

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

May 25, 2022, Minutes of Continued Regular Meeting

## Minutes of the Continued Regular Meeting

The Continued Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, May 25, 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 Continued Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, May 25, 2022, at 11:00 a.m.**

#### Board Members Present and Constituting a Quorum:

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

#### Staff Members Present:

Brian Howell	District Manager, Meritus
Angie Grunwald	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering

There were six (6) resident audience members in attendance.

### 2. PUBLIC COMMENT ON AGENDA ITEMS

An audience member asked questions on road repaving.

### 3. VENDOR/STAFF REPORTS

#### A. District Engineer

District Engineer Chang went over his report and noted he was working on the final items on punch list with contractor. There were a couple of areas holding water that were brought up by residents and Mr. Chang will review and advise the board. Mr. Chang has pricing for striping on the reserves and touching up other area, adding a new sign where curb work was done and for adding a new curb on the alley where perfect place meets canopy.

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MOTION TO:	Approve all work with a cap not to exceed 11k
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Kinser- Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

The Board asked Mr. Chang to check stop sign and ensure it is straight over at the reserves. Mr. Chang noted he was still working with county on right of way permit.

**B. District Counsel**  
**i. Parking Policy**

The Board reviewed and discussed the parking policy.

MOTION TO:	To adopt parking policy changes but revise to reflect RVs, boats etc. are prohibited
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**4. BUSINESS ITEMS**  
**A. Acceptance of Financial Report for FY Ending September 30, 2022**

Mr. Howell announced the 2021 audit was completed and it came back clean as in previous years.

MOTION TO:	Accept the 2021 Audit.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Kinser- Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**B. Consideration of Resolution 2022-01; Adopting FY 2023 Proposed Budget & Setting Public Hearing**

Mr. Howell went over budget and stated the CDD was in good financial shape and the present Board, and the previous Boards had done an excellent job in managing the funds to ensure reserves were adequate while keeping fees stable. The Board recommends no increase to the O&M for 2023. The Board agreed and thanked Mr. Howell and Meritus for all their hard work over the years.

MOTION TO:	Approve Resolution 2022-01.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**C. Consideration of Resolution 2022-02; Requesting the Supervisors of Election to Conduct General Elections**

**D. Announcement of Qualified Electors**

**E. 2022 Election Process**

Mr. Howell went over the qualifying period for the open Board seats this fall.

MOTION TO:	Approve Resolution 2022-2.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Kinser- Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

Mr. Howell announced there were 1629 qualified electors within the CDD.

130 **F. Discussion on Capital Improvements**

131 **G. Discussion on Pond 11 Littoral Zone Removal Proposal.**

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133 The Board reviewed aquatics proposal to clean out pond 11 and Mr. Howell noted we did not  
134 need approval from SWFWMD.  
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136	MOTION TO:	Approve the Pond 11 Removal Proposal for
137		\$14,071.90.
138	MADE BY:	Supervisor Kinser- Powell
139	SECONDED BY:	Supervisor Levy
140	DISCUSSION:	None further
141	RESULT:	Called to Vote: Motion PASSED
142		3/0 - Motion passed unanimously

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145 **5. CONSENT AGENDA**

146 **A. Consideration of Board of Supervisors Regular Meeting Minutes April 20, 2022,**

147 **B. Consideration of Operations and Maintenance Expenditures March 2022**

148 **C. Review of Financials Statements Month Ending March 31, 2022**

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150 The Board reviewed the Consent Agenda items and financial statements.  
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152	MOTION TO:	Approve the Consent Agenda A-C.
153	MADE BY:	Supervisor Levy
154	SECONDED BY:	Supervisor Kinser- Powell
155	DISCUSSION:	None further
156	RESULT:	Called to Vote: Motion PASSED
157		3/0 - Motion passed unanimously

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159 **6. MANAGEMENT REPORTS**

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

161 **i. Community Inspection Reports**

162 **ii. Fountain Reports**

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164 The Board reviewed staff reports and waiting on synthetic grass for playground, and it should be  
165 here by next week being the last piece to be completed. Wall/signage permitting is going well  
166 and should have greenlight within next thirty (30) days to where the CDD can bid out the project.  
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172 **7. SUPERVISOR REQUESTS**

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174 The Board comments on weeds in brick pavers, missing plants at reserve entrance, boulders need  
175 put back on pavers in mandolin, need sign tightened up on pond, plant by new meter needs  
176 replaced, holes along sidewalk on citrus park drive needs repaired, flag at calf path needs  
177 replaced. Stones on racetrack road needs replaced, send Supervisor Jackson landscape proposals,  
178 general detail and weeding needs improved. Bike rack by bus stop was approved by board  
179 (unanimous consent) and area needs detailed for five hundred (\$500) dollars.

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

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183 An audience expressed his/her concern regarding the landscape at country way entrance and  
184 Windsor place, aeration system, weeds in pavers, moving CDD meeting to a later time, rusted  
185 post by clock, get trash cans and dog stations added on citrus park drive, no fishing signs.

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188 **9. ADJOURNMENT**

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MOTION TO:	Adjourn at 12:11 p.m.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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*\*These minutes were done in summary format.*

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

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 6/15/2022.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Title:

- Chairman
- Vice Chairman

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator

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Signature

6/17/2022  
Date