

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

March 17, 2021 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, March 17, 2021 at 4:00 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 Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, March 17, 2021 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Darren Booth	Chair	
David Levy	Vice-Chair	
Doris Cockerell	Supervisor	
Cathy Kinser-Powell	Supervisor	
Erica Lavina	Supervisor	<i>via conference call</i>

Staff Members Present:

Brian Howell	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

There were many audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. CONSENT AGENDA

- A. Consideration of Board of Supervisors Regular Meeting Minutes Feb. 17, 2021
- B. Consideration of Operations and Maintenance Expenditures (Admin) Feb. 2021
- C. Consideration of Operations and Maintenance Expenditures (HP) Feb. 2021
- D. Consideration of Operations and Maintenance Expenditures (M/W) Feb. 2021
- E. Review of Financial Statements Month Ending February 28, 2021

The Board reviewed the Consent Agenda items.

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86

MOTION TO:	Approve the Consent Agenda Items 3A-3E.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

4. VENDOR/STAFF REPORTS
A. District Engineer
i. Discussion on Street Striping

Mr. Howell went over that at the last meeting, the Board approved for some street painting to be completed. However, the vendor did not go by the scope that was given to them and painted the curb. Typically, the vendor would just fix the error. In this case, the vendor did not feel comfortable staying there to work on the day they were trying to make the changes because of some issues with residents approaching them while they were on site. The Engineer sent an email with some options for the Board to review to fix the error.

Mr. Howell then opened the floor to public comments on the street striping. A resident commented that he was not happy about the yellow stripe in front of his home and asked for the Board to have it removed. He also requested to have more aesthetically-pleasing parking solutions in the community. Another resident commented that maybe the Board could do “no parking” signs instead of the yellow curbs. Approximately a dozen other residents commented that they were opposed to the yellow striping, and one mentioned that there are other measures they could do to prevent the garbage trucks from curbing the lawns. Other residents echoed that signs would be a better option than the yellow striping. A resident commented that he damaged a tire trying to make a turn when a car was parked there, so he agrees with the “no parking” but not the yellow striping. Another resident said she has a “no parking” sign in front of her house, but people still park there anyway. A resident went over the history of the parking issues and solutions for the past few years and stated that he felt the solutions just created more problems.

Supervisor Booth reviewed that the yellow curbs were not supposed to be yellow and was a mistake on the part of the vendor. Supervisor Levy reiterated that it is difficult to come out of the alleys when people are parked. He mentioned that it would be less than 1% of the curbing in the community that would be striped. Supervisor Kinser-Powell noted it is supposed to look like the no parking striping area in Mandolin Reserve. Supervisor Cockerell said that the area Supervisor Kinser-Powell is referencing is in front of her house and another house across the street in Mandolin Reserve, and it does not look bad or overwhelming. The Board said they would like to table this item until the April meeting when the Engineer can attend the meeting.

87 **B. District Counsel**

88

89 There was nothing additional from Counsel at this time.

90

91

92 **5. BUSINESS ITEMS**

93

A. Discussion on Capital Improvements & Funding

94

i. Final Engineer's Report

95

ii. Preliminary Costs

96

iii. Yellowstone Cost

97

iv. Refinancing Bonds FMS – Jon Kessler

98

v. Assessments Methodology Report

99

100 Mr. Howell stated that the District has been responsible from a fiduciary standpoint and has over
101 \$1 million dollars in reserves. The District is now looking at refinancing the existing bonds. The
102 refinancing would not stretch out the terms but would save about \$800K combined by getting a
103 2% interest rate that then would be put into a capital improvement project fund.

104

105 Mr. Howell then went over the Engineer's Report for Highland Park. He noted that some of the
106 projects may change and the pricing may be on the high end. Supervisor Levy wanted to make
107 sure that residents understand that the assessment levels will stay the same for Highland Park
108 residents.

109

110 The Board opened up the meeting to public comments on the Highland Park improvements. A
111 resident asked for names of people who asked for the dog park and striping. Mr. Howell noted
112 residents can request recordings from previous meetings. The resident also said he does not want
113 to have a dog park installed. Another resident stated that he would like to have a dog park. A
114 resident said that a lot of the problems coming up in the community have to do with respecting
115 neighbors and making the community nicer; he would like to find balanced solutions. A resident
116 commented about being in favor of a dog park and why. Another resident said she was against
117 the dog park and explained why; the resident also said she thinks any Board members who have
118 an interest in the park need to recuse themselves from voting on it and asked if the community
119 would have a final vote on it. Mr. Howell explained how the CDD works vs. an HOA.

