

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

October 21, 2015 Minutes of Regular Meeting

MINUTES OF REGULAR MEETING

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on Wednesday, October 21, 2015 at 4:00 p.m. at The Lake House, located at 11740 Casa Lago Lane, Tampa, Florida 33626.

1. CALL TO ORDER/ROLL CALL

Mr. Howell called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, October 21, 2015 at 4:10 p.m.

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
Erica Lavina	Supervisor
Tony Jones	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Nicole Chamberlain	Meritus
John Wegner	ValleyCrest
Tonja Stewart	District Engineer (<i>Via Speakerphone</i>)

One (1) Resident arrived at 4:50 PM

2. SUPERVISOR REQUESTS AND AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

None

3. VENDOR AND STAFF REPORTS

Mr. Howell noted that there was nothing to report from the District Counsel.

A. District Engineer

Tonja Stewart went over her report and noted that the painting striping was in progress and should be completed within the next day or so. Ms. Stewart also confirmed that the parking spaces by Classic Townhomes and Fountain Head Park were included. She's also researching the Fountain Head area in regards to the parallel parking concerns raised by residents. She will look to see if striping may help and there also may need to be two stop signs ordered.

Mr. Howell noted that the repair to the sidewalk on Bournemouth was completed.

Supervisor Jones noted a possible concern of pavers sinking in by the sewer adjacent to the Goddard School and asked Ms. Stewart to inspect and he also inquired about the traffic calming measures (Canopy and adjacent streets).

49 Ms. Stewart stated it would be important to get buy in from community.
50

51 Mr. Howell mentioned one of his other Districts was going through this and the process they
52 used was getting the areas identified on a map, getting estimated costs and then having a
53 workshop with the community. Speed tables were being paid for from the reserve account.
54 Meritus and the District Engineer would run the workshop and it probably would be after the
55 holidays in January to allow for proper time, etc. The Board was not required to attend the
56 workshop but can if they would like as the workshop will be advertised.
57

58 The Board concurred and directed Ms. Stewart to get the review started. Mr. Howell also
59 mentioned they should get pricing for brick paver speed tables and asphalt so there could be
60 pricing options.
61

62 Supervisor Jones also noted a sign was damaged from a car accident along Race Track Road.
63 Tonja Stewart will review and get it repaired.
64

65 **B. District Counsel**

66 **C. District Manager Report**
67

68 Mr. Howell stated that the current company doing the cleaning at Highland Park was not
69 performing well and he was seeking to get another provider.
70

71 **i. Staff Task List**
72

73 Mr. Howell went over the action item list and noted that Lake Dagny was being treated as
74 discussed the previous month, carp barricade was installed and the permit for the carp submitted
75 to FWC. Pond 15 would be planted within the next 30 days.
76

77 Supervisor Jones discussed the parking issue on Canopy and the Highland Park area. He was of
78 the opinion that towing should only be enforced on the left side and that could be done 24/7.
79 Supervisor Jones also stated that he and Ms. Chamberlain had reviewed the site for parking
80 signage, and he was working on finalizing the list for any additional signs needed.
81 Ms. Chamberlain will schedule a meeting to meet with the towing company onsite to go over
82 where towing would be enforced.
83

84 Supervisor Lavina noted the monument at the Reserve still needed painting on the backside of
85 the wall. Mr. Howell stated he will contact the vendor and Supervisor Jones asked Mr. Howell to
86 get a quote to paint the clock.
87

88 **ii. Reserve Study Proposal**
89

90 Mr. Howell went over the Reserve Study Proposal and the Board agreed it should be done for
91 future planning. He advised that the firm doing the study stated it would be completed by
92 January or early February which left plenty of time to plan for the 2017 budget season.
93

MOTION TO:	Approve the Reserve Study Proposal
MADE BY:	Supervisor Cockerell
SECOND BY	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 – Motion passed unanimously

D. Field Inspection Reports

John Wegner then went over his report and noted damage being done to the sod and irrigation in the Highland Park home section from buses, delivery vehicles etc. The Board asked Mr. Wegner to get pricing for boulders to discourage this.

