

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

April 17, 2019 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 17, 2019 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 17, 2019 at 4:00 p.m.**

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

|                     |            |
|---------------------|------------|
| Doris Cockerell     | Chair      |
| Darren Booth        | Vice Chair |
| Cathy Kinser-Powell | Supervisor |
| Andrea Jackson      | Supervisor |
| Erica Lavina        | Supervisor |

#### Staff Members Present:

|                |                   |                            |
|----------------|-------------------|----------------------------|
| Brian Howell   | Meritus           |                            |
| Phil Chang     | District Engineer | <i>via conference call</i> |
| James Slayton  | Millennium        |                            |
| Daniella Spear | Millennium        |                            |

There were approximately three audience members in attendance.

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

There were no audience questions or comments on agenda items.

### 3. VENDOR/STAFF REPORTS

#### A. District Counsel

Mr. Howell noted that is nothing to report at this time. Counsel will be at the May meeting to discuss parking and towing.

#### B. District Engineer

Mr. Chang went over his list and advised that they are working on a final draft of the CDD map. Concrete curbs will start on April 29th, the sidewalk work is currently underway, and there were some additional areas that needed addressed. Mr. Chang updated the Board on SWFWMD. He stated that he is almost ready to resubmit paperwork for cleanup work on Pond 13, and the pond

49 inspection for stormwater was completed. There are some items that need maintenance and  
50 repair, and he is working on proposals. Mr. Chang is also working on a map showing where he  
51 could support street parking and signage recommendations. The map will be ready for the next  
52 meeting.

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#### 55 4. BUSINESS ITEMS

##### 56 A. Discussion on Landscape Enhancement Project Proposal

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58 James Slayton and Daniella Spear went over all of the proposals for landscape enhancements.  
59 The Board and Millennium discussed the proposals in detail. They also talked about other areas  
60 that need reviewed, along with broader improvements outside of landscaping, such as pavers.

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62 *The full discussion is on audio.*

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64 Supervisor Jackson noted that she wanted to at least approve the areas by Lake Dagny and  
65 Cotswold, along with sod work in front of the coach homes since the residents have been waiting  
66 for something to be done.

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MOTION TO: Approve the Lake Dagny/Cotswold proposal, along  
69 with the sod at the coach homes with a cap of \$3,000  
70 on sod.

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MADE BY: Supervisor Jackson

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SECONDED BY: Supervisor Booth

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion passed unanimously

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77 The Board continued to review the proposals.

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MOTION TO: Approve the proposal for Mandolin Reserve/Estates  
80 and tree trimming.

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MADE BY: Supervisor Lavina

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SECONDED BY: Supervisor Cockerell

83

DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

85

5/0 - Motion passed unanimously

86

87 The Board decided to table further approvals until the budget can be reviewed and they can go  
88 over the reserve study results.

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91 **B. Acceptance of Financial Report Fiscal Year Ended September 30, 2018**

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93 The Board reviewed the Financial Report for Fiscal Year Ended September 30, 2018.  
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|-----|--------------|---------------------------------|
| 95  | MOTION TO:   | Approve the 2018 Audit.         |
| 96  | MADE BY:     | Supervisor Cockerell            |
| 97  | SECONDED BY: | Supervisor Booth                |
| 98  | DISCUSSION:  | None further                    |
| 99  | RESULT:      | Called to Vote: Motion PASSED   |
| 100 |              | 5/0 - Motion passed unanimously |

101  
102 **C. General Matters of the District**

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105 **5. CONSENT AGENDA**

106 **A. Consideration of Board of Supervisors Meeting Minutes March 20, 2019**

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108 The Board reviewed the March 20, 2019 minutes.  
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|-----|--------------|-------------------------------------|
| 110 | MOTION TO:   | Approve the March 20, 2019 minutes. |
| 111 | MADE BY:     | Supervisor Booth                    |
| 112 | SECONDED BY: | Supervisor Cockerell                |
| 113 | DISCUSSION:  | None further                        |
| 114 | RESULT:      | Called to Vote: Motion PASSED       |
| 115 |              | 5/0 - Motion passed unanimously     |

116  
117 **B. Consideration of Board of Supervisors Continued Meeting Minutes March 27,**  
118 **2019**

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120 The Board reviewed the March 27, 2019 minutes and noted changes to line 54 and line 61.  
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|     |              |                                                  |
|-----|--------------|--------------------------------------------------|
| 122 | MOTION TO:   | Approve the March 27, 2019 minutes with changes. |
| 123 | MADE BY:     | Supervisor Jackson                               |
| 124 | SECONDED BY: | Supervisor Cockerell                             |
| 125 | DISCUSSION:  | None further                                     |
| 126 | RESULT:      | Called to Vote: Motion PASSED                    |
| 127 |              | 5/0 - Motion passed unanimously                  |

