

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

February 17, 2016 Minutes of Regular Meeting

MINUTES OF REGULAR MEETING

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on Wednesday, February 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 of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, February 17, 2016 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

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| Doris Cockerell | Chairman |
| David Bly | Vice Chairman |
| Erica Lavina | Supervisor |
| Tony Jones | Supervisor |

Staff Members Present:

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| Brian Howell | District Manager, Meritus |
| John Wegner | ValleyCrest |

One (1) Resident

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

There were no Supervisor requests or questions from the audience.

3. VENDOR AND STAFF REPORTS

John Wegner from ValleyCrest went over his report and stated the annuals would be changed out in April and that the enhancement around the entrance pond in Highland Park was close to being wrapped up.

Mr. Wegner went over an enhancement for Mandolin /Windsor to replace some dead/dying material along the brick wall on Citrus Park Drive and the Board went over the enhancement.

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| MOTION TO: | Approve the enhancements with a cap of not to exceed \$2,900.00. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Jones |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED |
| | 4/0 - Motion passed unanimously |

Mr. Wegner also reviewed the extensive capital improvement proposal to add sod and irrigation along Race Track Road. The District will look to do the improvement later in the fiscal year or in 2017.

Supervisor Jones requested that Mr. Wegner look at the oaks by the Goddard school again as he was pretty sure they were not going to recover and also asked for Mr. Wegner to provide a proposal for replacement.

Supervisor Jones also asked Mr. Wegner to replace the oak tree in the parking lot island over by the car wash which is still under warranty.

Supervisor Jones would also like to revisit the enhancement proposal for Fountain Head Park at the next meeting.

A. District Engineer

Mr. Howell stated Tonja Stewart had the vendor coming back out at no charge to stripe the handful of parking areas behind the townhomes that they were not able to do on their last visit. Ms. Stewart also is not charging the District for her additional time in the field for this work. Mr. Howell then went over the letter sent to the Board from Ms. Stewart stating based on the original conditions of County approval she could not provide a map showing where street parking was allowed since street parking was never approved by the County when construction plans went through the review process. Mr. Howell stated he had spoken to Counsel and they supported her position due to liability reasons and recommended the Board not proceed with the map request or engage a third party to produce it. The Board discussed and directed Mr. Howell to just proceed as normal with having the towing company remove vehicles that are parked in unauthorized areas and for the authorized areas be limited to 2:00 a.m. This would mean vehicles on the road between 2:00 a.m. - 6:00 a.m. would be towed in authorized areas. Mr. Howell is to send Supervisor Jones a draft of the letter that will be mailed to owners stating towing will be enforced and that guests visiting from out of town should park in the driveways. Towing will commence on March 15, 2016.

B. District Counsel

Mr. Howell noted that Counsel had nothing to report and the Mr. Pepin had been advised the Board was not interested in selling any CDD tracts to him.

C. District Manager Report

- i. Staff Task List**
- ii. Future Landscape Proposal**
- iii. Mandolin Estates & Reserves Fixtures Replacement**

Brian Howell then went over his report and advised that FHP had been engaged to come out and do patrols twice per week - one during the week and one on weekend. He confirmed they will issue tickets and switch their days/times weekly so residents will not know when they are coming out. This is scheduled for one month then the Board can review the results. Mr. Howell was asked to include this in the towing letter as well. Mr. Howell was also asked to move the speed sign back over onto Canopy and for it to face as you exit the Canopy area.

Mr. Howell then went over the proposal by the electrician to replace the lighting at Mandolin Reserves and Estates. Mr. Howell stated the lighting was old and original and had served its useful life. He had asked the contractor if it could be done in phases to save money but the electrician stated that it could not since some of the lights would be new and the old ones would only work periodically or not at all and that would look poorly. The District also would save money by purchasing the lights at once and therefore would get a discounted rate. Mr. Howell confirmed Don Harrison had been the lowest responsible bidder on many projects for the District over the years.

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| MOTION TO: | Approval Proposal from Don Harrison. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Lavina |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED |
| | 4/0 - Motion passed unanimously |

Mr. Howell then went over the reserve study and stated the park area in Parcel N would be removed from the study as that was not a CDD area. Overall the reserve study came back great as most of the assets were in good condition. For Highland Park upcoming work would be on roads and docks and for Mandolin/Windsor it would be walls. The District was in a great place financially with a projected one million dollar surplus. Mr. Howell stated he would come back to the next meeting with a suggested plan on how much to put into reserves for each side of the District.

D. Field Inspection Reports

4. BUSINESS ITEMS

A. General Matters of the District

The Board decided to cancel the March 2016 meeting and resume again in April.

5. BUSINESS ADMINISTRATION

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

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| MOTION TO: | Approve the January 20, 2016 meeting minutes. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Lavina |
| DISCUSSION: | The Board had a brief discussion on road improvements to Linebaugh and Citrus Park Drive. |
| RESULT: | Called to Vote: motion PASSED 4/0 - Motion passed unanimously |

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

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| MOTION TO: | Approve the Operation & Maintenance Expenditures (Admin) February |
| MADE BY: | Supervisor Cockerell |
| SECOND BY | Supervisor Jones |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 3/0 – Motion passed unanimously Supervisor Bly briefly stepped out of the meeting. |

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

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| MOTION TO: | Approve the Operation & Maintenance Expenditures (Highland Park) February |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Bly |
| DISCUSSION: | The Board requested another picnic table be added to the playground area. |
| RESULT: | Called to Vote: motion PASSED 4/0 - Motion passed unanimously |

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

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| MOTION TO: | Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) February |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Bly |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 4/0 - Motion passed unanimously |

E. Review of Financial Statements Month Ending December 31, 2015

The financials were accepted.

6. SUPERVISOR REQUESTS

Mr. Howell discussed the Board seats up for election.

Mr. Howell confirmed he had not heard anything further from Goddard School on their sign request.

Supervisor Jones requested that Mr. Howell get a quote to polish statues, remove barricades on Race Track Road at Boardwalk and where pavers had been stored. Email apartments to replace creeping fig on wall that was removed, need 4 more banners.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

Mr. Howell asked to make sure marquee is posted that the March CDD meeting is cancelled.

Add trees for screening to the Race Track Road landscape improvement

Engineer check depression in pavers at Lake Dagny.

Check landscape at Lake Dagny median entrance-sides seem weak.

8. ADJOURNMENT

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| MOTION TO: | Adjourn. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Jones |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 4/0 - Motion passed unanimously |

*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 April 20, 2016.

Doris Haley Coker
Signature

Doris Coker
Printed Name

Title:

☒ Chairman
☐ Vice Chairman

B. A.
Signature

Ben Haley
Printed Name

Title:

☐ Secretary
☒ Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature

4.21.2016
Date

