

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

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August 31, 2020 Minutes of Workshop

## Minutes of the Workshop

The Workshop of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, August 31, 2020** at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.

### 1. CALL TO ORDER/ROLL CALL

Brian Howell called the Workshop of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, August 31, 2020 at 6:30 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	District Manager, Meritus
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There were approximately 30 audience members in attendance in person and via conference call.

### 2. INTRODUCTION OF THE WORKSHOP PROCESS

Mr. Howell went over the workshop process and that this was for capital improvements for Mandolin/Windsor. The workshop handouts and an audio recording of the workshop are available upon request.

### 3. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There was discussion on the fees that the townhomes pay into the CDD annual budget and that they would like to have some improvements done for them since the CDD has not done many improvements in past years for their section of the District. The list for the townhomes was to install bricks in lieu of the metal grates along the wall, raise the current wall up to a larger height, address/dredge Pond 15, additional landscaping, explore the possibility of adding a wall along their perimeter along Country Way Boulevard, and enhance the current monuments/building a new monument. The townhomes listed their priorities as wall upgrades as number 1, and then landscaping, Pond 15, and a new monument.

Residents from the Reserves and Estates stated they were not supportive of speed humps but thought a speed sign or off-duty police would be more helpful. There were concerns on drainage

49 at various areas and in regards to sidewalks. There were requests to enhance the buffer on Citrus  
50 Park Drive with plant material and/or fencing. There was a list of improvements submitted for  
51 monument enhancements, gate enhancements, and asphalt repairs for the Estates and the  
52 Reserves.

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55 **4. BOARD MEMBERS' COMMENTS**

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57 Supervisor Kinser-Powell was interested in new benches, Pond 15 upgrades, a playground,  
58 landscape/irrigation, and speeding deterrents.

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60 Supervisor Lavina agreed that the townhomes need help with their wall and to enhance their  
61 monuments.

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63 Supervisor Jackson reviewed the spending of the past few years and stated that the townhomes  
64 should have some of their projects, such as the wall, completed to balance things out.

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66 Supervisor Booth encouraged the residents and District to come up with a five, ten, twenty year  
67 plan and to think big.

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69 Supervisor Cockerell asked for a priority list from the townhomes ranking in order which  
70 projects were of the most importance to them.

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72 Supervisor Howell stated when the CDD closes out the fiscal year on September 30, the CDD is  
73 anticipated to have about 1.1 million dollars in reserve funds. The CDD staff would allocate a  
74 split between Windsor/Mandolin and Highland Park for reserves based on unit count and other  
75 factors. Mr. Howell noted that CDD Counsel would review the split to confirm. The CDD would  
76 then set up a separate reserve account for Highland Park and Mandolin/Windsor to keep the  
77 money separate from the general day-to-day operating funds. These accounts would be noted on  
78 the monthly financial statements. Use of the reserve funds would have to be approved by the  
79 Board.

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82 **5. ADJOURNMENT**

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84 The workshop was adjourned at 7:50 p.m.

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88 \*These minutes were done in summary format.

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

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

95 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
96 noticed meeting held on 9/16/2020.

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Doris Healing Cockerell

Signature

B. He

Signature

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Doris Cockerell

Printed Name

B. He

Printed Name

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Title:

Chairman

Vice Chairman

Title:

Secretary

Assistant Secretary

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Recorded by Records Administrator

[Signature]

Signature

9/18/2020

Date

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