

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

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November 20, 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, November 20, 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, November 20, 2019 at 4:03 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
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There were approximately 10 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

The Board reviewed the proposals to repair the sidewalk trip hazards in Mandolin Reserve.

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MOTION TO:	Accept Spearem’s proposal.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

**4. BUSINESS ITEMS**  
**A. Discussion on Fountain Proposals**  
**i. Charles Aquatics, Inc.**  
**ii. First Choice Aquatics**

The Board reviewed the proposals for installing a fountain in the pond in Mandolin Reserve.

MOTION TO:	Accept the proposal from Charles Aquatics and go with the 3.5 HP motor with the Augusta nozzles.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Booth opposed.

**B. Discussion on New Landscape and Irrigation Plan**

The Board reviewed the landscape drawings to replant the islands at the Manors gate. The Board would like for the proposed stone path to be reduced in size and to look into using river rock.

MOTION TO:	Authorize a do-not-exceed amount of \$5,000 and for Mr. Roberts to get three proposals.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

**C. General Matters of the District**

84 **5. CONSENT AGENDA**

85 **A. Consideration of Board of Supervisors Regular Meeting Minutes Oct. 16, 2019**

86  
87 The Board reviewed the minutes.  
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89	MOTION TO:	Approve the October 16, 2019 meeting minutes.
90	MADE BY:	Supervisor Cockerell
91	SECONDED BY:	Supervisor Kinser-Powell
92	DISCUSSION:	None further
93	RESULT:	Called to Vote: Motion PASSED
94		5/0 - Motion passed unanimously

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96 **B. Consideration of Operations and Maintenance Expenditures (Admin) Oct. 2019**

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98 The Board reviewed the Admin O&Ms. Supervisor Booth asked to have the District Engineer  
99 review and correct the ownership map.  
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101	MOTION TO:	Approve the Admin O&Ms for October 2019.
102	MADE BY:	Supervisor Cockerell
103	SECONDED BY:	Supervisor Jackson
104	DISCUSSION:	None further
105	RESULT:	Called to Vote: Motion PASSED
106		5/0 - Motion passed unanimously

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108 **C. Consideration of Operations and Maintenance Expenditures (HP) Oct. 2019**

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110 The Board reviewed the Highland Park O&Ms and questioned the irrigation repair invoices from  
111 Millennium and pressure washing invoices from Spearem. Mr. Roberts told the Board he is  
112 holding invoices from Spearem until Mr. Butler meets with Supervisor Booth. Mr. Roberts will  
113 send future invoices to Supervisor Cockerell for approval prior to submitting.  
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115	MOTION TO:	Approve the Highland Park O&Ms for October 2019.
116	MADE BY:	Supervisor Cockerell
117	SECONDED BY:	Supervisor Jackson
118	DISCUSSION:	None further
119	RESULT:	Called to Vote: Motion PASSED
120		4/1 – Supervisor Booth opposed.

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

*Supervisor Lavina left the meeting.*

The Board reviewed the Mandolin/Windsor O&Ms and asked for Mr. Roberts to check with District Counsel to see if there is any recourse in recovering irrigation repair costs from the County related to the road construction.

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

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

The financials were reviewed and accepted.

**6. MANAGEMENT REPORTS**

**A. District Manager's Report**

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

Mr. Roberts went over the action item list with the Board. The Board then discussed the issues with Millennium and made the decision to do an RFP for landscape maintenance and to terminate the Millennium contract effective February 1, 2019. A 30-day termination letter will be sent in December.

MOTION TO:	Terminate the Millennium contract effective February 2, 2019 and go out for RFP for landscape maintenance.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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**7. SUPERVISOR REQUESTS**

Supervisor Booth requested for the monument light at the entrance to be repaired. He stated that the mulch had not been completed in the Classic islands. Supervisor Booth also said that some street signs in Highland Park need to be replaced.

Supervisor Cockerell asked for the yellow no parking stripes in Mandolin Reserve to be removed and replaced with a narrow yellow line. She requested to have the gate removed that is behind the pond in the Reserves.

Supervisor Kinser-Powell expressed a concern regarding the District Engineer’s response time.

Supervisor Jackson discussed concerns regarding street parking and issues related to the recent house fire. She will assist in drafting a letter to residents explaining the parking rules and the new street signs on Perfect Place. Supervisor Jackson also mentioned that the Christmas garland at Fountainhead Park is faded and asked for it to be changed.

The Board went over that they would like to enforce no parking on District property around the pond in front of the Estates.

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

A Windsor resident said that in their landscape contract, they require the contractor to provide irrigation as-built. The resident also said there are broken sprinklers and finials along Windsor related to street construction.

**9. ADJOURNMENT**

MOTION TO:	Adjourn at 6:10 p.m.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

205 \*These minutes were done in summary format.

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

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

212 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
213 noticed meeting held on 1-15-2020.

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215 Doris Healy Cockerell  
216 Signature

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218 Doris Cockerell  
219 Printed Name

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222 Title:

223  Chairman

224  Vice Chairman

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G. Roberts  
Signature

Gene Roberts  
Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

[Signature]  
Signature

1-17-2020  
Date

