

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 700 ♦ Tampa, Florida 33607

***Minutes of Public Meeting
Board of Supervisors***

Date: April 20, 2005
Time: 1:30 p.m.
Location: Office of Fowler White, P.A.
501 East Kennedy Boulevard
Suite 1700, Tampa, Florida 33602

1. CALL TO ORDER/ ROLL CALL

The meeting was called to order at 1:30 p.m.

Board Members Present and Constituting a Quorum were:

Mike McDonald	Chairman
Ramona Lashley	Vice Chairman
David Kern	Assistant Secretary
Chuck Carr	Assistant Secretary

Staff Members present were:

Brian Lamb	District Administrator, District Management Services, LLC
Erin Larrinaga	District Attorney, Fowler White

Additional audience present were:

Joe Gibbons

2. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board of Supervisors' Meeting on February 16, 2005 (Behind Tab 1)

Mr. Lamb asked if there were any additions, deletions or corrections to the minutes as presented. No changes were noted.

MOTION TO:	Approve the Minutes from February 16, 2005, as presented
MADE BY:	Supv. Mike McDonald
SECONDED BY:	Supv. David Kern
RESULT:	Called to Vote: motion PASSED 4/0 All in Favor (McDonald, Lashley, Kern, Carr)

B. Consideration of Authorization to Disburse District Funds FY2005-06 (previously distributed) and FY2005-07 (Behind Tab 2)

Mr. Lamb stated the disbursement request FY2005-06 and FY2005-07 includes invoices for standard contractual commitments and operational expenses of the District.

MOTION TO:	Authorize Disbursement of Funds for Operation and Maintenance Expenditures (FY2005-06 and FY2005-07)
MADE BY:	Supv. Mike McDonald
SECONDED BY:	Supv. David Kern
RESULT:	Called to Vote: motion PASSED 4/0 All in Favor (McDonald, Lashley, Kern, Carr)

C. Consideration of Series 2003 Construction Requisitions #91-#95 (Behind Tab 3)

Mr. Lamb stated that Requisitions #91-#95 have previously been certified by the District Engineer and approved by the Chairman.

MOTION TO:	Approve Payment of Series 2003 Construction Requisitions #91-#95
MADE BY:	Supv. Chuck Carr
SECONDED BY:	Supv. Ramona Lashley
RESULT:	Called to Vote: motion PASSED 4/0 All in Favor (McDonald, Lashley, Kern, Carr)

3. BUSINESS ITEMS

- A. Consideration of Encroachment Applications (Behind Tab 4):**
1. Rebecca and John Stapleton: 11608 Renaissance View Ct, Tampa, FL
 2. Classic Townhomes of Tampa Bay II, LLC.
 3. Michelle Mayfield: 11624 Greensleeve Ave., Tampa, FL

Mr. Lamb stated the next item on the agenda was encroachment applications. There was a brief discussion regarding the District Engineer's opinion (as e-mailed and presented) and the concerns of allowing fences, patios (or similar items) within the District's common areas.

MOTION TO: Approve the landscaping and irrigation improvements at 11608 Renaissance View Ct, Tampa, FL, subject to County permitting, but to deny the approval of the fence
MADE BY: Supv. Ramona Lashley
SECONDED BY: Supv. Mike McDonald
RESULT: Called to Vote: motion PASSED
4/0 All in Favor (McDonald, Lashley, Kern, Carr)

MOTION TO: Deny the requested improvements at 11624 Greensleeve Ave., Tampa, FL
MADE BY: Supv. Chuck Carr
SECONDED BY: Supv. Mike McDonald
RESULT: Called to Vote: motion PASSED
4/0 All in Favor (McDonald, Lashley, Kern, Carr)

MOTION TO: Approve the application for Classic Townhomes of Tampa Bay II, LLC.
MADE BY: Supv. Ramona Lashley
SECONDED BY: Supv. Chuck Carr
RESULT: Called to Vote: motion PASSED
4/0 All in Favor (McDonald, Lashley, Kern, Carr)

Staff was directed to contact the applicants regarding the Board's decision and if applicable, to refund fees for those applicants denied.

B. Resignation and Appointment of New Supervisor (Behind Tab 5)

Mr. Lamb stated that Mr. David Kern has submitted his resignation from the Board of Supervisors.

MOTION TO: Accept the resignation of Mr. David Kern from the Board of Supervisors of the Park Place CDD
MADE BY: Supv. Ramona Lashley
SECONDED BY: Supv. Mike McDonald
RESULT: Called to Vote: motion PASSED
3/0 All in Favor (McDonald, Lashley, Carr)

The Board unanimously nominated Mr. Joe Gibbons to fill the unexpired term of office of Mr. David Kern.

