

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

July 28, 2021 Minutes of Continued Meeting

## Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, July 28, 2021 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 Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, July 28, 2021 at 11:00 a.m.**

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

David Levy	Vice-Chair	
Doris Cockerell	Supervisor	
Cathy Kinser-Powell	Supervisor	
Erica Lavina	Supervisor	
Andrea Jackson	Supervisor	<i>appointed during the meeting</i>

#### Staff Members Present:

Brian Howell	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering
Celia Nichols	Nichols Landscape Architecture
Tim Bowersox	Yellowstone Landscape

There were some audience members in attendance.

### 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

### 3. VENDOR/STAFF REPORTS

#### A. District Engineer

##### i. Highland Park/Manor Storm Pipe Repair

Mr. Chang went over the issue on Gulf Lake Dr. Hillsborough County Utilities checked it and said there was not a problem with the sewer. It is a leak in the storm pipe, and he received quotes to repair the pipe from Site Masters and AP Civil. Mr. Chang went over the quotes with the Board. The Board discussed and asked some questions about what caused the leak and what would happen if it was not repaired soon; Mr. Chang answered.

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MOTION TO:	Approve the Site Masters proposal.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

Mr. Chang also went over that there is a crack in the drainage structure to the north of Canopy that is behind some homes. He is getting quotes to repair it and will have them for the August meeting.

Residents mentioned some issues with lights along Citrus Park Blvd. and problems with drainage. Mr. Chang will check into it.

*Mr. Chang left the meeting.*

**B. District Counsel**

Mr. Howell stated that there was nothing to report from Counsel.

**4. BUSINESS ITEMS**

**A. Review of Resident Resumes for Open Board Seat 4**

Mr. Howell went over the process for the appointing a resident to the open seat. The Board reviewed and discussed the resident resumes.

MOTION TO:	Appoint Andrea Jackson to Seat 4.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

Mr. Howell led Supervisor Jackson in reciting the Oath of Office.

**B. Discussion on Capital Improvements**

Ms. Nichols shared her progress with capital improvements. She went over the designs and placements for the signs with the Board. The Board discussed the sign locations and logos in detail. Ms. Nichols will check with the County on some of the Board’s questions. She also

90 confirmed the sign locations with the Board. The Board will plan to get more feedback from  
91 residents at the workshop. Ms. Nichols will attend the workshop and bring some options for  
92 signage. She will also send Mr. Howell some options by August 9th so he can email them to the  
93 Board for their review prior to the workshop.

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95 *Ms. Nichols left the meeting.*

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97 Mr. Bowersox went over the new landscape renderings and explained the changes. The Board  
98 discussed. The Board agreed to have Supervisor Jackson work with Mr. Bowersox and Mr.  
99 Howell on the landscaping project.

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101 *Mr. Bowersox left the meeting.*

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103 Mr. Howell updated the Board on getting proposals for the playground. Proposals will be sent by  
104 August 9th ahead of the workshop.

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107 **5. CONSENT AGENDA**

- 108 **A. Consideration of Board of Supervisors Regular Meeting Minutes June 16, 2021**  
109 **B. Consideration of Board of Supervisor Continued Meeting Minutes July 13, 2021**  
110 **C. Consideration of Operations and Maintenance Expenditures (Admin) June 2021**  
111 **D. Consideration of Operations and Maintenance Expenditures (HP) June 2021**  
112 **E. Consideration of Operations and Maintenance Expenditures (M/W) June 2021**  
113 **F. Review of Financial Statements Month Ending June 30, 2021**

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115 The Board reviewed the Consent Agenda items. Supervisor Kinser-Powell asked about the gate  
116 remotes invoice on page 148. She also asked about the re-sodding on Greensleeve and the bill  
117 from Don Harrison.

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

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128 **6. MANAGEMENT REPORTS**

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

- 130 **i. Community Inspection Reports**  
131 **ii. Cypress Creek Aquatics Report**  
132 **iii. Charles Aquatics – Fountains Report**  
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134 Mr. Howell reviewed the management reports with the Board.  
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137 **7. SUPERVISOR REQUESTS**  
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139 Supervisor Cockerell mentioned that the flowers at the entrance of Mandolin/Windsor do not  
140 seem to work. She noted that there is a shrub along Countryway that looks great and might work  
141 instead of flowers. Supervisor Cockerell also asked about repurposing the fencing and removing  
142 palms.  
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144 Supervisor Levy asked about re-designating officers. Mr. Howell said there will be a resolution  
145 for re-designating officers at the next meeting and the Board can nominate a Chair and Vice-  
146 Chair at the time.  
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149 **8. AUDIENCE QUESTIONS AND COMMENTS ON OTHER ITEMS**  
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151 There was a question about the progress with the County regarding the landscaping in the  
152 median. Mr. Howell provided an update.  
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155 **9. ADJOURNMENT**  
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157	MOTION TO:	Adjourn.
158	MADE BY:	Supervisor Levy
159	SECONDED BY:	Supervisor Cockerell
160	DISCUSSION:	None further
161	RESULT:	Called to Vote: Motion PASSED
162		5/0 - Motion passed unanimously

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164 *\*These minutes were done in summary format.*  
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166 *\*A copy of the audio recording is available on request.*  
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168 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
169 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
170 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

171 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
172 **noticed meeting held on 8/18/2021.**  
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176 **Signature**

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179 **Printed Name**

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181 **Title:**

- 182  **Chairman**  
183  **Vice Chairman**  
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179 **Printed Name**

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181 **Title:**

- 182  **Secretary**  
183  **Assistant Secretary**  
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186 *Recorded by Records Administrator*

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189 **Signature**

190 8/30/2021  
191 **Date**  
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