

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

November 21, 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 Monday, November 21, 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 Monday, November 21, 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:

| | |
|--------------|---------------------------|
| Brian Howell | District Manager, Meritus |
| John Wegner | Brightview |

Four (4) Residents

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

Audience: No Comments

3. VENDOR AND STAFF REPORTS

A. District Engineer

i. Citrus Park Extension

Brian Howell went over the Citrus Park Drive extension information provided by Supervisor Lavina. The District Engineer will continue to monitor the upcoming project and keep the Board updated.

Brian Howell went over engineer report. He advised Tonja Stewart is working on the agreement with the county for decorative poles and was also working with the District Counsel. Ms. Stewart will be ready to update at the January meeting. Supervisor Jones asked Mr. Howell to send him the specs/pricing for the poles. Mr. Howell also stated that the sign for the emergency vehicles for Lake Dagny would be installed within next few weeks. The engineer is getting quotes for repairs in the Windsor/Mandolin section that was discussed last month. Supervisor Jones asked Mr. Howell to have the engineer look at sidewalks in the Highland Park section and list any areas that need to be grinded, injected or slabs replaced.

B. District Counsel

C. District Manager Report

i. Staff Task List

ii. BrightView Landscape Enhancement Proposal – Sod & Irrigation

The Board, Staff and John Wegner reviewed the proposals for the Race Track Road irrigation, sod and buffer area. They also reviewed the option of just adding trees on the inside of the wall on the Lake Dagny side. The owners present from Lake Dagny were opposed to that option. The Board discussed the cost of the job and whether it was a good use of dollars to do a buffer for just a few owners in the Lake Dagny neighborhood. Originally the project just started out as irrigation and sod for Race Track Road. The Board discussed needing more info for the different size trees and Mr. Wegner will send pictures. The Board discussed the request to add a fence to keep people from cutting through Lake Dagny from Race Track Road. A fence that is the same type as what is at clubhouse pool and will cost just a little over \$2,000.00.

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| MOTION TO: | Approve only the irrigation for Race Track Road right now and the Board will review sod and trees at a later date plus approve fence. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Jones |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 4/0 - Motion passed unanimously |

iii. BrightView Landscape Enhancement Proposal – D.D. Blanchard Magnolia

Supervisor Jones and John Wegner will review buffer area again, Mr. Wegner will add ficus on the wall at Exclesia, replace podocarps in Mandolin Reserve. The replacement tree at the playground will be a 6-8" diameter oak. Edging will be added to bench areas; the palms will be trimmed after the Thanksgiving holiday. Mr. Wegner went over proposals to restore water to calf path landscape. Mr. Wegner directed to proceed with cheaper route and use reclaim for \$2700.00. Mr. Wegner will speak with Waterchase Management Company about landscape /irrigation issues. Mr. Wegner is seeking a permit to trim the grandfather oak in the Lake Dagny section.

Brian Howell provided his report and noted The Goddard School was interested in pursuing the monument at a cost of \$15,000.00 to be split amongst parties. Bakas had not responded yet and Mr. Howell will follow up. Mr. Howell noted carp would be in by end of the year and the pond replanting in The Estates would commence within next few weeks. Mr. Howell asked to remove trash in the pond leading to Bakas. Supervisor Cockerell asked Mr. Howell to remind the contractor to kill water lilies.

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94 **4. BUSINESS ITEMS**

95 **A. General Matters of the District**
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97 **6. BUSINESS ADMINISTRATION**

98 **A. Consideration of Minutes of the Board of Supervisors Meeting November 2,**
99 **2016**
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101 The Board reviewed the minutes. Line 55 should be “arrange”; Line 74 should be “discussed”
102 and Line 45 should be “Citrus Park Drive”.
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| MOTION TO: | Approve November 2, 2016 meeting minutes with revisions |
| MADE BY: | Supervisor Bly |
| SECONDED BY: | Supervisor Lavina |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 4/0 - Motion passed unanimously |

111 **B. Consideration of Operation & Maintenance Expenditures (Admin) November**
112 **2016**
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114 The Board reviewed the O&M's.
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| MOTION TO: | Approve the Operation & Maintenance Expenditures (Admin) November 2016 |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Jones |
| DISCUSSION: | Brian Howell answered question on attorney bills. |
| RESULT: | Called to Vote: motion PASSED 4/0 - Motion passed unanimously |

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124 **C. Consideration of Operation & Maintenance Expenditures (Highland Park)**
125 **November 2016**
126

127 The Board reviewed the O&M's.
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MOTION TO: Approve the Operation & Maintenance Expenditures
(Highland Park) November 2016
MADE BY: Supervisor Bly
SECONDED BY: Supervisor Lavina
DISCUSSION: There was a question on irrigation bill to Manors.
RESULT: Called to Vote: motion PASSED
4/0 – Motion passed unanimously

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

The Board reviewed the O&M's.

MOTION TO: Approve the Operation & Maintenance Expenditures
(Mandolin/Windsor) October 2016
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Jones
DISCUSSION: The Board had a question on the plant warranty,
holiday lighting and repainting the back of the
Estates monument.
RESULT: Called to Vote: motion PASSED
4/0 - Motion passed unanimously

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

The financials were accepted.

7. SUPERVISOR REQUESTS

Trash in ponds
New bench

8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

9. ADJOURNMENT

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|--------------|---------------------------------|
| MOTION TO: | Adjourn at 5:27 p.m. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Lavina |
| 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 1-18-17.

Doris Cockerell

Signature

Doris Cockerell

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

B. Haver

Signature

Brian Haver

Printed Name

Title:

☐ Secretary

☒ Assistant Secretary



Recorded by Records Administrator

[Signature]

Signature

1-20-17

Date