

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

December 20, 2006 Minutes of Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on Wednesday, December 20, 2006 at 1:30 p.m. at the offices of Fowler White Boggs Banker, P.A., located at 501 East Kennedy Boulevard, Suite 1700, Tampa, Florida 33602.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, December 20, 2006 at 1:35 p.m.

Board Members Present and Constituting a Quorum:

Alex Odio	Chairman
Anne Marie Lenton	Vice Chairman
Darren Booth	Supervisor

Staff Members Present:

Brian Lamb	District Management Services, LLC
Erin Larrinaga	Fowler White Boggs Banker, P.A.
Denise Armstrong	District Management Services, LLC
Peter Altman	District Management Services, LLC

Audience Members Present:

Resident

2. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board of Supervisors Meeting held on November 22, 2006

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting held on November 22, 2006, as presented.
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Odio
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

B. Consideration of Operation & Maintenance Expenditures

Mr. Lamb asked if there were any questions regarding the expenditures, which totaled \$54,317.34 and included expenses throughout the administrative fund, General Fund 001 and 002. Supervisor Booth asked if Cornerstone had been replaced by the new landscaper or were they still performing any services for the District. Mr. Lamb advised that effective immediately a different vendor had been used, therefore, the maintenance contract with Cornerstone Tree Farm has been terminated. He asked if the new contract with Once Source would be re-negotiated in December 2007. He then asked for a schedule of the dates for renewal of all contracts. Mr. Lamb advised that this is typically addressed with the budget and again with the review of the audit report, but that a list could be provided at the next meeting as well.

renewal of all contracts. Mr. Lamb advised that this is typically addressed with the budget and again with the review of the audit report, but that a list could be provided at the next meeting as well.

MOTION TO:	Approve the Operation and Maintenance Expenditures, as presented.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Odio
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

3. BUSINESS ITEMS

A. Acceptance and Conveyance of Property

Mr. Lamb asked Ms. Larrinaga to address this. Ms. Larrinaga stated that a number of parcels were conveyed by the developer to the CDD or to the HOA for operations and maintenance purposes; roads, common areas, wetlands or storm water retention areas. She advised that they were finalizing the conveyance of the remaining parcels from the developer to the CDD. She stated that Tract A3 and a portion of Tract D in Phase One will transferred to the District. Additionally, a Tract within Parcel N, Tract G within Phase 2A1 and Tract A1 (except the parking lot area) will be conveyed. A map showing the ownership of the various Tracts will be made available. Ms. Larrinaga stated that the Board will be asked to approve transference of a parcel owned by Magnum Development in the estate lots, which has not been platted. Other Tracts previously conveyed to the HOA will be conveyed to the CDD, as they will be maintained by the District. She asked if there were any questions. None were heard. Mr. Lamb asked for a motion

MOTION TO:	Approve the Acceptance of Tracts that will be conveyed to the CDD and the conveyance of Tracts that were erroneously conveyed to the CDD rather than the HOA, subject to the review and finalization of the deeds by the District Engineer.
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Odio
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

B. Consideration of Resolution 2007-02, Anticipation Note

Mr. Lamb explained the cycle of the CDD and the need for funds for operations during the cash deficit period common in districts in their fourth or fifth year of existence. Ms. Larrinaga advised that the loan will be secured by the maintenance assessments in the next Fiscal Year beginning on October 1, 2007. She explained that the resolution included language which identifies what expenses the funds can be used for, such as maintenance costs that are incurred during the current Fiscal Year that were budgeted for. Assessments will be collected; however, the monies have not been received as yet. She stated that the funds may also be used for maintenance assessments that will incurred next year.

Mr. Lamb stated that it is a relatively new tool in the industry and resolves the problems that districts at that point where funds are needed. Supervisor Odio asked if this was a credit line. Ms. Armstrong advised that this was a loan and could be paid in advance if the District is able to do so.

Supervisor Booth asked for clarification on the long term plan. Mr. Lamb responded that ultimately the choice of a reserve fund would be up to the Board at the time that a budget is adopted next year. He stated that the options would be further explained.

MOTION TO:	Approve Resolution 2007-02, Approving the Anticipation Note.
MADE BY:	Supervisor Odio
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

C. General Matters of the District

Mr. Lamb had nothing further for the Board.

4. STAFF REPORTS

A. District Counsel

Ms. Larrinaga stated that she had nothing further to bring before the Board.

B. District Engineer

Not present. Mr. Lamb advised that he had met with the District Engineer the previous week regarding the ownership issue and he is working on the District Map.

C. District Manager

1. Financial Statements

Mr. Lamb advised that the Financial Statements were located behind Tab 4.

5. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS

No Audience comments were heard. Supervisor Booth stated that he would like to see budget to actual in the financials. Mr. Lamb advised that he could contact Ms. Armstrong at any time for clarification of the Financial Statements. Ms. Armstrong stated that if Supervisor Booth preferred, the report could be broken down on a twelve-month period versus the current month's actuals, she could provide the Board with this information. Mr. Lamb advised that it was likely that the meetings would be held on a quarterly basis; therefore the detailed monthly reports would be helpful to the Board.

Supervisor Booth asked about parking due to a question at a recent HOA meeting relative to who owns the roads. Mr. Lamb stated that the new maps would clarify that. A discussion regarding whether the Sheriff's Office would issue parking tickets as well as the rules for parking, followed.


6. ADJOURNMENT

MOTION TO:	Adjourn the Regular Meeting of the Park Place Community Development District at approximately 2:03 p.m.
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Odio
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

**These minutes were done in summary format.*


**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 March 21, 2007.



Signature
Alex Odio

Printed Name

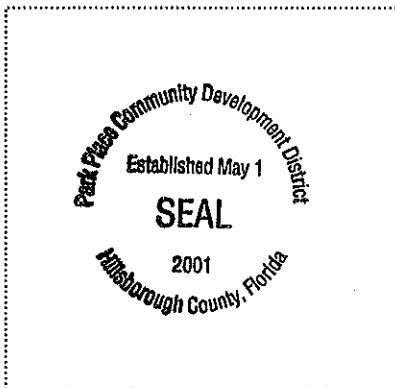


Signature
Brian L. Lab


Printed Name

Title:
 Chairman
 Vice Chairman

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator



Signature
3/30/07

Date