

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

August 21, 2019 Minutes of Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, August 21, 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 and Public Hearing of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, August 21, 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:

Gene Roberts	Meritus
Phil Chang	District Engineer

There were approximately 40 audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Roberts directed the board to recess to the public hearing.

42 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**

43 **A. Open Public Hearing on Proposed Fiscal Year 2020 Budget**

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45 MOTION TO: Open the public hearing.
46 MADE BY: Supervisor Cockerell
47 SECONDED BY: Supervisor Kinser-Powell
48 DISCUSSION: None further
49 RESULT: Called to Vote: Motion PASSED
50 5/0 - Motion passed unanimously

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52 **B. Staff Presentations**

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54 Mrs. Nussel went over the budgets for Admin, Highland Park, and Mandolin/Windsor
55 Supervisor Cockerell asked for the \$500 in the security line item in Mandolin/Windsor be moved
56 to holiday décor.

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58 **C. Public Comments**

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60 There were no public comments.

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62 **D. Consideration of Resolution 2019-03; Adopting Fiscal Year 2020 Budget**

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64 The Board reviewed the resolution.

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66 MOTION TO: Approve Resolution 2019-03.
67 MADE BY: Supervisor Cockerell
68 SECONDED BY: Supervisor Booth
69 DISCUSSION: None further
70 RESULT: Called to Vote: Motion PASSED
71 5/0 - Motion passed unanimously

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73 **E. Close Public Hearing on Proposed Fiscal Year 2020 Budget**

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75 MOTION TO: Close the public hearing.
76 MADE BY: Supervisor Cockerell
77 SECONDED BY: Supervisor Booth
78 DISCUSSION: None further
79 RESULT: Called to Vote: Motion PASSED
80 5/0 - Motion passed unanimously
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84 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

85 **A. Open Public Hearing on Levying O&M Assessments**

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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94 **B. Staff Presentations**

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96 Mrs. Nussel went over the assessment rates for Highland Park and Mandolin/Windsor.

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98 **C. Public Comments**

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100 There were no public comments.

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102 **D. Consideration of Resolution 2019-04; Levying O&M Assessments**

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104 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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113 **E. Close Public Hearing on Levying O&M Assessments**

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MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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123 **6. RETURN TO REGULAR MEETING**

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125 Mr. Roberts directed the Board to return to the regular meeting.

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7. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

i. Sidewalk Repair Quotes – Highland Park

Mr. Chang went over the sidewalk repair quotes and recommended going with Site Masters. The Board discussed and wanted to have the repairs come out of the fiscal year 2020 budget. Mr. Chang will check with Site Masters on their schedule for October.

MOTION TO:	Go with Site Masters for the sidewalk repairs.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

ii. Park Place Ownership Map Clarification

Mr. Chang explained how Johnson Engineering has been working on identifying the accurate CDD boundaries. Supervisor Booth asked for the maps to be enlarged more to better show some of the areas in question.

iii. Pond 15 Remediation Proposal

Mr. Chang discussed the proposal from Cypress Creek Aquatics to remove the invasive vegetation and re-plant with beneficial aquatic plants. The Board asked some questions about SWFWMD permitting and if neighboring lawns would be impacted. Mr. Chang said the contractor would be responsible to repair any damage. The Board asked for Mr. Chang to obtain additional quotes for the September meeting.

8. BUSINESS ITEMS

A. Discussion on Parking Restrictions

The Board discussed the yellow stripes that were painted on the curbs in Mandolin Estates and Reserve. They told Mr. Chang that they did not expect the entire curb to be painted and thought it would be smaller stripes. The decided to have Mr. Chang remove the paint and come back with a different rendition for the September meeting.

The Board then discussed the street parking in Highland Park and agreed to take audience comments on parking.

