

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

May 21, 2008 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, May 21, 2008 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. Altman called the regular meeting of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, May 21, 2008 at 4:10 p.m.

Board Members Present and Constituting a Quorum:

Anne Marie Lenton	Chairman
Darren Booth	Vice Chairman
Michael Rosen	Supervisor

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Jeri Connor	Assistant District Manager, District Management Services, LLC
Herb Boatner	Bond Counsel, Fowler White Boggs & Banker, P.A.
Elizabeth Meyers	Representative, Fowler White Boggs & Banker, P.A.
Sue Johnson Velez	District Counsel, Fowler White Boggs & Banker, P.A.

Staff Member Present via speakerphone:

Rhonda Mossing	Investment Banker, Prager Sealy & Co., LLC (joined meeting in progress)
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Members of the Public were present in the Audience

2. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Meeting held on February 20, 2008 and April 16, 2008 (Book 1 Tab 1)

This item was tabled.

B. Consideration of Operation & Maintenance Expenditures March, 2008 (Book 1 Tab 2)
This item was tabled.

C. Consideration of Operation & Maintenance Expenditures April, 2008 (Book 1 Tab 3)
This item was tabled.

D. Consideration of Operation & Maintenance Expenditures May, 2008 (Book 1 Tab 4)
This item was tabled.

3. BUSINESS ITEMS

A. Public Hearing on Special Assessments – Refunding of Series 2001 Bonds

1. Open Public Hearing

MOTION TO:	Open the Public Hearing on Special Assessments - Refunding of Series 2001 Bonds
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

(Rhonda Mossing joined the meeting in progress via speakerphone.)

2. Public Comment & Testimony

Mr. Altman asked if there were any public comment or testimony. Public comments were entertained by the Board. Mr. Altman and Ms. Mossing provided further information regarding the refunding of the Series 2001 Bonds.

3. Close Public Hearing

MOTION TO:	Close the Public Hearing on Special Assessments Refunding
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed

B. Consideration of Resolution 2008-13, Approving Assessments (Book 2 Tab 2)

Mr. Altman reviewed the resolution for the Board. He asked if there were any questions. There were none.

MOTION TO:	Approve Resolution 2008-13, Approving Assessments
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Rosen
DISCUSSION:	Discussion ensued regarding the favorability of refunding the bonds.
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

C. Consideration of Resolution 2008-14, Delegated and Parameter Award (Book 2 Tab 3)

Mr. Altman and Mr. Boatner reviewed the resolution for the Board. Mr. Altman asked if there were any questions. There were none.

MOTION TO:	Approve Resolution 2008-14, Delegated and Parameter Award
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

D. Recess

The Board took a brief recess.

E. Reconvene

The Board reconvened at 5:05 p.m. with all Board members and Staff members still present.

F. Public Hearing Special Assessments Boundary Expansion -- Highland Park Community (Book 2 Tab 4)

Mr. Altman stated that District Staff is still working with all parties involved to provide additional information to the parties affected by the assessment and based on the advice of District Counsel it is recommended that the public hearing be opened and continued to the next regular meeting on June 18, 2008 at 4:00 p.m.

MOTION TO:	Open and continue the public hearing on Special Assessments Boundary Expansion to June 18, 2008 at 4:00 p.m. at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Lenton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

D. Consideration of Resolution 2008-17, Parking Policy (Book 2 Tab 5)

Mr. Altman stated that Mr. Rosen presented a draft resolution relating to the parking policy at the last meeting. He stated that District Staff refined the resolution and presenting it for approval by the Board. Mr. Altman stated that the difference between the original resolution proposed and the one being presented today is that the areas which are behind the gated communities in HOA's which are not District roads would not be part of the resolution.

Mr. Rosen stated that there are several different areas within Highland Park that each has their own specific ideas about parking. He stated that two issues that are not involved in this resolution are the Coach Homes and the Manor Series which are gated properties. Mr. Rosen read the resolution into the record.

