner to add
128 creeping fig on the wall at clock tower entrance and to remind workers not to leave strips of

grass when mowing. Mr. Wegner is to send Brian Howell the proposal for oak replacement and oyster plants in triangle bed by school and they will be replaced under warranty.

Mr. Howell stated the sign company was to attend but did not show. The Board reviewed concepts and asked for them to attend the next meeting and to revise plans so only two entities would be on the sign at clock entrance and then do a mock up for a sign at the other entrance that could allow for businesses in apartment park plus school and Bakas.

D. Field Inspection Reports

i. FHP Patrol Stat Sheet

The Board reviewed the FHP report and decided to table for now since there seemed to be a reduction in complaints for speeding. FHP patrols have seemed to calm down the speeding issue.

4. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2017 BUDGET

A. Open Public Hearing on Proposed Fiscal Year 2017 Budget

MOTION TO:	Open Public Hearing on Proposed Fiscal Year 2017 Budget.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

B. Staff Presentations

C. Public Comment

The Board and audience members reviewed the budget line items and how they were designated. Assessments were being decreased by 5% this year due to surpluses the District has been running over the past several years. The District will review next budget season to see if any further decreases could be implemented.

D. Close Public Hearing on Proposed Fiscal Year 2017 Budget

MOTION TO:	Close Public Hearing on Proposed Fiscal Year 2017 Budget.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

E. Consideration of Resolution 2016-03; Adopting Fiscal Year 2017 Budget

MOTION TO:	Adopt Resolution 2016-03.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

5. BUSINESS ITEMS

A. Consideration of Resolution 2016-04; Assessment Resolution

The Board reviewed this Resolution.

MOTION TO:	Approve Resolution 2016-04.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Resolution 2016-05; Designation of Treasurer & Asst. Treasurer

Mr. Howell went over this Resolution with the Board.

MOTION TO:	Approve Resolution 2016-05.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

C. Consideration of Resolution 2016-06; Setting FY 2017 Meeting Schedule

The Board and Mr. Howell discussed this Resolution.

MOTION TO: Approve Resolution 2016-06.
MADE BY: Supervisor Jones
SECONDED BY: Supervisor Cockerell
DISCUSSION: None further
RESULT: Called to Vote: motion PASSED
3/0 - Motion passed unanimously

D. General Matters of the District

6. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting July 20, 2016

The Board reviewed the minutes.

MOTION TO: Approve July 20, 2016 meeting minutes.
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Lavina
DISCUSSION: None further
RESULT: Called to Vote: motion PASSED
3/0 - Motion passed unanimously

B. Consideration of Operation & Maintenance Expenditures (Admin) August

The Board reviewed the O&M's.

MOTION TO: Approve the Operation & Maintenance Expenditures
(Admin) August 2016
MADE BY: Supervisor Jones
SECOND BY: Supervisor Cockerell
DISCUSSION: None further
RESULT: Called to Vote: motion PASSED
3/0 – Motion passed unanimously

**C. Consideration of Operation & Maintenance Expenditures (Highland Park)
August**

The Board reviewed the O&M's.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Highland Park) August 2016
MADE BY:	Supervisor
SECONDED BY:	Supervisor
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously

**D. Consideration of Operation & Maintenance Expenditures (Mandolin/Windsor)
August**

The Board reviewed.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) August 2016
MADE BY:	Supervisor
SECONDED BY:	Supervisor
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending June 30, 2016

The financials were accepted and Brian Howell noted all the funds still had 25-33% remaining for the last quarter so the District was tracking well.

7. SUPERVISOR REQUESTS

Supervisor Cockerell:

Street sign at corner of Citrus Park Drive and Country Way needs replaced – Brian Howell is to remind Tonja Stewart.

Concrete area needs repaired in Estates and Mr. Howell will follow up with Ms. Stewart.
Potholes on Country Way

Supervisor Jones:

CDD painting mailboxes on individual lots – Brian Howell asked to get opinion from John Vericker.

Question on open Board seats for this fall.

The Board asked Brian Howell to get pricing on signs for ponds warning of alligators.