170 Residents commented that there has been no safely concern in Highland for the past 15 years,
171 enforcing parking, a resident knowing of two cars parked at the end of street in Highland that are
172 the main problem, parking not being a problem during the day in Highland, cars going the wrong
173 way on street in Highland, danger vs. a problem, property values will go down if there is no
174 street parking, thanking the Board for their service, they would like more detail on parking
175 problems, the community is speaking and does not want a towing and parking policy, mailboxes
176 to one side or the front, the yellow strips and being happy that the Board agrees to have them
177 removed, making sure emergency vehicles can get through, reviewing proposals and make sure
178 there is a rendering of what it will look like before approving, signs on each side, home values
179 will go down with yellow stripping, upholding community standards, not seeing any parking
180 problems in Mandolin, residents would like to have a letter about the parking problem or more
181 information before something major is done to community, better communication within the
182 community, there is not a parking problem, doing an email blast, not bringing up policies or
183 making changes if not necessary, meeting times, the 2016 committee parking policy, being a safe
184 community, and there not being a one size fits all solution between all three subdivisions.
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186 **B. Consideration of Resolution 2019-05; Setting Fiscal Year 2020 Meeting Schedule**

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188 The Board reviewed the resolution and meeting schedule.
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190	MOTION TO:	Approve Resolution 2019-05.
191	MADE BY:	Supervisor Cockerell
192	SECONDED BY:	Supervisor Kinser-Powell
193	DISCUSSION:	None further
194	RESULT:	Called to Vote: Motion PASSED
195		5/0 - Motion passed unanimously

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197 **C. General Matters of the District**
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200 **9. CONSENT AGENDA**

201 **A. Consideration of Board of Supervisors Meeting Minutes June 19, 2019**
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203 The Board reviewed the June 19, 2019 minutes. Supervisor Jackson asked for line 90 to be
204 removed. Line 187 should read manager of Mandolin; "Windsor" should be removed.
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206	MOTION TO:	Approve the June 19, 2019 minutes with changes.
207	MADE BY:	Supervisor Cockerell
208	SECONDED BY:	Supervisor Kinser-Powell
209	DISCUSSION:	None further
210	RESULT:	Called to Vote: Motion PASSED
211		5/0 - Motion passed unanimously

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B. Consideration of Operations and Maintenance Expenditures (Admin) June 2019

The Board went over the June Admin O&Ms.

MOTION TO:	Approve the Admin June 2019 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 (HP) June 2019

The Board went over the June Highland Park O&Ms. Supervisor Booth stated that he was not happy with Millennium’s performance and recommended that they only get paid 75% of the contract. The Board discussed and wanted to reach out to Counsel to see if this is possible.

MOTION TO:	Approve the June 2019 Admin O&Ms and pay Millennium 75% of their monthly fee pending Counsel review to see if District can do this per contract.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/2 – Supervisor Kinser-Powell and Supervisor Lavina opposed.

D. Consideration of Operations and Maintenance Expenditures (M/W) June 2019

The Board went over the June Mandolin/Windsor O&Ms. There were questions about the HOA invoice for the pond and the Spearem invoice for the finials. Supervisor Cockerell asked for management to check on Spearem invoices 3899, 3900 and 3901. She also said that the Millennium invoice 13907 should be billed to the homeowner who left the lights in the tree.

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MOTION TO:	Approve the Mandolin/Windsor June 2019 O&Ms.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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E. Consideration of Operations and Maintenance Expenditures (Admin) July 2019

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The Board went over the July Admin O&Ms. There was a question about the invoice for the after-hours call. The Board would like backup for the Meritus invoice for \$750.00.

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MOTION TO:	Approve the July 2019 Admin O&Ms.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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F. Consideration of Operations and Maintenance Expenditures (HP) July 2019

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The Board went over the July Highland Park O&Ms.

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MOTION TO:	Approve the Highland Park July 2019 O&Ms.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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G. Consideration of Operations and Maintenance Expenditures (M/W) July 2019

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The Board went over the July Mandolin/Windsor O&Ms. Supervisor Lavina asked about the long-distance charges on the Frontier invoice for the gate phone.

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MOTION TO:	Approve the Mandolin/Windsor July 2019 O&Ms.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

H. Review of Financial Statements Month Ending July 31, 2019

The financials were reviewed and accepted.