130 **C. Consideration of Operations and Maintenance Expenditures (Admin) March**  
131 **2019**

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133 The Board went over the Admin O&Ms.  
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|--------------|------------------------------------------------------------------|
| MOTION TO:   | Approve the March 2019 Admin O&Ms.                               |
| MADE BY:     | Supervisor Cockerell                                             |
| SECONDED BY: | Supervisor Kinser-Powell                                         |
| DISCUSSION:  | None further                                                     |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 - Motion passed unanimously |

141  
142 **D. Consideration of Operations and Maintenance Expenditures (HP) Mar. 2019**  
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144 The Board went over the Highland Park O&Ms. They asked for Mr. Howell to check on the  
145 Spareem bill.  
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|              |                                                                  |
|--------------|------------------------------------------------------------------|
| MOTION TO:   | Approve the Highland Park March 2019 O&Ms.                       |
| MADE BY:     | Supervisor Jackson                                               |
| SECONDED BY: | Supervisor Cockerell                                             |
| DISCUSSION:  | None further                                                     |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 - Motion passed unanimously |

153  
154 **E. Consideration of Operations and Maintenance Expenditures (M/W) March 2019**  
155

156 The Board went over the Mandolin/Windsor O&Ms.  
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| MOTION TO:   | Approve the Mandolin/Windsor March 2019 O&Ms.                    |
| MADE BY:     | Supervisor Cockerell                                             |
| SECONDED BY: | Supervisor Kinser-Powell                                         |
| DISCUSSION:  | None further                                                     |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 - Motion passed unanimously |

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165 **F. Review of Financial Statements Month Ending March 31, 2019**  
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167 The financials were reviewed and accepted. Mr. Board reminded the Board that the next meeting  
168 in May will be the preliminary budget meeting.

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**6. MANAGEMENT REPORTS**

**A. District Manager’s Report**

- i. Action Item List**
- ii. Aquatics Service Reports**
- iii. Community Inspection Reports**
- iv. Speed Data**
- v. Community Inspection Reports**

Mr. Howell went over the task list, and the Board approved painting the gates in the Reserve/Estates. The finials need to be replaced first. The Board agreed that adding gas lines to Mandolin Windsor and revamping streetlights were cost-prohibitive. The Board asked Mr. Howell to get the price to swap out all of the streetlights with LED on the Mandolin/Windsor side. Mr. Howell advised that the townhomes had rejected the offer for the CDD to take over their fountain, and he was waiting on answer from the Estates HOA. The Board agreed to continue current aquatics contract with new vendor Cypress Creek Aquatics since Yellowstone was stepping down as provider. The Board also agreed to have the May budget meeting at 6:30 p.m. The Board then discussed the marquee signs for the Mandolin/Windsor entrance. The townhomes did not want a marquee sign.

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| MOTION TO:   | Approve the marquee signs for the Mandolin/Windsor entrance.        |
| MADE BY:     | Supervisor Lavina                                                   |
| SECONDED BY: | Supervisor Kinser-Powell                                            |
| DISCUSSION:  | None further                                                        |
| RESULT:      | Called to Vote: Motion PASSED<br>4/1 – Supervisor Cockerell opposed |

Supervisor Booth noted that there was still some punch work to be completed by the painting contractor for the Highland Park lights.

**7. SUPERVISOR REQUESTS**

The Board discussed irrigation and capital improvements.

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

Residents complimented Millennium. There were also resident comments on the TECO lights, tree trimming, the wish list submitted by the townhomes, and sprinklers.

214 **9. ADJOURNMENT**  
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|     |              |                                 |
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| 216 | MOTION TO:   | Adjourn at 5:55 p.m.            |
| 217 | MADE BY:     | Supervisor Cockerell            |
| 218 | SECONDED BY: | Supervisor Kinser-Powell        |
| 219 | DISCUSSION:  | None further                    |
| 220 | RESULT:      | Called to Vote: Motion PASSED   |
| 221 |              | 5/0 - Motion passed unanimously |

222

223 *\*These minutes were done in summary format.*

224 *\*A copy of the audio recording is available on request.*

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

230 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
231 **noticed meeting held on 5-29-19.**

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233   
234  
235 **Signature**

236 Doris Cockerell  
237  
238 **Printed Name**

239

240 **Title:**  
241  **Chairman**  
242  **Vice Chairman**

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**Signature**

Ben Har  
**Printed Name**

**Title:**  
 **Secretary**  
 **Assistant Secretary**

*Recorded by Records Administrator*

  
**Signature**

6/3/19  
**Date**

