

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

April 18, 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, April 18, 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, April 18, 2018 at 4:02 p.m.**

Board Members Present and Constituting a Quorum:

Tony Jones	Vice Chair	<i>via conference call</i>
Cathy Kinser-Powell	Supervisor	
Andrea Jackson	Supervisor	
Erica Lavina	Supervisor	

Staff Members Present:

Brian Howell	District Manager
Angie Mason	Brightview
Richard Seaman	Brightview
Vince Sands	Yellowstone

There were five audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR AND STAFF REPORTS

Mr. Sands went over the aquatics program and what they have been doing over the past 30 days. He said that the warm months of January and February caused issues in the ponds with algae blooms and duckweed. Mr. Sands also went over the new aerator and trash pickup. The Board asked why the ponds are still green. They provided photos from this week. Mr. Sands stated that they were treated and that in 30 days, 90% of surface water should be clear. The Board requested for Mr. Sands to report back next month. The Board wants to see improvement continue with the aquatics program.

A. District Engineer
B. District Counsel

C. District Manager's Report

- i. Action Item List
- ii. Community Inspection Reports

Mr. Howell went over his report.

4. BUSINESS ITEMS

A. Discussion on Landscape Enhancement Proposals – Mandolin Reserve

- i. Entry
- ii. Electrical Boxes and Lift Station
- iii. Sod Installation
- iv. Cavalier Place Lake Bench
- v. Entrance and Back Wall – Blacksmith Dr.
- vi. Cul-de-sac Island Plant Replacement and Hand Watering – Renaissance View Ct.
- vii. Cul-de-sac Island Plant Replacement and Hand Watering – Greensleeve Ave.

B. Discussion on Landscape Enhancements – Canopy Dr. & Perfect Place

C. Discussion on Manor Island and Coach Homes Landscape Proposals

The Board reviewed the landscape plans for the Coach Homes entrance with Ms. Mason and Mr. Seaman from Brightview.

MOTION TO:	Approve the Coach Homes landscape proposals.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

The Board again requested a proposal for the back gate area along Race Track Road so the landscaping could be enhanced. The Board also advised Ms. Mason and Mr. Seaman that at this time, they do not want to go forward with any of the other proposals because there were concerns about the landscape program. They said that attention to detail was lacking. The Board first wants to get the landscape program tightened up, and then they will consider the proposals. Some of the items the Board brought up were weeds, tree trimming, dead plants under warranty, and the left side of Manor gate. The Board said they will review Brightview's progress at the next meeting.

D. General Matters of the District

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting March 21, 2018

The Board reviewed the minutes and noted that line 61 should be Windsor and line 80 should be approved, not improved.

MOTION TO:	Approve the March 21, 2018 minutes.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures (Admin) Mar. 2018

The Board went over the Admin O&Ms.

MOTION TO:	Approve the March 2018 Admin O&Ms.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

C. Consideration of Operations and Maintenance Expenditures (HP) Mar. 2018

The Board went over the Highland Park O&Ms.

MOTION TO:	Approve the Highland Park March 2018 O&Ms
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

D. Consideration of Operations and Maintenance Expenditures (M/W) Mar. 2018

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

MOTION TO:	Approve the Mandolin/Windsor Mar. 2018 O&Ms.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending March 31, 2018

The financials were reviewed and accepted.

6. SUPERVISOR REQUESTS

Supervisor Jackson asked about the sign-in sheet for meetings.

Supervisor Jones brought up painting the clock.

Supervisor Lavina asked about advertising the workshop on the HOA Facebook page.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

There were audience comments about the streetlight changeover to LED lights. Mr. Howell confirmed that this will be discussed at the May budget meeting, and he will have pricing. The new HOA property management introduced herself. There were also audience comments about the Coach Homes landscaping, the aquatics program, and the landscaping program.

8. ADJOURNMENT

MOTION TO:	Adjourn at 5:10 p.m.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Jackson
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 05-14-2018.

Doris Healey Cockrell
Signature

DORIS HEALEY COCKRELL
Printed Name

Title:

☒ Chairman
☐ Vice Chairman

B. Pea
Signature

B. Pea
Printed Name

Title:

☐ Secretary
☐ Assistant Secretary

Recorded by Records Administrator

Dorothy C. Gifford
Signature

05-18-2018
Date

