

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

November 19, 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, November 19, 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, November 19, 2014 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
Erica Lavina	Supervisor
J.C. Lazaro	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Tonja Stewart	District Engineer (<i>via speakerphone</i>)
John Vericker	District Counsel

Richard Seaman	ValleyCrest
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Residents Present:

Tony Jones
Several Residents

2. ORGANIZATIONAL MATTERS

Mr. Lamb administered the Oath of Office to Doris Cockerell.

A. Discussion on Board Vacant Seats

Mr. Lamb discussed that there was a vacant seat still and explained the process to all present.

MOTION TO:	Declare Seat 5 vacant.
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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MOTION TO:	Nominate Tony Jones as fill the vacancy.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lazaro
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

Mr. Lamb administered the Oath of Office to Tony Jones.

B. Consideration of Resolution 2015-02; Re-Designating Officers

Mr. Lamb went over the Resolution and explained it to the Board.

MOTION TO:	Approve Resolution 2015-02 as the same slate.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lazaro
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

Mr. Vericker, District Counsel, briefly went over the duties of Supervisors. Mr. Lamb also advised the Board regarding rules/procedures for Supervisors.

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

4. VENDOR AND STAFF REPORTS

Mr. Seaman from ValleyCrest went over his proposals and recommendations with the Board and answered questions that were presented to him.

The Board discussed landscape improvements in the Calf Path entrance area as well as proper times for planting.

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MOTION TO:	Authorize Tony Jones to work with ValleyCrest for landscape improvement in the Calf Path Entrance area not to exceed \$5,000.00.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

MOTION TO:	Authorize all palm trimming for both neighborhoods.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

MOTION TO:	Approve additional \$1,227.00 for other areas of Highland Park.
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

There were questions from Mr. McDonald, a resident, on who was responsible for what as far as certain landscape areas.

A. District Engineer

Ms. Stewart discussed the email she received from the resident on Timothy Drive and the steps she is taking and should be taking.

Ms. Stewart was directed by the Board to send a letter to the resident that it is built as designed and that no further action will be taken.

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MOTION TO:	Declare system is operating as designed per the advice of the engineer and authorize letter from staff to indicate.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lazaro
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

Supervisor Lazaro excused himself from the meeting at 5:00 PM

Ms. Stewart also went over her conversation with the resident on Galt Lake Drive regarding the drain. The inspector did see the resident and explained the drainage to him and the resident is now satisfied.

Ms. Stewart also went over the road issue on Cannady Drive and recommended it be monitored and that it does not require repair at this time.

Ms. Stewart stated her biggest issue of the night was the one way drive lanes. She stated that between all the construction going on and all of the one way streets it is very overwhelming and said how confused a driver can get. She said they did do an inspection to make sure that the signage and striping was there and did specifically look at the poor quality of the striping. She stated that new striping needs to be done and feels that once the construction is done that should help as well.

The Board asked about flashers for the one way signs. Ms. Stewart suggested using reflectors and Mr. Lamb suggested larger speed bumps.

The Board asked Ms. Stewart to attend the next meeting and show them which areas she is recommending to make changes to and what those recommendations would be and she stated she would. She is to get with her transportation people to get recommendations as well.

Mr. Lamb stated that the speed signs should be up before the holidays.

Ms. Stewart gave an update on the reclaimed water issue.

Mr. Lamb told Ms. Stewart that they had one of their vendors provide a proposal on fixing the brick pavers and the Board discussed this. Mr. Lamb suggested seeking reimbursement to some degree from Altman whether it's through agreement as to cost sharing for the finalization of up front or through special assessment next year.

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159 Mr. Jones would like to move forward with half of the proposal.
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161	MOTION TO:	Approve \$1,750.00 for road repairs beyond entrance,
162		other from developer after completion.
163	MADE BY:	Supervisor Jones
164	SECONDED BY:	Supervisor Lavina
165	DISCUSSION:	None further
166	RESULT:	Called to Vote: motion PASSED
167		3/0 - Motion passed unanimously