8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

Question on parking policy

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

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**These minutes were done in summary format.*

**Copy of audio tape available on request.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Park Place Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2016



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Park Place Community Development District

Balance Sheet

As of 8/31/2016

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets							
Cash-Operating Account 2	1,248,807	0	0	0	0	0	1,248,807
Cash-Operating Account	0	0	0	0	0	0	0
Cash-Interest Account Series 2001	0	0	0	0	0	0	0
Cash-Construction Account Series 2001	0	0	0	0	0	0	0
Cash-Revenue Account Series 2001	0	0	0	0	0	0	0
Cash-Construction Account-Series 2003	0	0	0	0	0	0	0
Cash-Revenue Account-Series 2003	0	0	0	0	0	0	0
Cash on Hand	0	0	0	0	0	0	0
Assessments Receivable-Tax Roll	0	0	0	0	0	0	0
Assessments Receivable-Developer	0	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Lot Closings Receivable	0	0	0	0	0	0	0
Due From General Fund	0	6,032	10,475	0	0	0	16,507
Due From Debt Service Fund	1,022	0	0	0	0	0	1,022
Due From Capital Projects Fund	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Interest Receivable	0	0	0	0	0	0	0
Other Receivables	0	0	0	0	0	0	0
Allowance for Uncollected Items	0	0	0	0	0	0	0
Investments-Interest Series 2001	0	0	0	0	0	0	0
Investments-Capitalized Interest Series 2001	0	0	0	0	0	0	0
Investments-Reserve Account Series 2001	0	0	0	0	0	0	0
Investments-Construction Series 2001	0	0	0	0	0	0	0
Investments-Revenue Account Series 2001	0	0	0	0	0	0	0
Investments-Interest Account Series 2003	0	0	0	0	0	0	0
Investments-Principal Account Series 2003	0	0	0	0	0	0	0

Park Place Community Development District

Balance Sheet

As of 8/31/2016

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Investments-Reserve Account Series 2003	0	0	0	0	0	0	0
Investments-Cost of Issuance-Series 2003	0	0	0	0	0	0	0
Investments-Construction Series 2003	0	0	0	0	0	0	0
Investments-Prepayment Series 2003	0	0	0	0	0	0	0
Investments-Revenue-Series 2003	0	0	0	0	0	0	0
Investments-Escrow Account-Series 2008	0	0	0	0	0	0	0
Investments-Reserve Account-Series 2008	0	18,966	0	0	0	0	18,966
Investments-Interest Account-Series 2008	0	0	0	0	0	0	0
Investments-Revenue Account Series 2008	0	141,021	0	0	0	0	141,021
Investments-COI-Series 2008	0	0	0	0	0	0	0
Investments-Sinking Fund Series 2008	0	0	0	0	0	0	0
Investments-Redemption Account Series 2008	0	4,661	0	0	0	0	4,661
Investments - Escrow Account - Series 2003	0	0	0	0	0	0	0
Investments-Revenue-Series 2014	0	0	91,365	0	0	0	91,365
Investments-Interest Account Series 2014	0	0	0	0	0	0	0
Investments-Sinking Fund Series 2014	0	0	0	0	0	0	0
Investments-Reserve Account Series 2014	0	0	82,341	0	0	0	82,341
Investments-Cost of Issuance Series 2014	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid Property & General Liability Ins	0	0	0	0	0	0	0
Prepaid Trustee Fees	4,747	0	0	0	0	0	4,747
Prepaid Professional Liability Ins	0	0	0	0	0	0	0
Deposits - Utilities	10,145	0	0	0	0	0	10,145

Park Place Community Development District

Balance Sheet

As of 8/31/2016

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Deposits - Miscellaneous	0	0	0	0	0	0	0
Land & Land Improvements	0	0	0	0	1,861,517	0	1,861,517
Recreational Facilities	0	0	0	0	592,636	0	592,636
Improvements Other Than Buildings	0	0	0	0	10,028,424	0	10,028,424
Ancillary Cost	0	0	0	0	392,150	0	392,150
Construction Work In Progress	0	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	345,285	345,285
Amount To Be Provided-Debt Service	0	0	0	0	0	5,799,715	5,799,715
Total Assets	<u>1,264,720</u>	<u>170,681</u>	<u>184,180</u>	<u>0</u>	<u>12,874,726</u>	<u>6,145,000</u>	20,639,308
Liabilities							
Accounts Payable	5,098	0	0	0	0	0	5,098
Accounts Payable - Other	0	0	0	0	0	0	0
Unallocated Tax Funds	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0
Due To General Fund	0	0	1,022	0	0	0	1,022
Due To Debt Service Fund	16,507	0	0	0	0	0	16,507
Due To Capital Projects Fund	0	0	0	0	0	0	0
Due to Developer	0	0	0	60	0	0	60
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Bank Loan Payable	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0
Revenue Bonds Payable--Series 2001	0	0	0	0	0	0	0
Revenue Bonds Payable--Series 2003	0	0	0	0	0	0	0
Refunding Bonds Payable--Series 2008	0	0	0	0	0	2,105,000	2,105,000
Revenue Bonds Payable--Series 2014	0	0	0	0	0	4,040,000	4,040,000
Total Liabilities	<u>21,605</u>	<u>0</u>	<u>1,022</u>	<u>60</u>	<u>0</u>	<u>6,145,000</u>	6,167,686
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	165,968	169,528	(60)	0	0	335,437
Fund Balance-Unreserved	1,059,381	0	0	0	0	0	1,059,381
Investment In General Fixed Assets	0	0	0	0	12,874,726	0	12,874,726
Other	<u>183,734</u>	<u>4,712</u>	<u>13,630</u>	<u>0</u>	<u>0</u>	<u>0</u>	202,077
Total Fund Equity & Other Credits	<u>1,243,116</u>	<u>170,681</u>	<u>183,158</u>	<u>(60)</u>	<u>12,874,726</u>	<u>0</u>	14,471,622