MOTION TO:	Appoint Mr. Joe Gibbons to the Board of Supervisors of the Park Place CDD, to fill the unexpired term of office of Mr. David Kern; with no compensation.
MADE BY:	Supv. Ramona Lashley
SECONDED BY:	Supv. Chuck Carr
RESULT:	Called to Vote: motion PASSED 3/0 All in Favor (McDonald, Lashley, Carr)

Mr. Lamb administered the Oath of Office to Mr. Gibbons and advised him of his obligations under the Sunshine Law and financial disclosure requirements.

C. Consideration of Resolution 2005-09, Re-designating the Officers of the District (Behind Tab 6)

Mr. Lamb presented Resolution 2005-09 recommending re-designation of the District's officers. Discussion ensued and the following nominations were made:

C. Mike McDonald	Chairman
Chuck Carr	Vice Chairman
Brian K. Lamb	Secretary
Ramona Lashley	Assistant Secretary
Mike Griffin	Assistant Secretary
Joe Gibbons	Assistant Secretary
Denise Armstrong	Treasurer
Ramona Lashley	Assistant Treasurer

MOTION TO:	Approve Resolution 2005-09, re-designating the officers of the District, as nominated.
MADE BY:	Supv. Chuck Carr
SECONDED BY:	Supv. Mike McDonald
RESULT:	Called to Vote: motion PASSED 4/0 All in Favor (McDonald, Lashley, Gibbons, Carr)

D. Presentation of Fiscal Year 2006 Proposed Budget and Consideration of Resolution 2005-10, Adopting a Proposed Budget, Setting a Public Hearing date and Authorizing Notice of Assessments (Behind Tab 7)

Mr. Lamb did a brief overview of the proposed budget. Additionally he stated the budget before the Board does not bind them to the numbers contained within; modifications can be made at the Public Hearing and prior to finalization.

MOTION TO:	Approve Resolution 2005-10, adopting a Proposed Budget, Setting a Public Hearing Date and Authorizing Notice of Assessments
MADE BY:	Supv. Mike McDonald
SECONDED BY:	Supv. Ramona Lashley
RESULT:	Called to Vote: motion PASSED 4/0 All in Favor (McDonald, Lashley, Gibbons, Carr)

4. STAFF REPORTS

A. District Counsel

1. Status of Record Transition

Ms. Larrinaga stated that Fowler, White, et al. was going to appoint a member from their litigation department to send a letter to the State Attorney's Office and also work with the litigation department to file a complaint against Rizzetta and Company, regarding the records request issue and Rizzetta and Company's lack of response to previous requests.

2. Status of Ownership Transfers

Ms. Larrinaga presented a Warranty Deed between Leslie-Adair Group and Park Place CDD and a Quit Claim Deed between Park Place CDD and Mandolin Homeowners' Association.

MOTION TO:	Approve the Warranty Deed between Leslie-Adair Group and Park Place CDD, stipulating the existing landowner to be responsible for the taxes for the existing tax year
MADE BY:	Supv. Mike McDonald
SECONDED BY:	Supv. Chuck Carr
RESULT:	Called to Vote: motion PASSED 4/0 All in Favor (McDonald, Lashley, Gibbons, Carr)

MOTION TO:	Approve Quit Claim Deed between Park Place CDD and Mandolin Homeowners' Association
MADE BY:	Supv. Ramona Lashley
SECONDED BY:	Supv. Mike McDonald
RESULT:	Called to Vote: motion PASSED 4/0 All in Favor (McDonald, Lashley, Gibbons, Carr)

B. District Engineer

The District's Engineer was not present.

C. District Manager

1. Financial Update (Behind Tab 8)

Mr. Lamb reviewed the financial statements. There was a general discussion.

2. Contract/Upgrades/General Community Update

Mr. Lamb reviewed the services and general conditions of the community and how the upcoming budget will satisfy the majority of residential concerns.

5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Audience Comments

No Audience members were present.

Supervisor Requests or Comments

There were no Supervisor requests or comments.

6. ADJOURNMENT

With no other business scheduled to come before the Board, the meeting was adjourned at 2:45 p.m.

MOTION TO:	Adjourn the Meeting
MADE BY:	Supv. Mike McDonald
SECONDED BY:	Supv. Ramona Lashley
RESULT:	Called to Vote: motion PASSED 4/0 All in Favor (McDonald, Lashley, Gibbons, Carr)

**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 _____.

Signature

ORINIGAL SIGNATURES ON FILE

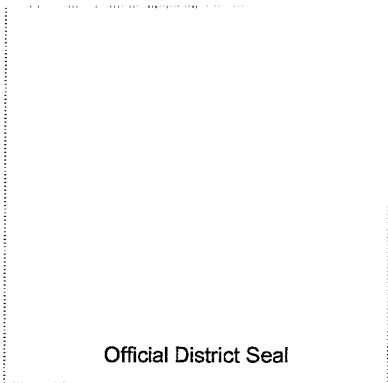
Printed Name

Title:

- Chairman
- Vice Chairman
- Assistant Secretary

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator

Signature
