

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

November 30, 2021 Minutes of Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, November 30, 2021 at 1:30 p.m. at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.**

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Continued Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, November 30, 2021 at 1:30 p.m.**

Board Members Present and Constituting a Quorum:

David Levy	Chair
Andrea Jackson	Vice-Chair
Cathy Kinser-Powell	Supervisor
Erica Lavina	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Heather Dilley	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering

There were two 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 Engineer

Mr. Chang updated the Board on a few items. The yield sign should be in by the end of the week. The repaving will start in January and a schedule will be sent out soon. He is still waiting on one more bid for the sidewalks and clarification from the County on the median landscaping on Countryway. The Board asked some questions about scheduling and informing residents with a letter regarding what will be going on with sections behind blocked off during the work. There was also a question about fixing the damaged storm drain cover. Mr. Chang said he had one quote but would like to get an additional quote.

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MOTION TO:	Approve repairing the damaged storm drain cover with a cap not to exceed \$4,000.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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55 The Board mentioned an area on the west side of an alley where there have been some issues
56 with parking. Mr. Chang will look into it and get pricing.

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58 *Mr. Chang left the meeting.*

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60 **B. District Counsel**

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62 Mr. Howell updated the Board on a few outstanding items. The resident who came to the
63 meeting the previous month paid for his half. The homeowner who attended the meeting
64 regarding the stormwater repair seemed happy with the repairs done. The Board asked about the
65 fence issue, and Mr. Howell went over next steps for how the District can address it.

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MOTION TO:	Pursue the next steps to begin removing the structure.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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75 **4. BUSINESS ITEMS**

76 **A. Discussion on Capital Improvements**

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78 Mr. Howell updated the Board on the capital improvements. Ms. Nichols reached out to a few
79 different contractors to see about the pricing on the project. Permitting will take 4-5 months.
80 Once the permits are approved, they will reach back out to contractors to get hard bids. At that
81 point, if they are still above the budget, they can do some value engineering and look to reduce
82 the landscaping costs. The Board asked some questions about the timeline, permitting, and
83 pricing. Mr. Howell answered. There was also a brief discussion on the wall and if some of the
84 details can be modified.

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86 Mr. Howell also updated the Board that annuals will go in next week, the landscaping project in
87 Highland Park will be done in mid-December, and mulch will be installed in late January. The
88 playground items have been ordered. The Board agreed to do the darker colors for the bathroom
89 tile and grout. Mr. Howell also provided an update on the fountain and aerator work timeline.
90 Mr. Howell will get pricing on having the monuments touched up.

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93 **5. CONSENT AGENDA**

94 **A. Consideration of Board of Supervisors Regular Meeting Minutes Oct. 20, 2021**

95 **B. Review of Financial Statements Month Ending October 31, 2021**

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97 The Board reviewed the Consent Agenda items. Mr. Howell noted that the management office is
98 doing a software changeover and the O&Ms will be in the next meeting book.

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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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108 **6. MANAGEMENT REPORTS**

109 **A. District Manager's Report**

110 **i. Community Inspection Reports**

111 **ii. Fountain Reports**

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113 Mr. Howell reviewed the management reports with the Board. Supervisor Lavina mentioned an
114 area where landscaping keeps dying. Supervisor Kinser-Powell noted the marigolds have done
115 better than some of the other flowers.

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118 **7. SUPERVISOR REQUESTS**

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120 There were no additional supervisor requests.

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123 **8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**

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125 There were resident comments about graffiti, electricity issues at the monuments, coordinating
126 on getting work done and getting bids, and the landscaping in the median on Countryway.

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128 **9. ADJOURNMENT**
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130	MOTION TO:	Adjourn.
131	MADE BY:	Supervisor Kinser-Powell
132	SECONDED BY:	Supervisor Levy
133	DISCUSSION:	None further
134	RESULT:	Called to Vote: Motion PASSED
135		4/0 - Motion passed unanimously

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

144 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
145 **noticed meeting held on 1/19/2022.**
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149 **Signature**
150 DAVID LEVY
151 **Printed Name**

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154 **Title:**
155 **Chairman**
156 **Vice Chairman**

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149 **Signature**
150 Ben Hawco
151 **Printed Name**

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154 **Title:**
155 **Secretary**
156 **Assistant Secretary**

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159 *Recorded by Records Administrator*

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[Signature]
Signature
1/24/2022
Date

