

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

June 15, 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, June 15, 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, June 15, 2016 at 4:08 p.m.

#### Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
David Bly	Vice Chairman
Erica Lavina	Supervisor

#### Staff Members Present:

Brian Howell	District Manager, Meritus
Tonja Stewart	District Engineer ( <i>via speakerphone</i> )
John Wegner	Brightview

Four (4) Residents

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

None

### 3. VENDOR AND STAFF REPORTS

#### A. District Engineer

Ms. Stewart discussed the wall repair with the Board and stated another option versus a rebuild would be to remove the wall, add fill dirt and do a 4:1 slope and grade it out. The Board and Ms. Stewart agreed the wall was not needed and felt this was the better way to go.

MOTION TO:	Approve Recommendation from Tonja Stewart with a cap not to exceed \$9,000.00.
MADE BY:	Supervisor Bly
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

The work should start within the next 30 days or so.

**JohnWegner – Brightview:**

Mr. Wegner went over the proposal with the Board to add new sod in the cul de sac on Greensleeve. The Board asked Mr. Wegner to give a proposal for the island in the Estates as well so both could be considered and presented at the next meeting. It was noted these islands are HOA but the CDD maintains them.

Mr. Wegner also stated he would get with Supervisor Jones to meet onsite and button up the design plan for Fountain Head Park. Mr. Wegner is to check irrigation at the Estates gates.

**B. District Counsel**

**C. District Manager Report**

**i. Staff Task List**

Mr. Howell went over his report and stated that Creative Signs would be at the July meeting with concept plan/costs for monuments and that Bakas was also interested in participating in a cost share for this item. The reserve accounts were being opened with Suntrust as they had the best rates and FHP had made an error and not serviced Highland Park over past 30 days. FHP apologizes and will get them back on schedule within the next week.

**D. Field Inspection Reports**

**4. BUSINESS ITEMS**

**A. Parking Policy Draft - Modified**

Mr. Howell reported District Counsel would attend the next meeting for discussion on updated parking policy. Since Supervisor Jones could not make the meeting he had asked for this item to be tabled this month so he could participate. Parking Committee members were notified by email that this was being tabled until next month.

**B. General Matters of the District**

**5. BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of the Board of Supervisors Meeting May 18, 2016**

MOTION TO:	Approve minutes from May 18, 2016 meeting.
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) June**

Mr. Howell answered questions on the overnight mailing charge.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Admin) June 2016
MADE BY:	Supervisor Bly
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) June**

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

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

Mr. Howell was asked to check on the repair for the sidewalk at the Reserve entrance.

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

**E. Review of Financial Statements Month Ending April 30, 2016**

The Financials were accepted. Mr. Howell noted the District was tracking right on or under budget in each section.

**6. SUPERVISOR REQUESTS**

Citrus Park Drive street sign at entrance off Countryway needed replaced in Mandolin/Windsor. It is located on the office park side. Also there is a sidewalk area in the Estates that needs reviewed as well by the storm sewer it is located on Renaissance. Ms. Stewart to update on roads in Mandolin Estates and Reserves being conveyed over to HOA formally. Supervisor Lavina asked about improvements to bring up property values in Mandolin/Windsor.

**7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**

Pot hole by 14703 Canopy  
Sidewalk holding water on Canopy by playground and is by the second house on the left.  
Aquatic treatments  
Depression in road at Lake Dagny.  
Discussion on parking policy and speeding.  
Request to post speed data to website monthly.

**8. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - 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 July 20, 2016.**

*Doris Healey Cockrell*  
**Signature**

*Doris Cockrell*  
**Printed Name**

**Title:**

☒ **Chairman**  
☐ **Vice Chairman**

*[Signature]*  
**Signature**

*Brian Hunter*  
**Printed Name**

**Title:**

☐ **Secretary**  
☒ **Assistant Secretary**

*Recorded by Records Administrator*

*[Signature]*  
**Signature**

*July 21, 2016*  
**Date**

