

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

1 August 18, 2021 Minutes of Regular Meeting and Public Hearing
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4 Minutes of the Regular Meeting and Public Hearing 5

6 The Regular Meeting and Public Hearing of the Board of Supervisors for Park Place Community
7 Development District was held on **Wednesday, August 18, 2021 at 11:00 a.m.** at the Lake
8 House located at 11740 Casa Lago Lane, Tampa, FL 33626.
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10 11 **1. CALL TO ORDER/ROLL CALL** 12

13 Brian Howell called the Regular Meeting and Public Hearing of the Board of Supervisors of the
14 Park Place Community Development District to order on **Wednesday, August 18, 2021 at 11:00**
15 **a.m.**
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17 **Board Members Present and Constituting a Quorum:**

18 Doris Cockerell Supervisor
19 David Levy Supervisor
20 Cathy Kinser-Powell Supervisor
21 Andrea Jackson Supervisor
22 Erica Lavina Supervisor
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24 **Staff Members Present:**

25 Brian Howell District Manager, Meritus
26 Jessica Hardin District Manager, Meritus
27 Phil Chang District Engineer, Johnson Engineering
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29 Celia Nichols Landscape Architect, Nichols Landscape Architecture
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31 There was one audience member in attendance.
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34 **2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS** 35

36 There were no audience questions or comments on agenda items.
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39 **3. VENDOR/STAFF REPORTS**

40 **A. District Engineer** 41

42 Mr. Chang went over the quote for the repair of the drainage structure. He also obtained a second
43 quote, but it was roughly twice the amount as the first one. The Board asked some questions
44 about the repair process; Mr. Chang answered.
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MOTION TO:	Approve the drainage repairs.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

Mr. Chang provided an update on the repairs to the two pipes and the pothole. The Board briefly discussed the timeline for doing asphalt repairs. Supervisor Lavina asked if an area could be transformed into street parking. Mr. Chang said he can look into it. Supervisor Levy mentioned that on Canopy Dr. as cars are exiting the Manors, there is a potentially dangerous area for drivers. Mr. Chang will look into it and possibly moving the yield sign.

4. BUSINESS ITEMS
A. Discussion on Capital Improvements

Ms. Nichols went over the sign options with the Board. The Board discussed the options and pricing at length. Ms. Nichols will get pricing on the options the Board was interested in and will then report back.

Ms. Nichols left the meeting.

Ms. Hardin and Mr. Howell went over the playground renovation proposals with the Board. The Board discussed the proposals, costs, and renovation options. The Board also discussed doing a survey for the Highland Park side to get more feedback on the options and prices. For Windsor Mandolin, they will hold an in-person workshop on Wednesday, September 8, 2021 at 6:00 p.m. to have Ms. Nichols there.

Ms. Hardin left the meeting.

5. RECESS TO PUBLIC HEARING

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

85 **6. PUBLIC HEARINGS ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**
86 **AND LEVYING O&M ASSESSMENTS**

87 **A. Open Public Hearings on Proposed Fiscal Year 2022 Budget and Levying O&M**
88 **Assessments**
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90	MOTION TO:	Open the public hearings.
91	MADE BY:	Supervisor Levy
92	SECONDED BY:	Supervisor Jackson
93	DISCUSSION:	None further
94	RESULT:	Called to Vote: Motion PASSED
95		5/0 - Motion passed unanimously

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97 **B. Staff Presentations**
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99 Mr. Howell went over the budget and line items. The O&M assessments will be the same as in
100 the previous fiscal year. The Board asked a few questions about the line items; Mr. Howell
101 answered.
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103 **C. Public Comments**
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105 There were no public comments.
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107 **D. Consideration of Resolution 2021-08; Adopting Fiscal Year 2022 Budget**

108 **E. Consideration of Resolution 2021-09; Levying O&M Assessments**
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110 The Board reviewed the resolutions. Mr. Howell went over that Resolution 2021-08 is the budget
111 resolution and Resolution 2021-09 allows the County to collect the assessments.
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113	MOTION TO:	Approve Resolution 2021-08 and 2021-09.
114	MADE BY:	Supervisor Levy
115	SECONDED BY:	Supervisor Jackson
116	DISCUSSION:	None further
117	RESULT:	Called to Vote: Motion PASSED
118		5/0 - Motion passed unanimously

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121 **F. Close Public Hearings on Proposed Fiscal Year 2022 and Budget Levying O&M**
122 **Assessments**
123

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

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132 **7. RETURN TO REGULAR MEETING**
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134 Mr. Howell directed the Board to return to the regular meeting.
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137 **4. BUSINESS ITEMS (cont.)**

