

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

September 18, 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, September 18, 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

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, September 18, 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 Lamb	Meritus	
Gene Roberts	Meritus	
Phil Chang	Johnson Engineering	
Natalie Spears	Millennium	
Celia Nichols	Nichols Landscape Architecture	<i>via conference call</i>
Dana Young-Brit	Nichols Landscape Architecture	

There were 10 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. Landscaping Update – Millennium

Natalie Spears with Millennium provided an update on landscaping. She let the Board know that there are some major irrigation issues in the median on Race Track Road. The Board and Ms. Spears then discussed weeds in the landscape beds at the Reserves entrance, the trees that need to be cut back from the sidewalk on Citrus Park Drive, emptying the dog station by pond 13, the annuals rotation, and the mulching schedule.

49 **B. Nichols Landscape Architecture**

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51 Dana Young-Brit with Nichols gave a presentation about the company. Celia Nichols called in.
52 Ms. Nichols described the different services her company offers, including making conceptual
53 landscape drawings, landscape, and irrigation audits. The Board showed interest, so Mr. Roberts
54 asked Ms. Nichols to provide a proposal for the conceptual landscape drawings and as well as a
55 proposal to design a buffer between Windsor Place and Citrus Park Drive.

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57 **C. District Counsel**

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59 There was nothing to report from District Counsel at this time.

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61 **D. District Engineer**

62 **i. Highland Park Truck Model**

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64 Mr. Chang summarized his report on rescue vehicles being able to navigate the streets in
65 Highland Park. After discussion the Board decided to change the signage at Perfect Place and
66 Canopy and set up a towing agreement for illegally parked cars only in that area.

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68	MOTION TO:	Authorize management to enter into a towing
69		agreement, post the necessary signs to enforce, and
70		work with the District Engineer to ensure there is a
71		clear exhibit to give the tow truck company so that
72		they know exactly where the focus is and they can
73		control it.
74	MADE BY:	Supervisor Cockerell
75	SECONDED BY:	Supervisor Booth
76	DISCUSSION:	Supervisor Booth specified that the location was at
77		Perfect Place and Canopy.
78	RESULT:	Called to Vote: Motion PASSED
79		5/0 - Motion passed unanimously

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81 **ii. Highland Park Pond Maintenance Proposals**

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83 Mr. Chang presented three proposals to clean the storm drain structures to be in compliance with
84 SWFWMD. He recommended going with the least expensive vendor Cross Creek Environmental
85 for \$8,900.

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MOTION TO:	Approval the Cross Creek Environmental proposal for \$8,900.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

iii. Park Place Ownership Map

Mr. Chang went over that the ownership maps are complete but not entirely accurate. Mr. Roberts told him they are good enough to show the landscape responsibilities between the CDD and HOA. The question of storm drain ownership in Windsor Place and Lake Dagny came up. Mr. Chang will review the County plats for easements and have an answer within two weeks. Supervisor Kinser-Powell asked about the street tree maintenance in Mandolin. Supervisor Cockerell believes that in the documents residents receive at closing, it states that tree maintenance is the resident's responsibility.

4. BUSINESS ITEMS

A. Reserve Study Update Report

Mr. Lamb summarized the reserve study that was completed by Reserve Advisors in April. He said even though the report was very thorough, the money currently in savings was not taken into consideration. Reserve Advisors will be asked to re-calculate the tables.

Supervisor Booth and Supervisor Lavina left the meeting.

B. Discussion on Holiday Lighting

The Board reviewed the proposal from Illuminations Holiday Lighting.

MOTION TO:	Approve the Illuminations Holiday Lighting proposal.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

129 **C. Discussion on Park Benches Proposal**

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131 The Board discussed Millennium’s proposal to add red brick at the benches in Mandolin Estates
132 and Reserve.
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MOTION TO:	Approval the Millennium park benches proposal.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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141 **D. General Matters of the District**

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144 **5. CONSENT AGENDA**

- 145 **A. Consideration of Board of Supervisors Regular Meeting and Public Hearing**
- 146 **Minutes August 21, 2019**
- 147 **B. Consideration of Operations and Maintenance Expenditures (Admin) August**
- 148 **2019**
- 149 **C. Consideration of Operations and Maintenance Expenditures (HP) August 2019**
- 150 **D. Consideration of Operations and Maintenance Expenditures (M/W) August 2019**

