

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

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August 17, 2022, Minutes of Public Hearing and  
Regular Meeting

## Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meetings of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, August 17, 2022, 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 Public Hearing and Regular Meetings of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, August 17, 2022, at 11:00 a.m.**

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

Cathy Kinser- Powell	Vice-Chair
Andrea Jackson	Supervisor
David Levy	Supervisor
Doris Cockrell	Supervisor
Erica Lavina	Supervisor

#### Staff Members Present:

Brian Howell	District Manager, Inframark
Angie Grunwald	District Manager, Inframark
Phil Chang	District Engineer, Johnson Engineering
Tim Gay	Yellowstone
Tim Bowersox	

There were four (4) resident audience members in attendance.

### 2. PUBLIC COMMENT ON AGENDA ITEMS

There were no comments regarding the agenda.

### 3. RECESS TO PUBLIC HEARING

Mr. Howell directed the Board to recess to Public Hearing.

### 4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

#### A. Open the Public Hearing on Final Fiscal Year 2023 Budget

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MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Cockrell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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**B. Staff Presentation**

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Mr. Howell went over the financial strength of the district, the districts success of managing the Budget in the past and clean audits. However, because of that there was no need to increase the assessments for 2023. Mr. Howell noted CCD was only over Budget this year because of all the road work, which was paid for from the reserves, the CDD will amend 2022 Budget this fall to reflect that.

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**C. Public Comment**

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There were no public comments.

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**D. Consideration of Resolution 2022-03; Adopting Final Fiscal Year 2023 Budget**

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The Board reviewed and discussed the resolution.

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MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Cockrell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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**E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

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MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Cockrell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

88 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

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90 **A. Open the Public Hearing on Levying O&M Assessments**

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MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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**B. Staff Presentation**

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101 Mr. Howell made a presentation to the Board.

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**C. Public Comment**

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105 There were no public comments.

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**D. Consideration of Resolution 2022-04; Levying O&M Assessments**

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109 The Board reviewed and discussed the resolution.

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MOTION TO:	Approve Resolution 2022-04.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Cockrell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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**E. Close the Public Hearing on Levying O&M Assessments**

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MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Cockrell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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127 **6. RETURN AND PROCEED TO THE REGULAR MEETING**

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129 Mr. Howell directed the Board to proceed to the regular meeting.

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131 **7. VENDOR/STAFF REPORTS**

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133 **A. District Engineer**

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i. Mandolin Estates Renaissance View Ct Curb Addition Proposals

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136 Mr. Chang went over the proposal for the work on renaissance and Site masters was the low bid.

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MOTION TO:	Approve proposal by Site Master for curb addition.
MADE BY:	Supervisor Kinser- Powell
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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145 Mr. Chang and the Board discussed the request for the CDD to maintain row areas by the Ashton  
146 woods townhomes on brick place. Mr. Howell and Mr. Chang did not think it was the  
147 responsibility of the CDD per existing maintenance map. Mr. Bowersox concurred as the CDD  
148 landscape provider. Audience members were convinced it was. The Board stated this had been  
149 reviewed once before and determined it was not the CDD. The Board directed staff to check with  
150 counsel one more time and report back at the next meeting.

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152 Mr. Chang stated the street signs on Mandolin Reserves would be replaced soon. Mr. Chang  
153 asked to get proposals on the broken street drain and curb on canopy and see if curb is under  
154 warranty.

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156 **B. District Counsel**

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158 There are no reports on behalf of the District Counsel.

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160 **C. District Manager**

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i. **Community Inspection Report**

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ii. **Fountain Reports**

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iii. **Manager's Report**

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165 Mr. Bowersox went over the upcoming schedule for landscape which included annual rotation,  
166 tree trimming, mulch, and detail schedule. Mr. Bowersox was asked to look at a dead oak, area  
167 on green sleeve, weeds in pavers, bus stop-school trees for trimming and moss. It was noted the  
168 detail really needed to be caught up on in various areas.