138 **B. Consideration of Resolution 2021-10; Re-Designation of Officers**
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140 The Board discussed the resolution and officer positions. Brian Lamb with Meritus will remain
141 as Secretary, Mr. Howell will remain as an Assistant Secretary, and Eric Davidson with Meritus
142 will remain as Treasurer. Mr. Howell asked for appointments for Chair and Vice-Chair.
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MOTION TO:	Appoint Supervisor Levy as Chair.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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151 The Board continued to discuss the officer positions.
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MOTION TO:	Appoint Supervisor Kinser-Powell as Vice-Chair.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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161 **C. Consideration of Resolution 2021-11; Setting Fiscal Year 2022 Meeting Schedule**

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163 The Board reviewed the resolution and meeting schedule.
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165	MOTION TO:	Approve Resolution 2021-11.
166	MADE BY:	Supervisor Levy
167	SECONDED BY:	Supervisor Kinser-Powell
168	DISCUSSION:	None further
169	RESULT:	Called to Vote: Motion PASSED
170		5/0 - Motion passed unanimously

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172 **D. Discussion on Amazon Request for Reserves and Estates Gates**

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174 Mr. Howell went over the Amazon request to put in a system for access to the Reserves and
175 Estates gates. The Board discussed.
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177	MOTION TO:	Approve the Amazon request.
178	MADE BY:	Supervisor Cockerell
179	SECONDED BY:	Supervisor Lavina
180	DISCUSSION:	None further
181	RESULT:	Called to Vote: Motion PASSED
182		5/0 - Motion passed unanimously

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185 **8. CONSENT AGENDA**

- 186 **A. Consideration of Board of Supervisors Meeting Minutes July 21, 2021**
- 187 **B. Consideration of Board of Supervisors Meeting Minutes July 28, 2021**
- 188 **C. Consideration of Operations and Maintenance Expenditures (Admin) July**
- 189 **2021**
- 190 **D. Consideration of Operations and Maintenance Expenditures (HP) July 2020**
- 191 **E. Consideration of Operations and Maintenance Expenditures (M/W) July 2020**
- 192 **F. Review of Financial Statements Month Ending July 31, 2021**

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

9. MANAGEMENT REPORTS
A. District Manager's Report
i. Cypress Creek Aquatics
ii. Community Inspection Reports

Mr. Howell went over the management reports with the Board. He noted that the general fund would need to be reimbursed for the professional fees for the project design up through the bond issuance.

MOTION TO:	Authorize Meritus to reimburse the general fund for all professional fees incurred prior to the refinancing issuance.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

Mr. Howell also provided a landscape update. The Board briefly discussed some landscaping areas that need work.

10. SUPERVISOR REQUESTS

The Board briefly discussed the idea to convert the one area to parking spaces. Supervisor Cockerell felt it would not solve the problem. The Board also noted that the no parking sign needs to be repainted.

Supervisor Jackson mentioned that the irrigation costs have gone down.

237 **11. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**

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239 A resident commented that the ponds look good.

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242 **12. ADJOURNMENT**

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MOTION TO: Adjourn.

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MADE BY: Supervisor Cockerell

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SECONDED BY: Supervisor Levy

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion passed unanimously

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251 *These minutes were done in summary format.

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

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

258 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
259 noticed meeting held on 9/15/2021.

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261 Cathy Perre
262 Signature

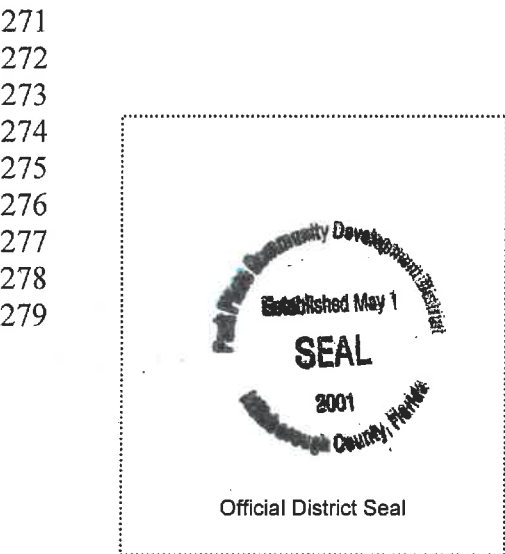
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266 Printed Name

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268 Title:
269 Chairman
270 Vice Chairman

B. Per
Signature

B. Per
Printed Name

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268 Title:
269 Secretary
270 Assistant Secretary



Recorded by Records Administrator

[Signature]
Signature
9/20/2021
Date