

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

January 17, 2018 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, January 17, 2018 at 4:00 p.m.** at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, January 17, 2018 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

| | | |
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| Doris Cockerell | Chairman | |
| Tony Jones | Supervisor | <i>Via Conference Call</i> |
| Cathy Kinser-Powell | Supervisor | |
| Andrea Jackson | Supervisor | |
| Erica Lavina | Supervisor | |

Staff Members Present:

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|----------------|-------------------|
| Brian Howell | District Manager |
| Gene Roberts | Field Manager |
| Tonja Stewart | District Engineer |
| Richard Seaman | Brightview |
| Angie Mason | Brightview |

There were 10 audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

Richard Seaman introduced Angie Mason as the new account manager. Mr. Seaman went over the landscape proposals he had brought with him and the Board reviewed. The Board will review them in detail for discussion at the next meeting and Brian Howell will advise on what projects can be funded now or would need to wait. Mr. Howell will also forward email that has drop box link for landscape plans. Mr. Seaman agreed to meet staff onsite with HOA representative to review HOA/CDD boundaries. Mr. Seaman was asked to check new viburnum that were planted along wall as they appear small and not doing well, asked to review minima over in Fountainhead Park, remove crape myrtles and replace with sod over by Mandolin Reserve, new annuals to be in on the 22nd.

These agenda items were discussed after agenda items 5A-E.

3. VENDOR AND STAFF REPORTS

A. District Engineer

Tonja Stewart advised the traffic engineer who did the study had left the firm but he was still under contract she believed and promised for the next meeting either that engineer or another rep would be preset in person or by phone to go over the traffic report with the Board. She stated there will be no charges if they utilize a new engineer to review the report outside normal charge to attend a meeting. Ms. Stewart also recommended she will get with county on proposed sign poles for Race Track Road so she could advise at next meeting whether county would be on board with replacing them and Board agreed. Ms. Stewart will be getting another proposal for striping from a larger firm that can do a job that size and will have info at next meeting. Ms. Stewart will also review and come back with suggestions for traffic/parking issues in some of the areas. Ms. Stewart discussed sign at Mandolin Reserve and could not find out who had replaced the sign. Brian Howell noted it may have been another contractor the district uses and he would look into. Ms. Stewart noted this spring she would do her annual inspection of storm water system/ponds and sidewalks.

B. District Counsel

C. District Manager's Report

i. Action Item List

ii. Community Inspection Reports

iii. Speed Data

Mr. Howell went over a few items which included the district heading up some for the events over in Fountainhead Park. He went over reasons why it is beneficial to have the CDD take the lead on these items and that he would do some exploratory work to see what potential costs to the district would be and advise at the next meeting. Board agreed for Mr. Howell to take the initial first step and explore this issue. Mr. Howell stated the dock work was taking longer due to the fact no prior permit could be found for any of the docks and the contractor was having to start from scratch with getting a permit. Supervisor Cockerell brought up new fence and that it looked great but needed some fill dirt and sod to even some areas out and Mr. Howell will get a proposal. The Board agreed to leave chain link fence standing in area in the Reserve. Mr. Howell confirmed pressure washing in Mandolin/Winsor would take place within next couple of weeks.

4. BUSINESS ITEMS

A. General Matters of the District

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting November 15, 2017

The Board reviewed the minutes

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| MOTION TO: | Approve the November 15, 2017 with changes to line 47 should be Ms. Stewart. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Kinser-Powell |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

B. Consideration of Operations and Maintenance Expenditures (Admin) November 2017

The Board went over the Admin O&Ms.

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| MOTION TO: | Approve the Admin November 2017 O&Ms. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Jackson |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

C. Consideration of Operations and Maintenance Expenditures (Admin) December 2017

The Board went over the Admin O&Ms.

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| MOTION TO: | Approve the Admin December 2017 O&Ms. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Lavina |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

D. Consideration of Operations and Maintenance Expenditures (HP) November 2017

The Board reviewed the Highland Park O&Ms. Mr. Howell is to review Yellowstone invoice and why an addendum was noted.

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| MOTION TO: | Approve the Highland Park November 2017 O&Ms |
| MADE BY: | Supervisor Jackson |
| SECONDED BY: | Supervisor Jones |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

E. Consideration of Operations and Maintenance Expenditures (HP) December 2017

The Board reviewed the Highland Park O&Ms. Mr. Howell is to review Yellowstone invoice and why an addendum was noted.

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| MOTION TO: | Approve the Highland Park December 2017 O&Ms |
| MADE BY: | Supervisor Kinser-Powell |
| SECONDED BY: | Supervisor Cockerell |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

F. Consideration of Operations and Maintenance Expenditures (M/W) November 2017

The Board went over the Mandolin/Winsor O&Ms.

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| MOTION TO: | Approve the Mandolin/Windsor November 2017 O&Ms. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Jones |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

G. Consideration of Operations and Maintenance Expenditures (M/W) December 2017

The Board went over the Mandolin/Winsor O&Ms. There were comments on holiday lights-service requests.

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| MOTION TO: | Approve the Mandolin/Windsor December 2017 O&Ms. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Lavina |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 5/0 - Motion passed unanimously |

E. Review of Financial Statements Month Ending December 31, 2017

The financials were reviewed and accepted. Mr. Howell will advise at next meeting how district is tracking through Quarter 1. There was a request to highlight general fund heading so it is easier to know which fund it is and add header back to O&M pages.

6. SUPERVISOR REQUESTS

The Board has requests regarding ant hills, dog stations and sidewalk repairs.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

There were audience questions and comments on signage for alley way behind townhomes on Bournemouth, CDD participating in 5-year plan to make community more energy efficient, speeding and speed tables, street parking, streetlights and storm drains, palm tree health/warranty at entrance bed at Citrus park drive and Countryway. Replacement plants by electrical boxes on Citrus Park Drive by Windsor Place. Doing some meetings in evening and Citrus Park extension.

8. ADJOURNMENT

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| MOTION TO: | Adjourn at 5:19p.m. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Kinser-Powell |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 5/0 - Motion passed unanimously |

207 *These minutes were done in summary format.

208 *Copy of audio tape available on request.

209
210 *Each person who decides to appeal any decision made by the Board with respect to any matter
211 considered at the meeting is advised that person may need to ensure that a verbatim record of
212 the proceedings is made, including the testimony and evidence upon which such appeal is to be
213 based.

214 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
215 noticed meeting held on 02-21-18.

216
217 *Doris Healey Cockerell*
218
219 Signature

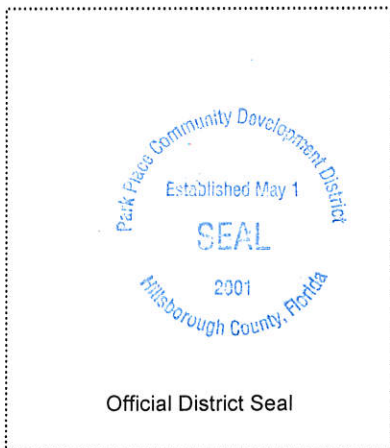
220 DORIS HEALEY COCKERELL
221
222 Printed Name

223
224 Title:
225 ☒ Chairman
226 ☐ Vice Chairman

B. J. Doe
Signature

B. J. Doe
Printed Name

227
228 Title:
229 ☐ Secretary
230 ☒ Assistant Secretary



Recorded by Records Administrator

Kathleen G. [Signature]
Signature

02-28-18
Date