Mr. Wegner advised that most of the landscaping enhancements were completed and mulch would be done in November along with palm pruning.

Mr. Howell asked about replacement plants for Hawthorn at Estates. Mr. Wegner stated it would be done shortly. He also went over the proposal to install Hollies along Citrus Park Drive and add sod so the area was uniform like the rest of the common areas.

MOTION TO:	Approve the Hollies Proposal and Add Sod to keep the area uniform
MADE BY:	Supervisor Cockerell
SECOND BY	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 – Motion passed unanimously

The Board asked Mr. Wegner to add sod by the monument at Reserve so it all tied in as there was a mulch area that looked out of place.

Supervisor Jones went over all the landscaping enhancements and stated that more was getting done than approved as some was tabled until Fiscal Year 2016. Mr. Wegner stated there was a communication error between staff and Mr. Howell concurred he had asked for only what Supervisor Jones and the design team had finalized. Mr. Howell did state they could fund it from the 2016 landscape budget, but this work would eat up a considerable amount of funds. The Board stated that the hardscape enhancement at the clock looked great. Mr. Wegner noted they were almost done and were installing annuals.

Supervisor Jones stated he would like to enhance the rest of the area along the pond on Bournemouth.

4. BUSINESS ITEMS

A. General Matters of the District

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting September 16, 2015

MOTION TO:	Approve the Minutes from September 16, 2015; with correction to line nine to read Howell not Lamb
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

B. Consideration of Operation & Maintenance Expenditures (Admin) October

MOTION TO:	Approve the Operations & Maintenance Expenditures (Admin) October
MADE BY:	Supervisor Cockerell
SECOND BY	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously

Mr. Howell advised that the \$49.00 charges were for website maintenance monthly fees.

C. Consideration of Operation & Maintenance Expenditures (Highland Park) October

MOTION TO:	Approve the Operations & Maintenance Expenditures (Highland Park) October
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

Mr. Howell explained what the security service invoice was for to Supervisor Jones and that the one day a week roving patrol was helping with illegal vehicles such as campers etc. The irrigation leaks were also noted and reported to staff. Mr. Howell noted that the residents around Goddard School were pleased as they assisted with getting the campers, etc. removed.

**D. Consideration of Operation & Maintenance Expenditures (Mandolin/Windsor)
October**

MOTION TO:	Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) October
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending August 31, 2015

Financials were accepted.

6. SUPERVISOR REQUESTS

Supervisor Jones went over the Holiday Lights Proposal for Highland Park. The Board had a detailed discussion on what was needed and the budget. Mr. Howell stated most communities he dealt with kept it to about \$5,000.00 with one or two nudging towards \$6,500.00.

MOTION TO:	Approve the Holiday Lighting Proposal in Highland Park with a cap not to exceed \$7,500.00
MADE BY:	Supervisor Cockerell
SECOND BY	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously

Supervisor Jones will work with the vendor and staff to implement the program.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

The new hardscape looked good, and if Lake Dagny landscape enhancement was done. He was informed that annuals and mulch still had to go in.

Who owned the irrigation and was informed CDD did outside the gate.

Stated that the irrigation for behind the gates (HOA) appeared to be connected to the CDD line and Mr. Wegner is looking into this issue.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

**These minutes were done in summary format.*

**Copy of audio tape available on request.*

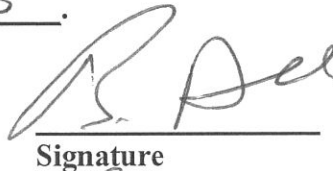
**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on November 18, 2015.


Signature

Doris Cockerell
Printed Name


Title:
☒ Chairman
☐ Vice Chairman


Signature

Ben Hawley
Printed Name

Title:
☐ Secretary
☒ Assistant Secretary

Recorded by Records Administrator


Signature
November 19, 2015
Date