Park Place Community Development District

Balance Sheet

As of 8/31/2016

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Total Liabilities & Fund Equity	<u><u>1,264,720</u></u>	<u><u>170,681</u></u>	<u><u>184,180</u></u>	<u><u>0</u></u>	<u><u>12,874,726</u></u>	<u><u>6,145,000</u></u>	20,639,308

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments-Service Charges - Admin				
O&M Assessments-Tax Roll	137,485	141,461	3,976	3 %
Interest Earnings				
Interest Earnings	0	120	120	0 %
Total Revenues	<u>137,485</u>	<u>141,581</u>	<u>4,096</u>	<u>3 %</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	6,800	5,200	43 %
Financial & Administrative				
Management Services	52,000	47,667	4,333	8 %
District Engineer	8,000	3,560	4,440	56 %
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	7,250	6,771	479	7 %
Auditing Services	7,000	7,000	0	0 %
Arbitrage Rebate Calculation	650	0	650	100 %
Financial Services	31,000	32,717	(1,717)	(6)%
Postage and Resident Notices	750	635	115	15 %
Resident Newsletter	860	0	860	100 %
Professional Liability Insurance	1,800	1,805	(5)	(0)%
Legal Advertising	600	619	(19)	(3)%
Bank Fees	400	143	257	64 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	500	93	407	81 %
Website Development & Maintenance	1,000	221	779	78 %
Capital Improvements	2,000	0	2,000	100 %
Legal Counsel				
District Counsel	9,000	4,758	4,242	47 %
Other Physical Environment				
District Permit Compliance	500	0	500	100 %
Pavement & Signage Repairs	0	150	(150)	0 %
Sidewalk Maintenance	0	4,350	(4,350)	0 %
Parks & Recreation				
Security Patrol	0	3,000	(3,000)	0 %
Interfund Transfer				
Interfund Transfer	0	3,775	(3,775)	0 %
Total Expenditures	<u>137,485</u>	<u>124,238</u>	<u>13,247</u>	<u>10 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>17,343</u>	<u>17,343</u>	<u>0 %</u>

