

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

November 16, 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, November 16, 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, November 16, 2022, at 11:00 a.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Angie Grunwald	District Manager, Inframark
Phil Chang	District Engineer, Johnson Engineering
Celia Nichols	District Landscape Architect
Tim Bowersox	Landscaper, Yellowstone

There were two (2) resident audience members in attendance.

Eric Bullard
Lyn Gonzalez

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no comments regarding the agenda.

3. VENDOR/STAFF REPORTS

A. District Engineer

Mr. Chang discussed his report to the Board.

There is a broken curb at the alley west of Perfect Place, working on quote to get this repaired.

There is a broken inlet top at the corner of Ecclesia, working on quote to get this repaired

48 The water enclosure for Highland Park between 14689 Canopy Dr & 14687 Canopy Dr. Mr.
49 Chang is working on getting quotes for the repair.

50 There is a tree lifting on the curb at 1611 Greensleve Ave, homeowner Ben Johnson, causing
51 water to pool, homeowner is responsible for some of the repairs on his property, CDD will cover
52 others on street and sidewalk. The quote to repair is \$5,710 and the Board approved the work if
53 the homeowner installs a root barrier. A new update with homeowner who is refusing to install a
54 root barrier. Board wants manager to contact District Attorney to verify who is responsible for
55 repairs. Board decided that no repairs will be made at this time.

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57 There is an exposed Pipe by the exit gate of Mandolin Reserve. Mr. Chang received a quote to
58 remove the pipe and replace it with rocks. The Board voted to approve the work.
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MOTION TO:	Approve to remove the pipe and replace it with rocks.
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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67 **B. District Counsel**

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69 The District Counsel was not present and no reports currently.
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71 **C. Landscape Vendor – Tim Bowersox with Yellowstone Landscape**

72 **D. Landscape Architect - Celia Nichols -Wall Projections**
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74 A presentation was given by Celia Nicholas with information about the wall project.
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76 The Board agreed to have Celia provide manager with a cost to file the plans with the county and
77 to determine what the cost savings would be if the wall was shortened to 7.5 ft. The Board wants to
78 use those cost savings to add landscaping to improve the overall look and help disguise the wall.
79

80 Ms. Nichols discussed irrigation concerns with the irrigation on the Citrus Park median and the
81 area along the sides of the road. Celia verified that we have an allows for irrigation with the new
82 wall project. Ms. Nichols needs a location from Tim for the controller and water meter.
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84 A proposal to sod the corner of Canopy Drive. The Board voted to approve the work.
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MOTION TO:	Approve to sod the corner of Canopy Drive.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further

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RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

A proposal to make landscape improvements to Cotswold Islands behind the buildings. The Board requested that the landscaping be cut back and asked for a new quote.

The rocks around the medians will be repaired but will not replace.

The winter flowers rotation will begin soon.

The landscape improvements to CDD property next to 11322 Minaret Dr as the Board agreed to not sod this area.

The landscape cover for concrete structure by the pond by Gothic to improve the look. Tim will look to see what the options are.

The landscape at the Estates of the man gate by the sidewalk, the Board would like the landscaping moved back away from the sidewalk. Mr. Bowersox will look.

The Boulder is missing from park as a decision was not made to replace it.

The Board requested that the landscape team pay more attention to detail.

E. District Manager
i. Community Inspection Report
ii. Manager's Report

The Board asked if a discussion was made with the Aquatic's vendor about the confrontation with the homeowner and manager confirmed that she spoke with the owner, and it should not happen again.

Cathy tested and the gate keys and it don't fit, she will get with Dale to see if he can help or where to get spares.

Ms. Grunwald will seek quotes to order new key fobs.

There are patches at the park, Ms. Grunwald is going to get other quotes to repair/replace the patches with a color that matches.

The Board approved the pressure washing of the park.

4. BUSINESS ITEMS

A. Consideration of Resolution 2023-01; Adopting Amended FY 2021-2022 Budget

The Board reviewed and discussed the resolution.

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MOTION TO:	Approve the Resolution 2023-01.
MADE BY:	Supervisor Kinser- Powell
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

5. CONSENT AGENDA

- A. Consideration of Board of Supervisors Regular Meeting Minutes October 19, 2022**
- B. Consideration of Operations and Maintenance Expenditures October 2022**
- C. Review of Financials Statements Month Ending October 31, 2022**

The Board reviewed the Consent Agenda items and financial statements.

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

6. SUPERVISOR REQUESTS

The Board discussed opening the gates manually for special events.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

The resident commented regarding plans on when Citrus Park area will be turned over to us. The irrigation is buried.

The resident commented regarding plans on when the median on Country ay Blvd will be landscaped

A resident requested maps for the community, so the audience knows what areas are in discussion.

The 2022 Budget was missing from the website. Ms. Grunwald will have it corrected.

177 The residents asked about the flags and if we had any extras. Some coach homes behind the gate
178 at Mobley asked for holiday flags.

179 **8. ADJOURNMENT**

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181	MOTION TO:	Adjourn at 12:42 p.m.
182	MADE BY:	Supervisor Levy
183	SECONDED BY:	Supervisor Cockerell
184	DISCUSSION:	None further
185	RESULT:	Called to Vote: Motion PASSED
186		5/0 - Motion passed unanimously

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189 **These minutes were done in summary format.*

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

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

196 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
197 noticed meeting held on 01/18/2023.**

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Signature

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Printed Name

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Title:

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Chairman

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Vice Chairman

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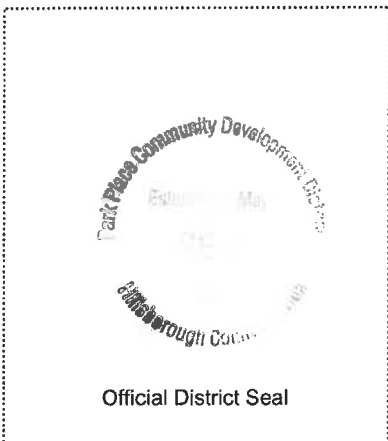
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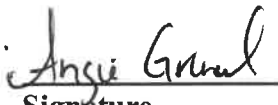
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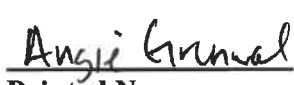
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Signature


Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator


Signature

1/20/2023
Date

Date