120

121 There were some comments on not liking the proposed location for a dog park; the Board and
122 Mr. Howell clarified that the location is a placeholder and that the improvements in the report are
123 not final decisions. About a half dozen other residents commented that they did not want a dog
124 park and stated the reasons why. A resident commented that he did not like that residents had
125 time limits for speaking during the meeting. Another resident asked about paying off the bonds.
126 A resident mentioned she would like to make sure that the Coach Homes are not forgotten and
127 will get maintenance and upgrades. Residents also asked about getting more information about
128 when the Board will vote on striping, addressing safety issues, and wanting the Board to discuss
129 an issue with an individual homeowner if that person's property will be affected by a decision.
130 Residents who attended by conference call also stated their opinions regarding the dog park: one
131 objected and one was in favor of a dog park.

132

133

134 Mr. Howell then went over the Engineer's Report for Mandolin/Windsor. He noted that just as
135 with the Highland Park projects, some of the projects may change and the pricing may be on the
136 high end. He also went over options for how to finance the projects. The District could pick and
137 choose projects, or they could do a special assessment for Mandolin/Windsor residents. The
138 Board discussed that some residents do not want an increase in assessments, but the District is
139 aging and needs maintenance and improvements. The Board discussed some of the costs of the
140 line items and updating the monuments.

141
142 The Board asked for public comments regarding the Windsor/Mandolin improvements. A
143 resident commented about the monuments. Another resident asked to have the Board look more
144 closely at the line items and costs; he also was concerned about equity between the different
145 areas of the community. There were more resident comments about the monuments and costs,
146 putting in the block and stucco wall as a sound barrier, keeping the Westchase look, the
147 Mandolin fountain, stucco walls not being aesthetically pleasing, wanting for the CDD to set up
148 resident committees, and if residents can continue to dial into the meeting.

149
150 **B. Acceptance of Greenberg Traurig, P.A. Engagement Letter for Bond Counsel**
151 **C. Consideration of Resolution 2021-05; Delegation Resolution**

152
153 The Board reviewed the Engagement Letter and the Delegation Resolution.
154

155	MOTION TO:	Approve the financing items under tabs 6, 7, and 8 9
156		of the agenda packet, including the Delegation
157		Resolution 2021-05 and the Engagement Letter for
158		Greenberg Traurig as Bond Counsel.
159	MADE BY:	Supervisor Levy
160	SECONDED BY:	Supervisor Kinser-Powell
161	DISCUSSION:	None further
162	RESULT:	Called to Vote: Motion PASSED
163		4/1 – Supervisor Cockerell opposed.

164
165 Mr. Howell noted that the public hearing will be held on March 31, 2021 at 6:00 p.m. at the same
166 location.

167
168 Supervisor Booth asked Supervisor Cockerell why she opposed. Supervisor Cockerell stated that
169 she has been listening to what residents have been saying and is concerned about people who
170 have already paid off their bond.

171
172 A resident asked if votes can be taken under Vendor and Staff Reports on the agenda. Mr.
173 Howell answered yes.

174
175
176

177 **6. ADJOURNMENT**
178

179	MOTION TO:	Adjourn.
180	MADE BY:	Supervisor Levy
181	SECONDED BY:	Supervisor Booth
182	DISCUSSION:	None further
183	RESULT:	Called to Vote: Motion PASSED
184		5/0 - Motion passed unanimously

185
186 **These minutes were done in summary format.*
187
188 **A copy of the audio recording is available on request.*
189
190 **Each person who decides to appeal any decision made by the Board with respect to any matter*
191 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
192 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

193 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
194 noticed meeting held on 4/21/2021.

195
196 
197

198 **Signature**

199 Darren Booth
200

201 **Printed Name**

202
203 **Title:**
204 **Chairman**
205 **Vice Chairman**

195
196 
197

198 **Signature**

199 Barry
200

201 **Printed Name**

202
203 **Title:**
204 **Secretary**
205 **Assistant Secretary**

206
207
208 Recorded by Records Administrator

209 
210

211 **Signature**
212 4/20/2021
213 **Date**
214

