

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING AND
PUBLIC BUDGET HEARING
AUGUST 18, 2010**

PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT UPDATED-AGENDA
August 18, 2010 at 4:00 p.m.

The Lake House located at 11740 Casa Lago Lane, Tampa, Florida 33626

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Linda Meyn Michael Rosen Alex Petrilak Erica Lavina Darren Booth
District Manager	District Management Services, LLC	Peter Altman
District Attorney	Straley & Robin, PA	John Vericker
District Engineer	WilsonMiller, Inc.	Tonya Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **4:00 p.m.** with the first section called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The next section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The next section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

August 5, 2010
Board of Supervisors
Park Place
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Park Place Community Development District will be held on **Wednesday, August 18, 2010 at 4:00 p.m.** at the Lake House located at 11740 Casa Lago Lane, Tampa, Florida 33626. Included below is the agenda.

1. **CALL TO ORDER/ROLL CALL**
2. **STAFF REPORTS**
 - A. District Counsel
 1. Discussion of Construction Litigation..... Tab 1
 - B. District Engineer
 1. Presentation by Florida Fish and Wildlife Commission and Discussion with Aquatics Vendor . Tab 2
 2. Discussion of Galt Lake Bank Erosion Tab 3
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting, June 16, 2010..... Tab 4
 - B. Review of Operation & Maintenance Expenditures (Highland Park) July 2010..... Tab 5
 - C. Review of Operation & Maintenance Expenditures (Mandolin/Windsor) July 2010 Tab 6
 - D. Review of Operation & Maintenance Expenditures (Highland Park) August 2010..... Tab 7
 - E. Review of Operation & Maintenance Expenditures (Mandolin/Windsor) August 2010..... Tab 8
 - F. Presentation of Financial Statements, Period Ending June 30, 3010 Tab 9
 - G. Status of Debt and Operations Collections..... Tab 10
4. **BUSINESS ITEMS**
 - A. Fiscal Year 2011 Budget Public Hearing Tab 11
 1. Consideration of Resolution 2010-03; Adopting the Fiscal Year 2011 Budget..... Tab i
 2. Consideration of Resolution 2010-04; Imposing Special Assessments Tab ii
 - B. Consideration of Resolution 2010-05; Setting the Fiscal Year 2011 Meeting Schedule..... Tab 12
 - C. Public Hearing on Highland Park Amenity Policies and Rates..... Tab 13
 1. Proposed Policies and Schedule of Rates..... Tab i
 - D. Discussion of Mandolin Estates Dog Stations..... Tab 14
 - E. Update on Fiscal Year 2010 Capital Improvement and Repair Items Tab 15
 - F. Consideration of Electrical Utility Reimbursement Request Tab 16
 - G. General Matters of the District
5. **STAFF REPORTS**
 - A. District Manager
 1. Discussion with Raymow..... Tab 17
 1. General Maintenance..... Tab i
 2. Racetrack Road Update Tab ii
 2. Discussion of District Employee Position..... Tab 18
 3. Operations Report Tab 19
 1. Landscape Inspection Report Tab i
 2. Aquatics Inspection Report Tab ii
 3. Facilities Inspection Report..... Tab iii
 4. Active Action Item List..... Tab iv
 4. Presentation of Arborist Evaluation Reports..... Tab 20
 1. Highland Park Oak Tree Evaluation..... Tab i
 2. Windsor Mandolin Oak Tree Evaluation Tab ii
 3. Be-Mac Tree Replacement Proposals Tab iii
 4. Raymow Tree Replacement Proposals..... Tab iv
6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
 - A. Communications
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Peter Altman
Assistant Secretary