

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

June 18, 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, June 18, 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, June 18, 2008 at 4:00 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
Sue Johnson Velez	District Counsel, Fowler White Boggs & Banker, P.A.

Audience Members Present:

Residents

2. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Meeting held on May 21, 2008 (Tab 1)

MOTION TO:	Approve the minutes of the Board of Supervisors meeting on May 21, 2008
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

B. Consideration of Operation & Maintenance Expenditures June, 2008 (Tab 2)

Mr. Altman stated that the invoice from Fowler White Boggs Banker, P.A. for \$15,243.36 exceeds the authority of the Manager under previous discussions and exceeds the amount allocated for the services in the current budget. He stated that in discussions with Fowler White Boggs Banker, P.A. there may be some adjustments made to the invoice. Discussion ensued regarding possibly looking for other firms to provide District Counsel services and ways to lower the fees being charged by the current District Counsel.

MOTION TO:	Approve the Operation and Maintenance Expenditures for June \$60,553.19 (subject to the reduction of the \$15,243.36 invoice from Fowler White Boggs Banker, P.A. to \$6,207.50 and make the necessary adjustments to the charges from work done by Herb Boatner and Fred Pressley).
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

MOTION TO:	Authorize District Management to solicit proposals from Fowler White Boggs Banker, P.A. as well as two other firms for District Counsel services (proposals to include hourly rates).
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Lenton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

3. OLD BUSINESS

A. Consent Agenda Items (Tab 3)

1. Minutes of the Board of Supervisors Meetings on February 20 and April 16, 2008

Mr. Booth requested that Mr. Altman give the Board a summary presentation regarding the mitigation and the contracts associated with the mitigation at the next meeting.

2. Operations and Maintenance Expenditures for March, April, and May 2008

MOTION TO:	Approve the Consent Agenda Items: Minutes of the Board of Supervisors Meetings on February 20 and April 16, 2008; Operations and Maintenance Expenditures for March (\$38,596.19), April (\$41,983.00), and May (\$211,636.55)
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

4. BUSINESS ITEMS

A. Continued Public Hearing on Special Assessments for the Boundary Expansion

Mr. Altman stated that they identified that at the last meeting they held a public hearing to create an assessment on the eight (8) lots and the land within the Calf Path area which its boundaries have recently been expanded into the District. He stated that the boundary expansion was successful with the County and its now been formally determined that it is part of the District. Mr. Altman stated that an assessment process has to be gone through in order to levy the assessments for their share of the debt service and operations and maintenance as determined by this process. He stated that Ms. Johnson-Velez received a notice yesterday from a legal counsel that is objecting to the assessment. Mr. Altman stated that because of the nature of the notice, it is the recommendation of Staff that they continue the public hearing to a time certain at the next meeting to allow Staff enough time to respond to the issues that have been raised.

MOTION TO:	Open and continue the public hearing on Special Assessments for the boundary expansion until July 16, 2008 at 4:00 p.m. at The Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

B. Consideration of Resolution 2008-15

This item was tabled for consideration.

C. Consideration of Resolution 2008-16

This item was tabled for consideration.

D. Consideration of Resolution 2008-18, Revised Parking Rules (Tab 6)

After a lengthy discussion during which Ms. Lenton voiced her opposition to the parking on the streets and recommended that they give the Homeowners Association or the residents the authority to make the decision, the Board made the following changes to the resolution:

Third paragraph - **WHEREAS**, the following five (5) areas contain District owned roadways and parking areas: (1) Townhomes of Highland Park, (2) Townhomes of Fountainhead Park, (3) Classic Townhomes of Highland Park, (4) Commercial Lots (5) Cottage and Village Homes herein referenced by the streets "Splendid Lane, Perfect Place and Canopy Drive".

Section 5. Parking on the District roadways Splendid Lane, Perfect Place and Canopy Drive shall be permitted on the right side of the road only in accordance with the flow of traffic east of Casa Lago Lane and along the right fork of Perfect Place, as defined by Exhibit A. 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.

MOTION TO:	Approve Resolution 2008-18, Revised Parking Rules (as amended).
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 2/1 – Motion passed (Supervisor Lenton opposed)

E. Consideration of Employee vs. Contracted Maintenance and Repairs (Tab 4)
This item was not discussed.

F. Review and Consideration of Landscape Options (Tab 5)
This item was not discussed.

G. Budget Presentation
Mr. Altman stated that the proposed budget was presented at the previous meeting and the public hearing was set for July 16, 2008. He stated that notices were sent to all Highland Park residents notifying them of the public hearing and the increase in assessments.

Mr. Altman stated that the budget presentation will be posted on the District website. He reviewed the administrative budget for the Board. Discussion ensued regarding whether the amount allocated for District Counsel services is sufficient.

Mr. Altman provided an update on the status of the collection of the assessments due by the Developer. He stated they have collected all of the assessments due by the Developer for the current fiscal year operations expenses and have received the payment for the bonds that were called in May. Mr. Altman stated that there are some bills that are due from the Developer to pay for the expansion of the District but they do not impact the residents.

Mr. Altman stated that the total proposed administrative budget for Fiscal Year 2009 is \$123,765 which is a decrease of \$14,185 from the current fiscal year. He stated that the reduction is primarily due to having only one audit instead of two.

Mr. Altman reviewed the Windsor/Mandolin budget for the Board. Discussion ensued regarding possibly bidding out the service contracts as they expire as well as doing a request for proposals for District Staff contracts. Ms. Connor stated that the Windsor/Mandolin budget for Fiscal Year 2009 is \$261,425 which is an increase of \$13,925 from the current fiscal year.

Mr. Altman reviewed the Highland Park budget for the Board. Discussion ensued regarding possibly sharing the median landscape project with Waterchase. Mr. Booth questioned whether the County was applying its standards to the median given the appearance of similar nearby County maintained medians. Mr. Altman stated that the Highland Park budget for Fiscal Year 2009 is \$242,360 which is an increase of \$7,360 from the current fiscal year.

(Ms. Lenton left the meeting. As no quorum existed the official Board of Supervisors meeting expired however the remaining members of the Board stayed to hear the completion of the budget workshop presentation and resident comments.)

5. STAFF REPORTS

A. District Counsel

No report.

B. District Engineer

Not present.

C. District Manager

Mr. Altman stated that there will be an item on future agendas to discuss old business items.

1. Financial Statements- Month Ended January 31, 2008; February 29, 2008; March 31, 2008 (Tab 7)

This item was not discussed.

2. Operations Report for February, March, April, May and June 2008 (Tab 8)

This item was not discussed.

3. Qualifying Method and Period for Election of Supervisors (Tab 9)

This item was not discussed.

4. Semi Annual Investment Report Fiscal Year 2008 Quarter 1 & 2 (Tab 10)
This item was not discussed.

5. Disclosure Form 1 Due July 1st
This item was not discussed.

6. ADJOURNMENT

Mr. Booth adjourned the meeting.

**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 July 16, 2008.

Anne Marie Lenon
Signature

ANNE-MARIE LENON
Printed Name

Title:
 Chairman
 Vice Chairman

Brian Lamb
Signature

Brian Lamb
Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator

Gullivan
Signature

7/21/08
Date