

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

March 31, 2021 Minutes of Public Hearing & Regular Meeting

## Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, March 31, 2021 at 6:00 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 Public Hearing & Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, March 31, 2021 at 6:00 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

#### Staff Members Present:

Brian Howell	District Manager, Meritus	
John Vericker	District Counsel, Straley Robin Vericker	
Steve Sanford	Bond Counsel, Greenberg Traurig	<i>via conference call</i>

There were many audience members in attendance.

### 2. RECESS TO PUBLIC HEARING

Mr. Howell directed the Board to recess to the public hearing.

### 3. PUBLIC HEARING ON APPROVING & LEVYING SPECIAL ASSESSMENTS

#### A. Open Public Hearing on Approving & Levying Special Assessments

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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**B. Staff Presentations**

Mr. Howell reviewed the background of the District wanting to revitalize the community and holding workshops for Highland Park and Mandolin/Windsor to get improvement ideas from residents. The bond refinance should net the District about \$800K in savings that can then be used to help finance the community improvements. On the Highland Park side, the interest rate will go from 4.5% to 2.11% with a savings of about \$513K. The bond term will not be extended, and the assessments on the Highland Park side will not increase. On the Mandolin/Windsor side, the interest rate will go from 4.79% to 2.01% with a savings of about \$325K. The bond term will not be extended. The project wish list for Mandolin/Windsor was \$1,075,000, with a difference of about \$750K. The District will be discussing funding the \$750K with an increase in assessments for Mandolin/Windsor. The District obtained preliminary costs for improvements that do have contingencies built in. The list of improvements is not final, and the District will hold more workshops to make final decisions on the improvements.

The Board had some questions about increasing assessments for Mandolin/Windsor, the bond terms, contingencies and costs, the wall and monuments, and reserve funds; Mr. Howell and Mr. Vericker answered. The Board asked if the construction funds are not used, if the amount can be used towards paying off the bond; Mr. Sanford said yes.

**C. Public Comments**

Residents commented about being in favor of a brick wall vs. a stucco wall, the difference in costs between the different types of walls, and being in favor of building stucco wall to address the drainage and noise issues. A resident was concerned about uncertainty with the projects and wanting the Board to only refinance and not move forward with any projects until they can revise cost estimates and have a better timeline on projects; the resident also submitted a petition with 50 signatures from residents asking for the Board to reconsider some of the line items and get more estimates before moving forward. There were resident comments on being in favor of a brick wall, the timeline of the projects, asking the County to help building the wall and costs, the increase per month for Mandolin/Windsor, wanting a wall but not stucco, being in favor of refinancing and that the interest rates are the lowest they will probably ever be, if Mandolin/Windsor assessments will affect Highland Park, the walls not blocking all of the sound and wanting more landscape barriers like cypress trees to help mediate sound, wanting a brick wall for aesthetics, not wanting an assessment increase for Mandolin/Windsor, looking into reducing the bond fees with any leftover funds, being in favor of the 8 ft. wall to cut down on noise, wondering why the County did not include a wall in with the Citrus Park extension project, and wanting to keep the brick Westchase look with the wall.

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**D. Close Public Hearing on Approving & Levying Special Assessments**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

**E. Consideration of Resolution 2021-06; Approving & Levying Debt Assessments**

Mr. Vericker reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2021-06.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Lavina
DISCUSSION:	The Board briefly discussed the resident feedback and the pros and cons of borrowing \$750K.
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Cockerell opposed.

**4. RETURN AND PROCEED TO REGULAR MEETING**

Mr. Howell directed the Board to return and proceed to the regular meeting.

**5. BUSINESS ITEMS**

**A. District Counsel**

There were no additional items from District Counsel.

- 120 **B. District Bond Counsel**
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  - 121 **i. Approving and Defeasance Opinion**
  - 122 **ii. Arbitrage Certificate**
  - 123 **iii. Bond Certificate**
  - 124 **iv. IRS 8038 – G Forms**
  - 125 **v. Closing Papers**
- 126 **C. Consideration of Resolution 2021-05; Delegation Award**
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  - 127 **i. Bond Placement Agreement**
  - 128 **ii. Escrow Agreement**
  - 129 **iii. 2021 Indenture**
- 130 **D. Discussion on Capital Improvements & Funding**
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  - 131 **i. Refinancing Bond FMS – John Kessler**
  - 132 **ii. Final Engineer’s Report**
  - 133 **iii. Assessments Methodology Report**
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135 Mr. Sanford went over the delegation resolution 2021-05 and the associated documents with the  
136 Board. The resolution was already adopted at the previous meeting, but District Counsel and Mr.  
137 Sanford thought it best to re-adopt it with all of the information. The Board will also be adopting  
138 the accompanying documents.  
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140	MOTION TO:	Approve Resolution 2021-05 and the associated
141		documents.
142	MADE BY:	Supervisor Booth
143	SECONDED BY:	Supervisor Levy
144	DISCUSSION:	None further
145	RESULT:	Called to Vote: Motion PASSED
146		5/0 - Motion passed unanimously

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149 **6. ADJOURNMENT**

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151	MOTION TO:	Adjourn.
152	MADE BY:	Supervisor Levy
153	SECONDED BY:	Supervisor Cockerell
154	DISCUSSION:	None further
155	RESULT:	Called to Vote: Motion PASSED
156		5/0 - Motion passed unanimously

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159 \*These minutes were done in summary format.

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

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

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

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169 Darren Booth

170 Signature

171 Darren Booth

172 Printed Name

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174 Title:

175  Chairman

176  Vice Chairman

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B. Lee

Signature

Brian Lee

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

[Signature]

Signature

4/26/2021

Date