After a lengthy discussion, the Board made the following changes to the resolution:

Section 1. – Remove

Section 2. Parking in the Townhomes of Highland Park shall not be permitted on either side of Bournemouth Road and Cotswold Drive where they are parallel with the lake, or any part thereof. Residents are encouraged to assist the District in the identification of violations and report any activity to the District Manager or its duly authorized representatives.

Section 3. Parking on District roadways and parking areas within the Townhomes of Fountainhead Park shall be permitted to accommodate general parking. Owner/Resident vehicles should remain garaged. No parking shall be permitted on District roadways and parking areas in front of a resident's driveway that blocks ingress or egress or which impedes the flow of traffic.

Section 4. Parking in District owned parking spaces within the Classic Townhomes of Highland Park shall be permitted in front of the entry and within spaces available for general parking. Owner/Resident vehicles should remain garaged. No parking shall be permitted on District roadways in front of a resident's driveway that blocks ingress or egress or which impedes the flow of traffic.

Section 12. A copy of this resolution shall be posted on the District website. The District Manager shall maintain a list of authorized representatives and provide such list to the contracted towing company.

Added Sandra Potts to the list of the duly authorized representatives.

MOTION TO:	Approve Resolution 2008-17, Parking Policy (in substantial form, as revised and subject to inclusion of a map differentiating the areas noted) and authorize the Chairman to execute the resolution after revised.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

E. Consideration of Employee vs. Contract for Maintenance and Repairs (Book 2 Tab 6)
This item was not discussed.

F. Consideration of Fountain Wind Control Proposal (Book 2 Tab 7)
This item was not discussed.

G. Consideration of Mandolin Landscape Proposal (Book 2 Tab 8)
This item was not discussed.

H. Review of Biological Research Associates, Inc. Invoices (Book 2 Tab 9)
This item was not discussed

I. General Matters of the District
No further matters were presented.

4. STAFF REPORTS

A. District Counsel

Ms. Johnson Velez stated that there is a License Agreement between the District and Hillsborough County that would allow the CDD to maintain the fencing around the lift station. She stated that there was a minor change made to the agreement after the Board approved the agreement at the last meeting. Ms. Johnson Velez distributed revised copies of the agreement to the Board and reviewed the change to the agreement.

MOTION TO:	Approve the revised License Agreement with Hillsborough County regarding the fencing around the lift station.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

B. District Engineer
Not present.

C. District Manager

1. Financial Statements- Month Ended January 31, 2008 and March 31, 2008 (Book 2 Part 2 Tab 1)

This item was not discussed.

2. Operations Report for February 2008 (Book 2 Part 2 Tab 2)

This item was not discussed.

3. Operations Report for March 2008 (Book 2 Part 2 Tab 3)

This item was not discussed.

4. Operations Report for May 2008 (Book 2 Part 2 Tab 4)

This item was not discussed.

5. E-Mail Policy (Book 2 Part 2 Tab 5)

This item was not discussed.

6. Advisory Legal Opinion Public Records and Sunshine Law (Book 2 Part 2 Tab 6)

This item was not discussed.

7. Qualifying Method and Period for Election of Supervisors (Book 2 Part 2 Tab 7)

This item was not discussed.

8. Semi Annual Investment Report Fiscal Year 2008 Quarter 1 & 2
(Book 2 Part 2 Tab 8)

This item was not discussed.

9. Electoral Voter Count

This item was not discussed.

5. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS

Mr. Booth stated that the Neighborhood Safety Committee requested latches on the playground gate. He stated that they also requested a sign in the park listing the ages of children that the playground was to be utilized by and the rules and hours of the playground. Mr. Booth stated that the committee requested a bulletin board in the park for neighborhood notices.

MOTION TO:	Authorize District Management to fulfill the requests of the Neighborhood Safety Committee (as noted).
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Lenton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

6. ADJOURNMENT

MOTION TO:	Adjourn the Park Place Community Development District Regular Meeting.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Rosen
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 June 18, 2008.


Signature

ANNE-MARIE LENTON
Printed Name

Title:
 Chairman
 Vice Chairman


Signature

PETER A. ALTMAN
Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator


Signature

6/24/08
Date