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - W/M				
O&M Assessments-Tax Roll	226,552	232,457	5,905	3 %
Total Revenues	226,552	232,457	5,905	3 %
Expenditures				
Electric Utility Services				
Electric Utility Services	40,000	30,415	9,585	24 %
Water-Sewer Combination Services				
Water Utility Services	1,600	743	857	54 %
Other Physical Environment				
Storm Drain Maintenance	7,500	608	6,892	92 %
General Liability Insurance	7,500	5,312	2,188	29 %
Plant Replacement Program	10,000	1,052	8,948	89 %
Landscape Maintenance - Contract	74,100	61,046	13,054	18 %
Landscape Maintenance - Other	12,000	11,381	619	5 %
Aquatics Maintenance	13,000	9,000	4,000	31 %
Aquatics Maintenance - Other	4,000	978	3,022	76 %
Irrigation Maintenance	5,000	4,286	714	14 %
Miscellaneous Landscape	0	3,530	(3,530)	0 %
Entry & Walls Maintenance	4,000	0	4,000	100 %
Miscellaneous Repairs & Maintenance	0	652	(652)	0 %
Capital Improvements	13,540	0	13,540	100 %
Pressure Washing - Common Areas	2,000	3,594	(1,594)	(80)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	5,000	80	4,920	98 %
Sidewalk Maintenance	4,000	0	4,000	100 %
Decorative Light Maintenance	8,500	18,900	(10,400)	(122)%
Holiday Decor	1,452	750	702	48 %
Reserves				
Transfer to Capital Reserves	13,360	0	13,360	100 %
Total Expenditures	226,552	152,328	74,224	33 %
Excess of Revenues Over (Under) Expenditures	0	80,129	80,129	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - H/P				
O&M Assessments-Tax Roll	303,705	311,621	7,916	3 %
Total Revenues	303,705	311,621	7,916	3 %
Expenditures				
Electric Utility Services				
Electric Utility Services	5,500	6,489	(989)	(18)%
Water-Sewer Combination Services				
Water Utility Services	4,000	3,558	442	11 %
Other Physical Environment				
Storm Drain Maintenance	13,000	0	13,000	100 %
General Liability Insurance	5,000	3,984	1,016	20 %
Plant Replacement Program	11,250	31,810	(20,560)	(183)%
Plant Replacement Program - Racetrack Road	9,077	2,104	6,973	77 %
Landscape Maintenance - Contract	0	6,744	(6,744)	0 %
Landscape Maintenance - Other	12,348	26,764	(14,416)	(117)%
Landscape Installation/Maintenance - Race Track Rd	16,171	0	16,171	100 %
Aquatics Maintenance	26,205	27,721	(1,516)	(6)%
Aquatics Maintenance - Other	0	1,768	(1,768)	0 %
Landscape Maintenance - Highland Park Contract	60,696	61,932	(1,236)	(2)%
Landscape Maintenance - Racetrack Road Contract	17,946	15,272	2,674	15 %
Irrigation Maintenance	9,375	3,750	5,625	60 %
Miscellaneous Landscape	0	327	(327)	0 %
Entry & Walls Maintenance	1,875	1,084	791	42 %
Landscape Maintenance	0	130	(130)	0 %
Miscellaneous Repairs & Maintenance	0	1,313	(1,313)	0 %
Pressure Washing - Common Areas	1,890	7,606	(5,716)	(302)%
Roadway, Signage & Street Lights				
Street Light Maintenance - Highland Park	0	488	(488)	0 %
Pavement & Signage Repairs	5,000	6,908	(1,908)	(38)%
Sidewalk Maintenance	2,063	10,250	(8,187)	(397)%
Street Light Maintenance	6,000	6,563	(563)	(9)%
Decorative Light Maintenance	2,000	937	1,064	53 %
Holiday Decor	750	5,963	(5,213)	(695)%
Parks & Recreation				
Off Duty Deputy Services	0	2,024	(2,024)	0 %
Fountain Maintenance	750	2,193	(1,443)	(192)%
Park Facility Janitorial Maintenance Contracted	2,888	896	1,992	69 %
Park Facility Maintenance and Improvement	5,000	446	4,554	91 %
Capital Improvements	0	1,570	(1,570)	0 %
Reserves				
Transfer to Operating Reserve	62,421	0	62,421	100 %
Transfer to Capital Reserves	22,500	0	22,500	100 %
Total Expenditures	303,705	240,589	63,116	21 %
Excess of Revenues Over (Under) Expenditures	0	71,031	71,031	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - Mixed Use				
O&M Assessments-Tax Roll	79,430	83,511	4,081	5 %
Total Revenues	79,430	83,511	4,081	5 %
Expenditures				
Electric Utility Services				
Electric Utility Services	1,800	1,130	670	37 %
Water-Sewer Combination Services				
Water Utility Services	1,425	1,261	164	11 %
Other Physical Environment				
Storm Drain Maintenance	3,852	0	3,852	100 %
General Liability Insurance	1,650	1,328	322	20 %
Plant Replacement Program	3,750	10,311	(6,561)	(175)%
Plant Replacement Program - Racetrack Road	3,026	701	2,325	77 %
Landscape Maintenance - Other	4,000	9,086	(5,086)	(127)%
Landscape Installation/Maintenance - Race Track Rd	5,000	0	5,000	100 %
Aquatics Maintenance	8,735	8,159	577	7 %
Aquatics Maintenance - Other	0	589	(589)	0 %
Landscape Maintenance - Highland Park Contract	20,232	16,297	3,936	19 %
Landscape Maintenance - Racetrack Road Contract	5,982	4,908	1,074	18 %
Irrigation Maintenance	3,125	1,110	2,015	64 %
Miscellaneous Landscape	0	253	(253)	0 %
Entry & Walls Maintenance	625	361	264	42 %
Landscape Maintenance	0	389	(389)	0 %
Miscellaneous Repairs & Maintenance	0	438	(438)	0 %
Pressure Washing - Common Areas	630	2,535	(1,905)	(302)%
Roadway, Signage & Street Lights				
Street Light Maintenance - Highland Park	0	163	(163)	0 %
Pavement & Signage Repairs	1,650	2,653	(1,003)	(61)%
Sidewalk Maintenance	688	350	338	49 %
Street Light Maintenance	2,000	2,068	(68)	(3)%
Decorative Light Maintenance	650	20	630	97 %
Holiday Decor	250	1,988	(1,738)	(695)%
Parks & Recreation				
Off Duty Deputy Services	0	523	(523)	0 %
Fountain Maintenance	250	690	(440)	(176)%
Park Facility Janitorial Maintenance Contracted	960	299	661	69 %
Park Facility Maintenance and Improvement	1,650	149	1,501	91 %
Capital Improvements	0	523	(523)	0 %
Reserves				
Transfer to Capital Reserves	7,500	0	7,500	100 %
Total Expenditures	79,430	68,280	11,150	14 %
Excess of Revenues Over (Under) Expenditures	0	15,230	15,230	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	0	194,606	194,606	0 %
Interest Earnings				
Interest Earnings	0	7	7	0 %
Total Revenues	0	194,613	194,613	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	104,901	(104,901)	0 %
Principal Payments	0	85,000	(85,000)	0 %
Total Expenditures	0	189,901	(189,901)	0 %
Excess of Revenues Over (Under) Expenditures	0	4,712	4,712	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2014