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171 **8. BUSINESS ITEMS**

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173 **A. Consideration of Resolution 2022-05; Setting FY 2023 Meeting Schedule**

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175 The Board reviewed and discussed the resolution.

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177	MOTION TO:	Approve Resolution 2022-05.
178	MADE BY:	Supervisor Kinser-Powell
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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184 **B. Discussion on Holiday Lighting**

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186 Mr. Gay went over the holiday lighting proposal and after discussion the Board voted by a  
187 motion to approve the 18-foot tree. Mr. Gay said if the district liked the new tree, he would hold  
188 the price for 2 more years.

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190	MOTION TO:	Approve the 18-foot tree.
191	MADE BY:	Supervisor Levy
192	SECONDED BY:	Supervisor Cockrell
193	DISCUSSION:	None further
194	RESULT:	Called to Vote: Motion PASSED
195		5/0 - Motion passed unanimously

196  
197 Mr. Gay asked to give a quote to replace bad hardware for banner and to replace any banners that  
198 are old, missing, or tattered. Also, a quote and examples for banners for Windsor and Mandolin.

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201 **9. CONSENT AGENDA**

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203 **A. Consideration of Board of Supervisors Regular Meeting Minutes June 15, 2022**  
204 **B. Consideration of Operations and Maintenance Expenditures June 2022**  
205 **C. Consideration of Operations and Maintenance Expenditures July 2022**  
206 **D. Review of Financials Statements Month Ending July 31, 2022**

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208 The Board reviewed the Consent Agenda items and financial statements.

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213	MOTION TO:	Approve the Consent Agenda A-D.
214	MADE BY:	Supervisor Jackson
215	SECONDED BY:	Supervisor Levy
216	DISCUSSION:	None further
217	RESULT:	Called to Vote: Motion PASSED
218		5/0 - Motion passed unanimously

219  
220 Mr. Howell then went over the wall project and due to escalating costs the CDD could only do  
221 the Wall-without cap and stonework, Windsor Place monuments and landscape required by the  
222 county. Other option was to wait and see if prices came down in the future. The Board asked for  
223 the architect to come to the September meeting to discuss options on this project. Mr. Howell  
224 Ms. Grunwald will send out to the Board projections for year-end reserve account balances and  
225 info related to the wall project.

#### 226 227 **10. SUPERVISOR REQUESTS**

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229 Ms. Cockrell monument at reserves need looked at for drainage.

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231 Ms. Kinser-Powell commented on dog stations not being addressed properly, spareem gas  
232 charge, electrician stated up lighting for estates/reserves monuments and landscape were  
233 reaching end of their useful life.

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235 Ms. Jackson landscape issues and detail not being done-asked staff to monitor closely

236  
237 Mr. Levy playground looks great and bike rack is in

#### 238 239 **11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**

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241 An audience commented on the row way permit for country way boulevard, playground, if pour  
242 in play can be better addressed and steps on play structure? CDD will get a proposal to paint the  
243 pour in play and ask contractor about the steps and any remedy.

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245 A discussion on adding two signs at the playground stating “No Pets Allowed” except for service  
246 animals. The Board directed staff to get two signs installed.

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257 **12. ADJOURNMENT**  
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259	MOTION TO:	Adjourn at 12:44 p.m.
260	MADE BY:	Supervisor Levy
261	SECONDED BY:	Supervisor Lavina
262	DISCUSSION:	None further
263	RESULT:	Called to Vote: Motion PASSED
264		5/0 - Motion passed unanimously

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267 *\*These minutes were done in summary format.*

268  
269 *\*A copy of the audio recording is available on request.*

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

274 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
275 **noticed meeting held on 9/21/2022.**

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279 **Signature**

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282 **Printed Name**

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284 **Title:**

- 285  **Chairman**  
286  **Vice Chairman**

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279 **Signature**

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282 **Printed Name**

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284 **Title:**

- 285  **Secretary**  
286  **Assistant Secretary**

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289 *Recorded by Records Administrator*

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292 **Signature**

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295 9/22/2022

296 **Date**

