

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

February 16, 2022 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, February 16, 2022 at 11:00 a.m. at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.**

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, February 16, 2022 at 11:03 a.m.**

Board Members Present and Constituting a Quorum:

Cathy Kinser- Powell	Vice-Chair
Doris Cockerell	Supervisor
Andrea Jackson	Supervisor
Erica Lavina	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Angie Grunwald	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering
Tim Bowersox	Yellowstone Landscape

There were four resident audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

An audience member asked if the CDD can contact the County about painting crosswalk sections on Citrus Park Drive.

3. VENDOR/STAFF REPORTS

A. District Engineer

Mr. Chang went over his memo regarding the engineering hourly fee increase. It was the first increase in years, and Board felt it was fair.

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MOTION TO:	Approve the new hourly rate for the Engineer.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Mr. Chang went over that inlet top should be fixed this week and paving will start next week. Mr. Chang was asked to look at tree root issue due to a recent injury in the Reserves. The right-of-way permit was moving along and hopefully will be approved soon. Mr. Howell was asked to check on paving letters to make sure they had been sent out. Mr. Howell noted they had, but he would double check.

B. District Counsel

Mr. Howell noted that there were no updates from Counsel. Mr. Howell reviewed with the Board that it appears that the CDD will need to take down the illegal fence in the Estates since the owner has not complied. This will be done in the next 30 days or so.

C. Landscape Update – Yellowstone

Mr. Bowersox went over the landscape schedule for the spring. The Board asked Mr. Bowersox various questions on the maintenance program and also selected the next round of annuals. The Board then reviewed proposals for behind the gates for the Reserves and Estates, and a unanimous consensus was reached on a plan. Both proposals were less than \$5,000 total. Mr. Bowersox was also asked to replace the Podocarpus by the lift station and to review an area on Greensleeve.

4. BUSINESS ITEMS

A. Discussion on Capital Improvements

Mr. Howell went over the manager’s report and all of the improvement/project updates with the Board. This report is on file in the meeting book. Supervisor Kinser-Powell asked to go on the next landscape inspection with Gene Roberts.

B. Discussion on Aquatics and Landscaping

The Board requested for Mr. Howell to engage a third party to empty the dog stations and remove this task from the landscape contract.

88 **5. CONSENT AGENDA**

- 89 **A. Consideration of Board of Supervisors Regular Meeting Minutes Jan. 19, 2022**
90 **B. Consideration of Board of Operations and Maintenance Expenditures (Admin)**
91 **November 2021**
92 **C. Consideration of Board of Operations and Maintenance Expenditures (HP)**
93 **November 2021**
94 **D. Consideration of Board of Operations and Maintenance Expenditures (W/M)**
95 **November 2021**
96 **E. Consideration of Board of Operations and Maintenance Expenditures (Admin)**
97 **December 2021**
98 **F. Consideration of Board of Operations and Maintenance Expenditures (HP)**
99 **December 2021**
100 **G. Consideration of Board of Operations and Maintenance Expenditures (W/M)**
101 **December 2021**
102 **H. Review of Financial Statements Month Ending December 31, 2021**

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104 The Board reviewed the Consent Agenda items.

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

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114 **6. MANAGEMENT REPORTS**

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

116 **i. Community Inspection Reports**

117 **ii. Fountain Reports**

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119 Mr. Howell reviewed the management reports with the Board.

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122 **7. SUPERVISOR REQUESTS**

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124 There were no additional supervisor requests.

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

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129 A resident asked if the roads in the Casa Lago area were CDD and should be paved. Mr. Howell
130 will ask the Engineer to check.

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