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	0	337,949	337,949	0 %
Interest Earnings				
Interest Earnings	0	7	7	0 %
Total Revenues	0	337,956	337,956	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	188,100	(188,100)	0 %
Principal Payments	0	140,000	(140,000)	0 %
Total Expenditures	0	328,100	(328,100)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	3,775	3,775	0 %
Total Other Financing Sources	0	3,775	3,775	0 %
Excess of Revenues Over (Under) Expenditures	0	13,630	13,630	0 %

**Park Place Community Development District
Reconcile Cash Accounts**

Summary

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 08/31/16

Reconciliation Date: 8/31/2016

Status: Locked

Bank Balance	1,256,135.14
Less Outstanding Checks/Vouchers	7,328.40
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	1,248,806.74
Balance Per Books	<u>1,248,806.74</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**Park Place Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 08/31/16

Reconciliation Date: 8/31/2016

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4530	8/25/2016	System Generated Check/Voucher	200.00	Doris Healey Cockerell
4532	8/25/2016	System Generated Check/Voucher	200.00	Erica Lavina
4533	8/25/2016	System Generated Check/Voucher	6,928.40	Meritus Districts
Outstanding Checks/Vouchers			7,328.40	

Commercial Checking Acct Public Funds

Account number:
Image count: 40

■ August 1, 2016 - August 31, 2016 ■ Page 1 of 2



PARK PLACE CDD
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$1,333,267.83	\$0.00	-\$77,132.69	\$1,256,135.14

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	08/11	21.38	Client Analysis Svc Chrg 160810 Svc Chge 0716 002000025991794
		\$21.38	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
4485	600.00	08/03	4507	200.00	08/11	4520	240.00	08/24
4494 *	120.00	08/11	4508	770.00	08/12	4521	200.00	08/24
4495	6,924.59	08/03	4509	200.00	08/10	4522	7,000.00	08/22
4496	2,109.24	08/09	4510	200.00	08/12	4523	572.00	08/23
4497	1,214.60	08/09	4511	239.50	08/12	4524	440.00	08/22
4498	2,873.10	08/09	4512	28.13	08/17	4525	400.00	08/24
4499	4,989.35	08/09	4513	151.51	08/17	4526	102.00	08/25
4500	2,295.00	08/02	4514	104.59	08/17	4527	9,697.00	08/22
4501	7,003.75	08/02	4515	112.08	08/17	4528	3,245.00	08/22
4502	15,273.00	08/01	4516	3,486.43	08/15	4529	125.00	08/29
4503	3,245.00	08/01	4517	212.63	08/23	4531 *	200.00	08/29
4504	73.79	08/10	4518	455.00	08/22	4534 *	378.25	08/29
4505	64.58	08/10	4519	1,000.00	08/31	4535	485.70	08/29
4506	80.49	08/10						
	\$77,111.31		Total checks paid					

* Gap in check sequence.

\$77,132.69 **Total debits**