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169 **B. District Counsel**
170 **C. District Manager Report**
171 **D. Field Inspection Report**
172 **E. Highland Park Streetlight/Clock Repair**
173 **F. Highland Park Lamp Replacement of Decorative Street Lights**
174 **G. Concept Plans by Nichols Landscape Architecture**
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176 It was decided to table the Nichols Landscape plans at this time.
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- 178 **H. ValleyCrest Proposals**
179 **I. Austin Outdoor Proposal**
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181 There was discussion with the Board about the aquatic's proposal and the issues that need to be
182 addressed. The Board would like Mr. Lamb to obtain more proposals for this work.
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- 184 **J. Proposal for Pavers**
185 **K. Proposal for Pressure Washing**
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187 **5. BUSINESS ITEMS**

- 188 **A. General Matters of the District**
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190 **6. BUSINESS ADMINISTRATION**

- 191 **A. Consideration of Minutes of the Board of Supervisors Meeting, October 15, 2014**
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193	MOTION TO:	Approve the minutes of last month's meeting.
194	MADE BY:	Supervisor Lavina
195	SECONDED BY:	Supervisor Jones
196	DISCUSSION:	None further
197	RESULT:	Called to Vote: motion PASSED
198		3/0 - Motion passed unanimously

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200 The Board asked about the corrections from the previous meeting minutes and when would the
201 corrected minutes be posted to the website.

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203 Supervisor Jones asked about detail for the electrician invoices.

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205 The Galt Lake light invoice was pulled from the O&M's as it should be for the HOA not the
206 CDD.

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208 There was an in-depth discussion between the Board regarding the clock and Mr. Lamb
209 suggested having a public discussion.

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211 Mr. Lamb is going to do analyze the pressure washing estimates and get back to the Board with
212 recommendations.

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215 **B. Consideration of Operation & Maintenance Expenditures (Admin) November**

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

217 **November**

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

219 **November**

220 **E. Review of Financial Statements Month Ending September 30, 2014**

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MOTION TO:	Approve Items B – D subject to corrections of invoices.
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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232 Mr. Lamb did a brief overview of the financial statements with the Board.

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234 **7. SUPERVISOR REQUESTS**

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236 The Board asked about the Holiday décor and when it would be installed and removed. Mr.
237 Lamb stated he would get with Tim Gay and get the exact dates.

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238 **8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**

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240 A resident brought up that they do have a speeding problem in the community and it is a very big
241 problem near the school. He stated he contacted the Sheriff's Department and asked if they
242 could put a motorcycle patrolman near the problem area and they stated they could not come into
243 the community unless they were invited in. The resident stated he contacted Mark Eary and was
244 advised by Mr. Eary that this was a CDD issue.

245
246 The Board stated they have done this before and explained to the resident that they have to pay
247 for it and it was \$85.00 for a three (3) hour period.

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249 The Board did agree that this was an issue and the residents were told that speeding signs were
250 going to be going up around the community.

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252 A resident had concerns with all of the wrong way traffic.

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254 Mr. Lamb stated that the Board needed to adjourn the meeting as Supervisor Lavina needed to
255 leave and they would no longer have a quorum. He advised the residents that they could
256 continue to speak with the remaining Board members after the adjournment.

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258 **9. ADJOURNMENT**

259	MOTION TO:	Adjourn.
260	MADE BY:	Supervisor Lavina
261	SECONDED BY:	Supervisor Cockerell
262	DISCUSSION:	None further
263	RESULT:	Called to Vote: motion PASSED
264		3/0 - Motion passed unanimously

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268 *These minutes were done in summary format.

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270 *Copy of audio tape available on request.

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

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

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280 _____
281 **Signature**

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283 _____
284 **Printed Name**

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286 **Title:**
287 **Chairman**
288 **Vice Chairman**

280 _____
281 **Signature**

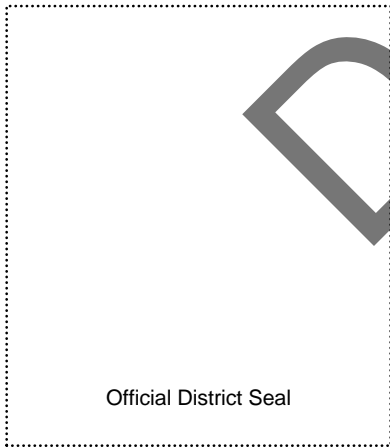
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284 **Printed Name**

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286 **Title:**
287 **Secretary**
288 **Assistant Secretary**

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291 _____
292 *Recorded by Records Administrator*

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294 _____
295 *Signature*

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297 _____
Date



Official District Seal