

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

September 21, 2022, 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, September 21, 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

Angie Grunwald called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, September 21, 2022, at 11:00 a.m.**

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

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

#### Staff Members Present:

Angie Grunwald	District Manager, Inframark
John Vericker	District Counsel, Straley & Robin, P.A.
Phil Chang	District Engineer, Johnson Engineering
Celia Nichols	Landscape Architect

There were three (3) resident audience members in attendance.

Bill Berra  
Eric  
Lyn Gonzalez

### 2. PUBLIC COMMENT ON AGENDA ITEMS

There were no comments regarding the agenda.

### 3. VENDOR/STAFF REPORTS

#### A. Celia Nichols -Wall Projections Estimates

The Board reviewed the drawings for the wall project along Mandolin Reserve, Mandolin Estates and Windsor Place. The Board agrees with the wall as is without the brick and decorative features, they asked Celia to increase the wall height on the wall at Mandolin Estates to the same height as the others and resubmit the plans for approval. They also requested to remove the monuments and any future additions to the plans.

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**B. District Engineer**

- i. Sidewalk/Driveway – 11118 Cavalier Pl
- ii. Repair for Broken Curb Inlet Top Proposal– Canopy & Perfect Place
- ii. Valley Curb Replacement with Asphalt Repair Proposal

For the repairs at 11218 Cavalier Place, the Board indicated that it was the homeowner’s responsibility to make the repairs, the CDD is not responsible for driveway repairs Inlet Repair at Canopy and Perfect Place.

MOTION TO:	Approve the Inlet replacement proposal in the amount of \$2,800.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

The property at 11611 Greensleve Ave, Mr. Chang will work with the contractor resulting an approval if they install a root barrier.

MOTION TO:	Approve the proposal in the amount of \$5,710 for root barrier installation.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**C. District Counsel**

The Board and Mr. Vericker discussed the area along Brick Place and Canopy. The final decision was for the CDD to maintain this area in question. The CDD manager will get with the landscaper and the engineer to update the landscaping map.

90	MOTION TO:	Approve the CDD to maintain areas along Brick
91		Place and Canopy. Along with informing the
92		landscapers and engineer to update the landscaping
93		map.
94	MADE BY:	Supervisor Jackson
95	SECONDED BY:	Supervisor Levy
96	DISCUSSION:	None further
97	RESULT:	Called to Vote: Motion PASSED
98		4/0 - Motion passed unanimously

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101 **D. District Manager**

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103 **i. Community Inspection Report**

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105 The Board is unhappy with weeds throughout the community and feel landscaper is lacking in  
106 attention to detail.

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108 The weeds at the Reserves need to be addressed.

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110 The grass covering the sidewalks along Citrus Park Dr on the left side where the county installed  
111 new landscaping. The Board wants the landscaper to edge sidewalk.

112  
113 Get the updated landscaping map from Tim.

114  
115 **ii. Cypress Creek Aquatics Report**

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117 The pond # 15 close to Windsor is bubbling and going on and off. Phil is going to get with the  
118 Aquatics team to address.

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120 **iii. Manager's Report**

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122 There were no managers' report.

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125 **4. BUSINESS ITEMS**

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127 **A. Consideration of Resolution 2022-06; Re-Designation of Officers**

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129 The Board reviewed and discussed the resolution.

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MOTION TO:	Approve Resolution 2022-06 to remove Brian Howell and appoint Angie Grunwald as District Manager.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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**B. Consideration of Resolution 2022-07; Authorization of Spending Limits on Holiday Lighting**

The Board reviewed and discussed the resolution.

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MOTION TO:	Approve Resolution 2022-07 and allowing Angie Grunwald to approve continuing invoices (utilities).
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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**C. Discussion on Pressure Washing Proposals within the Community**

The Board wants to hold off on other pressure washing maintenance for now.

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MOTION TO:	Approve the quotes for pressure washing of playground and walkway in front of the monument at the Reserve. Approval for quote to paint playground.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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**5. CONSENT AGENDA**

- A. Consideration of Board of Supervisors Public Hearing and Regular Meeting Minutes August 17, 2022**
- B. Consideration of Operations and Maintenance Expenditures August 2022**
- C. Review of Financials Statements Month Ending August 31, 2022**

173 The Board reviewed the Consent Agenda items and financial statements.  
174

175	MOTION TO:	Approve the Consent Agenda A-C.
176	MADE BY:	Supervisor Jackson
177	SECONDED BY:	Supervisor Levy
178	DISCUSSION:	None further
179	RESULT:	Called to Vote: Motion PASSED
180		4/0 - Motion passed unanimously

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182 **6. SUPERVISOR REQUESTS**  
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184 The Board requested to check with Gene on punch list for work that was needed along Citrus  
185 Park Dr by the county. Celia is helping as well.

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187 The Board requested to mow around pond 13 - not mowing the proper areas, 10 ft past the house  
188 and should be mowing more.

189  
190 The Board requested the Estates Gate to look at gate boxes, damages, and possible fire. Also, to  
191 look at circuit board with Dale.

192  
193 The Board requested to have possible gate signs that say under surveillance?  
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195 The Board requested Pine Trees along the sidewalk on Citrus Park Rod around the boardwalk  
196 but not along the boardwalk.

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198 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**  
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200 A resident Bill asked that we get with Phil about the areas on the paved streets that are low  
201 Casalago NW corner and Near Racetack  
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203 A resident Eric commented on the county permit for us to maintain and working to install a berm  
204 and want the ownership map of the area.  
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206 **8. ADJOURNMENT**  
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208	MOTION TO:	Adjourn at 12:44 p.m.
209	MADE BY:	Supervisor Kinser- Powell
210	SECONDED BY:	Supervisor Jackson
211	DISCUSSION:	None further
212	RESULT:	Called to Vote: Motion PASSED
213		4/0 - Motion passed unanimously

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

223 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
224 noticed meeting held on 10/19/2022.

225  
226 Cathy Powell  
227 Signature

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229 Cathy Powell  
230 Printed Name

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233 Title:  
234  Chairman  
235  Vice Chairman

Angie Crownd  
Signature

Angie Crownd  
Printed Name

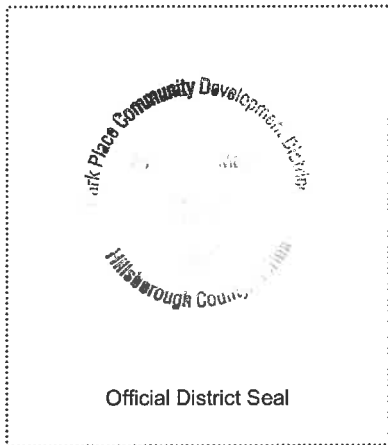
Title:  
 Secretary  
 Assistant Secretary

Recorded by Records Administrator

[Signature]  
Signature

10/24/2022

Date



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