

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

April 21, 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, April 21, 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, April 21, 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

Staff Members Present:

Brian Howell	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering
John Vericker	District Counsel, Straley Robin Vericker

Celia Nichols	Nichols Landscape Architecture	<i>arrived at approx. 4:45 p.m.</i>
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There were some audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

Mr. Vericker went over the meeting process and noted they would take resident comments on the striping after Mr. Chang went over the striping and options to move forward.

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Engineer

i. Memo on Highland Park Striping and Mandolin/Windsor Sidewalk

Mr. Chang went over the recent street striping project and gave the Board multiple options that were outlined in his report. The Board reviewed those options with Mr. Chang and noted the contractor had not followed the original scope. The Board then took audience comments and the overwhelmingly percentage of residents in attendance wanted the striping removed and for the

49 Board to start over and look at new alternative. Supervisor Levy made a motion for the
50 contractor to fix the original scope and keep things the same; however, the motion died due to a
51 lack of second.
52

MOTION TO:	Remove the paint.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Levy opposed.

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60 The Board agreed to look at other alternatives and asked for Mr. Chang to explore all of the
61 options. They also would like to schedule a workshop to talk through all of the options.
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63 Mr. Chang went over the sidewalk grinding quotes with the Board. He recommended going with
64 Parking Lot Services, which was the lowest bid at \$19,600.
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MOTION TO:	Approve the Parking Lot Services proposal.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Cockerell opposed.

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73 Supervisor Levy asked a question about repainting. Mr. Chang answered.
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75 *Mr. Chang left the meeting.*
76

77 **B. District Counsel**
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79 There were no updates from Counsel at this time.
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82 **4. BUSINESS ITEMS**

83 **A. Discussion on Capital Improvements Projects**
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85 Celia Nichols from Nichols Landscape Architecture went over her past work history and spoke
86 to the Board about the Mandolin/Windsor wall, entrance, and landscape projects. Ms. Nichols
87 will come back to the May meeting with some concepts and options for the Board to review. The
88 CDD will plan to hold a workshop in June.
89

90 The Board directed for Mr. Howell to have Yellowstone at the next meeting to go over the
91 proposed landscape enhancements for Highland Park. Mr. Howell will also get suggestions and
92 pricing for the playground renovation and for replacing any benches, trashcans etc.
93

94 **B. Acceptance of Financial Report FY Ending September 30, 2020**
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96 Mr. Howell reviewed the audit with the Board. The audit came back clean.
97

98	MOTION TO:	Accept the FY 2020 year-end audit.
99	MADE BY:	Supervisor Cockerell
100	SECONDED BY:	Supervisor Lavina
101	DISCUSSION:	None further
102	RESULT:	Called to Vote: Motion PASSED
103		5/0 - Motion passed unanimously

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106 **5. CONSENT AGENDA**

- 107 **A. Consideration of Board of Supervisors Regular Meeting Minutes Mar. 17, 2021**
- 108 **B. Consideration of Board of Supervisors Public Hearing & Regular Meeting**
- 109 **Minutes March 31, 2021**
- 110 **C. Consideration of Operations and Maintenance Expenditures (Admin) Mar. 2021**
- 111 **D. Consideration of Operations and Maintenance Expenditures (HP) Mar. 2021**
- 112 **E. Consideration of Operations and Maintenance Expenditures (M/W) Mar. 2021**
- 113 **F. Review of Financial Statements Month Ending March 31, 2021**

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115 The Board reviewed the Consent Agenda items.
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117	MOTION TO:	Approve the Consent Agenda Items 5A-5F.
118	MADE BY:	Supervisor Cockerell
119	SECONDED BY:	Supervisor Kinser-Powell
120	DISCUSSION:	None further
121	RESULT:	Called to Vote: Motion PASSED
122		5/0 - Motion passed unanimously

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125 **6. MANAGEMENT REPORTS**

- 126 **A. District Manager's Report**
- 127 **i. Manager's Report**
- 128 **ii. Community Inspection Reports**
- 129 **iii. Cypress Creek Aquatics Report**

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

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7. SUPERVISOR REQUESTS

The Board commented on the attitude of some of the residents regarding the street striping. Supervisor Lavina expressed concerned about the landscaping and irrigation. She also asked if it is possible that the County would pay for any of the new walls the CDD was undertaking; Mr. Vericker said probably not. Supervisor Levy mentioned that the clock tower needs to be repaired. He also commented about residents reaching out about controlling the speeding. The Board discussed.

MOTION TO:	Do four off-duty sheriff patrols for the next 30 days to help curb speeding and other issues.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

There were audience comments about the landscaping, County construction work, future wall and entrance projects, and TECO lights.

9. ADJOURNMENT

MOTION TO:	Adjourn at 6:05 p.m.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

168 *These minutes were done in summary format.

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

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

175 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
176 noticed meeting held on 6/2/2021.

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D. Booth

Signature

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Darren Booth

Printed Name

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Title:

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Chairman

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Vice Chairman

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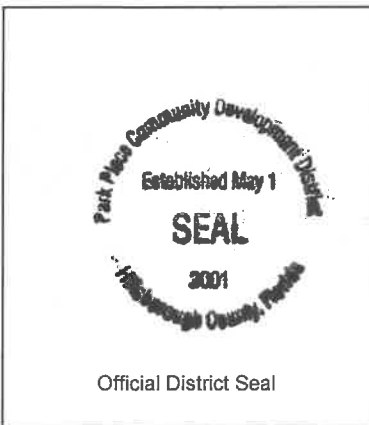
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B. Henry

Signature

B. Henry

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

[Signature]

Signature

6/7/2021

Date