10. MANAGEMENT REPORTS

A. District Manager’s Report

- i. Action Item List**
- ii. Cypress Creek Aquatics**
- iii. Speed Data**
- iv. Community Inspection Reports**
- v. Millennium Landscape Report**

Mr. Roberts went over the management reports with the Board. Supervisor Lavina asked about the unhealthy oak tree on Citrus Park Drive and would like for it to be removed.

11. SUPERVISOR REQUESTS

Supervisor Booth asked for more information about the invoice for cleaning up an area behind a pond. Supervisor Jackson asked to begin exploring options to create a buffer between Windsor and Citrus Park Drive. Supervisor Cockerell asked to obtain quotes to add a fountain in Pond 13. The Board discussed hiring off-duty officers in the evening.

MOTION TO:	Hire off-duty state troopers in the evening and have them give a warning the first time, and on the second night give them a ticket.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

329 **12. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**

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331 Residents also commented that the storm drains need to be cleaned in Windsor, the website looks
332 like it has been hacked. A resident about the status of root pruning along his pool. There was also
333 comments about budget crossover, the rules of order for motions made, making a motion about
334 street parking, and if the Engineer will be assessing the parking situation in the alleys and
335 Highland Park, and having the yellow striping removed. The Board talked about having the
336 yellow striping removed.
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338	MOTION TO:	Remove the yellow striping from the Estates.
339	MADE BY:	Supervisor Lavina
340	SECONDED BY:	Supervisor Jackson
341	DISCUSSION:	None further
342	RESULT:	Called to Vote: Motion PASSED
343		5/0 - Motion passed unanimously

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345 The Board continued to discuss the striping. A resident wants on record that he does not want
346 any lines painted on the curbs in the Estates. The resident also asked about email notifications.
347 Residents then commented about the landscaping and weeds, the curbing that was previously put
348 in, towing, and Windsor Place owning their own roads and not being a part of the parking
349 discussion. There was a question about an area where the weeds are overgrown that is owned by
350 the County. Mr. Roberts said the County has been contacted. Residents commented that dead sod
351 needs to be replaced at the corner of Citrus Park and Countryway, it would be helpful to have a
352 large map in the meeting to have everyone on the same page regarding locations discussed in the
353 meeting, and the storm drains need to be assessed and cleaned out. There was also a comment
354 about the ownership map update and the ponds. A resident who lives at 14689 Canopy
355 commented about drainage issues near his property. There was also a comment about the
356 alleyways and damage by garbage trucks.
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359 **13. ADJOURNMENT**

361	MOTION TO:	Adjourn.
362	MADE BY:	Supervisor Cockerell
363	SECONDED BY:	Supervisor Kinser-Powell
364	DISCUSSION:	None further
365	RESULT:	Called to Vote: Motion PASSED
366		5/0 - Motion passed unanimously

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369 *These minutes were done in summary format.

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

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

376 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
377 noticed meeting held on 9-18-19.

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381 Signature

382 Doris Healey Cockerell

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384 Printed Name

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386 Title:

387 Chairman
388 Vice Chairman

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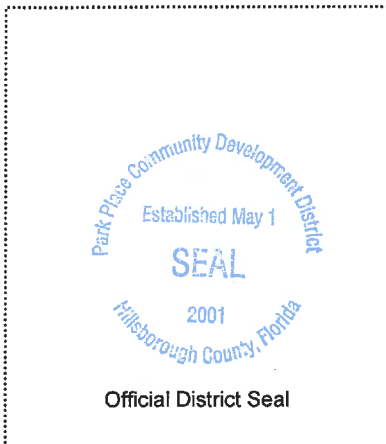
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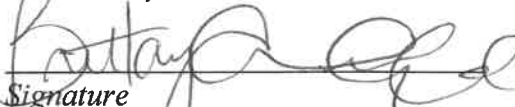
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386 Title:

387 Secretary
388 Assistant Secretary

Recorded by Records Administrator

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394 Signature

395 9/19/19

396 Date