

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

October 15, 2014 Minutes of Meeting

MINUTES OF REGULAR MEETING

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on Wednesday, October 15, 2014 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. Lamb called the regular meeting of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, October 15, 2014 at 4:05 p.m.

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman (<i>via speakerphone</i>)
David Bly	Vice Chairman
Erica Lavina	Supervisor
Tony Jones	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brian Howell	Meritus
Debby Hukill	Meritus
Tonja Stewart	District Engineer
Celia Nichols	Nichols Landscape Architecture
Scott Andreasan	Heidt Designs

Residents Present:

2 Residents

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

Ms. Andrea Jackson, a resident, stated that the Do Not Enter sign on the canopy is obscured. Ms. Jackson also asked if street parking could be prohibited. The Board and Meritus will review the parking policy and Ms. Stewart will review the areas of concern.

3. BUSINESS ITEMS

A. Landscape Ideas for Medians on Race Track Road

The representative from Waterchase did not show up for the meeting so the Board did not discuss any potential joint venture with them for the Race Track Road improvements.

B. Update on Apartment Plans by Heidt Design

Mr. Andreasan of Heidt Design went over the proposed signage plans for the new business center which will be located in the new apartment project. Mr. Andreasan went over the

specifications of the signage and possible businesses the developer is trying to sign a contract with. He also stated that the signage met the County code requirements; however there was a limitation from original approval due to the fact the County at that time did not want there to be overbearing illuminated signage that could affect the community such as a Publix, etc.

The Board and Mr. Andreasan went over the plans in detail and the Board requested that Mr. Andreasan check to confirm the signs would not be neon and the font they are using matches the current Highland Park font. Mr. Andreasan will speak to Altman and advise the Board. Mr. Andreasan requested that if the Board felt comfortable that they put into the minutes or in a memo their support for the plans as presented as the County wants to ensure the neighborhood is fine with their plans. It was noted that the County meeting will be held on November 6, 2014 to approve the plans.

MOTION TO:	The District to write a memo that the Board of Supervisors supports the plans as presented.
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

Mr. Andreasan also committed to looking for any original electrical plans for the clock tower and the also confirmed he gave his contact information for Goddard School to Altman so they could discuss the signage.

Ms. Stewart advised the Board that the Caso Lago drain work was commencing and that it appears the reclaim is available for Calf Path and that she will pursue getting the application in for service. Ms. Stewart also confirmed with the Board and ValleyCrest that all of Highland Park was on reclaim.

Ms. Stewart and the Board discussed whether the District should pressure wash all of the sidewalks for consistency. Meritus will provide a seasonal calendar for all maintenance items and will get proposals for pressure washing to present at the next meeting.

Mr. Howell advised the Board that the speed limit sign was ordered and the timeline is four (4) to eight (8) weeks for delivery and once it arrives Mr. Howell will contact the Board for the initial display location.

C. Presentation by Nichols Landscape Architecture, Inc.

Ms. Nichols presented her report and concept plans for Highland Park and Windsor/Mandolin. Supervisor Cockerell stated she was under the impression this was to be for Highland Park only. Mr. Lamb stated it originally was but the previous conversations evolved into an audit for the entire district. There was an extensive presentation and some Q&A by the Board. Supervisor

Cockerell requested that the item be tabled until the next meeting due to the fact she could not hear well enough and the District needed to review funding options, etc. and determine what each neighborhood wanted to do. The Board agreed with Supervisor Cockerell.

D. General Matters of the District

4. BUSINESS ADMINISTRATION

Supervisor Bly stated he needed to leave the meeting which would end the quorum. The Board agreed to approve the consent agenda items 4A-4F with the stipulation that Supervisor Cockerell would submit any corrections to the minutes and they be revised.

A. Consideration of Minutes of the Board of Supervisors Meeting, August 20, 2014

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

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

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

E. Review of Financial Statements Month Ending August 31, 2014

F. Consideration of Resolution 2015-01; Re-Designation of Officers

MOTION TO:	Approve Consent Agenda items 4A – 4F with the stipulation that Supervisor Cockerell would submit any corrections to the minutes and they be revised.
MADE BY:	Supervisor Bly
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Supervisor Bly excused himself from the meeting at 5:37 p.m. thus ending the business section of the meeting. Mr. Lamb advised the Board they could talk in a workshop fashion.

The remaining Board Supervisors discussed the invoice for Gonzalez and determined they need details. They also discussed landscape for Mandolin including pending proposals and work. There was some discussion on concept plans.

The workshop ended at 5:47 p.m.

5. STAFF REPORTS

A. Staff Task List

B. District Engineer

C. District Counsel

D. District Manager Report

E. Field Inspection Report

6. SUPERVISOR REQUESTS

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

8. ADJOURNMENT

**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 Nov. 19, 2014.

Noris Haley Cockrell
Signature

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

[Signature]
Signature

Printed Name

Title:

☐ Secretary

☐ Assistant Secretary



Recorded by Records Administrator

[Signature]
Signature

11/24/2014
Date