

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

October 16, 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, October 16, 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, October 16, 2019 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chair	<i>via conference call</i>
Darren Booth	Vice Chair	
Cathy Kinser-Powell	Supervisor	
Andrea Jackson	Supervisor	
Erica Lavina	Supervisor	

Staff Members Present:

Gene Roberts	Meritus
Phil Chang	Johnson Engineering
Natalie Spears	Millennium
Celia Nichols	Nichols Landscape Architecture

There were six 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

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

B. District Engineer

i. Sidewalk Trip Hazard Quotes

Mr. Chang went over the three proposals he received for repairing the sidewalks: Spareem Enterprises for \$20,193.75, Parking Lot Services for \$28,490, and Site Masters of Florida for \$31,206.

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50 Millennium told the Board they also have a construction division and would like to submit a
51 proposal to install root barriers and repair the sidewalks. The Board decided to table this item
52 until the next meeting to enable Millennium to submit an estimate.
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54 **ii. Littoral Zone Replanting Mandolin Ponds 11 & 15**

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56 Mr. Chang went over the three proposals he received to remove the invasive species and replant
57 with beneficial aquatic plants: Cypress Creek Aquatics for \$9,602.50, First Choice Aquatics for
58 \$22,625, and Genesis Land Maintenance for \$21,350.32. The Board discussed the proposals.
59

60	MOTION TO:	Have Cypress Creek Aquatics remove the invasive
61		species and apply herbicide, but hold off on the
62		aquatic plantings.
63	MADE BY:	Supervisor Jackson
64	SECONDED BY:	Supervisor Kinser-Powell
65	DISCUSSION:	None further
66	RESULT:	Called to Vote: Motion PASSED
67		5/0 - Motion passed unanimously

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70 **4. BUSINESS ITEMS**
71 **A. Consideration of Resolution 2020-01; Re-Designating Officers**

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73 The Board reviewed the resolution.
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75	MOTION TO:	Approve Resolution 2020-01.
76	MADE BY:	Supervisor Jackson
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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82 **B. Discussion on Hillsborough County Public Schools Agreement**

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84 The Board discussed the email Mr. Roberts received from the Hillsborough County School
85 District asking for a cross easement between Park Place CDD and the School District to
86 construct a new bus lane exiting Deer Park Elementary School.
87

88 Supervisor Cockerell had questions on how many feet the cross easement would consist of and
89 the exact location. The Board would also like to see a development plan showing the location of
90 the lane and sidewalks to see how it impacts the residents in Mandolin Estates.

91 Supervisor Booth would like for the County to construct a walking path from Highland Park to
92 the elementary school so that Highland Park children can walk to school.

93

94 Mr. Roberts will ask the School District to stake the proposed location for review.

95

96 *Supervisor Lavina left the meeting.*

97

98 **C. General Matters of the District**

99

100

101 **5. CONSENT AGENDA**

102 **A. Consideration of Board of Supervisors Regular Meeting Minutes Sep. 18, 2019**

103

104 The Board reviewed the minutes.

105

106

MOTION TO: Approve the September 18, 2019 meeting minutes.

107

MADE BY: Supervisor Kinser-Powell

108

SECONDED BY: Supervisor Jackson

109

DISCUSSION: None further

110

RESULT: Called to Vote: Motion PASSED

111

4/0 - Motion passed unanimously

112

113 **B. Consideration of Operations and Maintenance Expenditures (Admin) Sep. 2019**

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115 The Board reviewed the Admin O&Ms.

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MOTION TO: Approve the Admin O&Ms for September 2019.

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MADE BY: Supervisor Kinser-Powell

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SECONDED BY: Supervisor Cockerell

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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4/0 - Motion passed unanimously

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124 **C. Consideration of Operations and Maintenance Expenditures (HP) Sep. 2019**

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126 The Board reviewed the Highland Park O&Ms.

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MOTION TO:	Approve the Highland Park O&Ms for September 2019.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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

The Board reviewed the Mandolin/Windsor O&Ms.

MOTION TO:	Approve the Mandolin/Windsor O&Ms for September 2019.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending September 30, 2019

The financials were reviewed and accepted.

6. MANAGEMENT REPORTS

A. District Manager's Report

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

Mr. Roberts went over the action item list with the Board. Supervisor Kinser-Powell had a question about the photograph of the Mandolin Reserve entrance median in the community inspection report.

167 **7. SUPERVISOR REQUESTS**
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169 Supervisor Booth stated that he is not satisfied with the job Spearem is doing on the pressure
170 washing, and other supervisors agreed. Mr. Roberts will inspect the work with the vendor before
171 paying the invoice. Supervisor Booth also asked that he be emailed the location before any
172 irrigation issues are approved for repair.
173

174 Supervisor Kinser-Powell said the Board would like to have a voice in future annuals selection.
175 She also asked about repairing the missing stones on the Mandolin entrance monument.
176

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178 **8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**
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180 Mr. Hudson asked about the status of the CDD providing a buffer between Windsor and Citrus
181 Park Drive.
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183 Mrs. Kloos provided an update on the landscape maintenance of the medians on Countryway
184 Blvd.
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186 Mr. Bullard asked for an update on the CDD website being repaired.
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189 **9. ADJOURNMENT**
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MOTION TO:	Adjourn at 6:21 p.m.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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199 *These minutes were done in summary format.

200

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

202

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

206 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
207 noticed meeting held on 11-20-19.

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209 *Doris Cockenell*
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211 Signature

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213 Doris Cockenell

214 Printed Name

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216 Title:

217 Chairman

218 Vice Chairman

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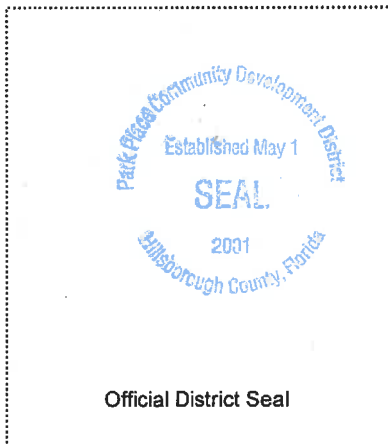
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Official District Seal

[Signature]

Signature

[Signature]

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

[Signature]

Signature

11/20/19

Date