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152 The Board reviewed Consent Agenda items A-D. Supervisor Jackson noted that on line 203 of
153 the minutes, her request should say “amended” instead of “removed.”
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MOTION TO:	Approve Consent Agenda items A, B, C, and D.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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162 **E. Review of Financial Statements Month Ending August 31, 2019**

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164 The financials were reviewed and accepted.
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167 **6. MANAGEMENT REPORTS**

- 168 **A. District Manager’s Report**
- 169 **i. Action Item List**
- 170 **ii. Aquatics Service Reports**

- 171 iii. **OLM Inspection Reports**
- 172 iv. **Speed Data**
- 173 v. **Community Inspection Reports**
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175 Mr. Roberts went over the management reports with the Board. Supervisor Kinser-Powell asked
176 about the landscape grading scale. Mr. Robert said that in future reports, photos will be added to
177 document landscape conditions.

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180 **6. SUPERVISOR REQUESTS**

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182 Supervisor Cockerell asked Mr. Roberts to check with the District Engineer on alternatives to the
183 yellow curb painting in Mandolin Reserves. She also asked to see if the report Nichols
184 Landscape did a few years ago is available and requested to have the gate on the fence extension
185 between Citrus Park Drive and Mandolin Reserve locked.

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187 Supervisor Jackson stated that the Board should look at the general procedures on how the
188 meetings are run. She said on important issues, residents should be allowed to speak for the
189 Board votes.

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191 Supervisor Kinser-Powell stated that some of the stone on the Reserve columns needs to be
192 repaired.

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

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197 A resident commented that the median in Countryway next to the library is not being maintained.
198 There was also a comment that the construction sign at the corner of Citrus Park Drive and
199 Countryway is hindering visibility when exiting Citrus Park Drive. Dan Hudson asked the Board
200 to consider putting a buffer between Windsor and Citrus Park Drive; he would like to be
201 involved in deciding options. There were some concerns about the traffic on Citrus Park Drive
202 due to road construction and that construction was going on night. Supervisor Cockrell let
203 residents know that she is in contact with the County regularly and was told that the night
204 construction will stop. Ms. Matthews asked for the HOA to be notified when Millennium shuts
205 the irrigation off.

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209 **8. ADJOURNMENT**
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211	MOTION TO:	Adjourn at 6:03 p.m.
212	MADE BY:	Supervisor Cockerell
213	SECONDED BY:	Supervisor Jackson
214	DISCUSSION:	None further
215	RESULT:	Called to Vote: Motion PASSED
216		3/0 - Motion passed unanimously

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218 **These minutes were done in summary format.*
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220 **A copy of the audio recording is available on request.*
221
222 **Each person who decides to appeal any decision made by the Board with respect to any matter*
223 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
224 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

225 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
226 **noticed meeting held on 10-16-19.**

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230 **Signature**

231 Darren Booth

232 **Printed Name**

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235 **Title:**
236 **Chairman**
237 **Vice Chairman**
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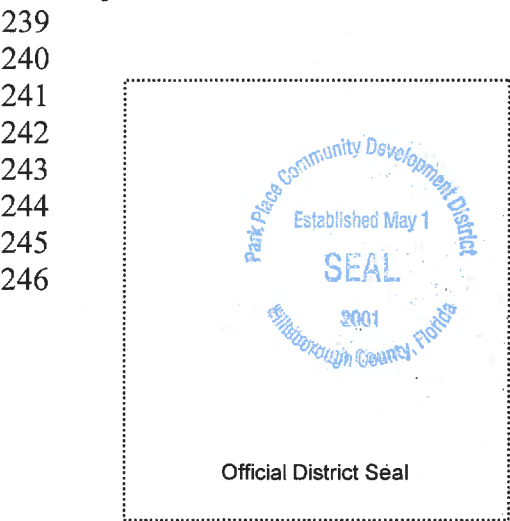
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230 **Signature**

231 Gina Roberts

232 **Printed Name**

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235 **Title:**
236 **Secretary**
237 **Assistant Secretary**
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Recorded by Records Administrator

Signature
10-17-19
Date