

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

July 16, 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, July 16, 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, July 16, 2008 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

Anne Marie Lenton	Chairman
Darren Booth	Vice Chairman
Michael Rosen	Supervisor
Alex Petrilak	Supervisor
Jeff Huenink	Supervisor (<i>joined meeting in progress</i>)

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Jeri Connor	Assistant District Manager, District Management Services, LLC
Susan Johnson Velez	District Counsel, Fowler White Boggs Banker, P.A.
Rhea Law	Representative, Fowler White Boggs Banker, P.A.
Tim Plate	District Engineer, Heidt & Associates, Inc.

Audience Members Present:

Donald Pleasant	Partner, Magnum Development Group
John Van Voris	Legal Counsel for Magnum Development Group, GrayRobinson
Court Reporter	
Residents	

2. BUSINESS ITEMS

A. Continued Public Hearing on Special Assessments for Boundary Expansion

Ms. Johnson-Velez stated that the Series 2003 Special Assessment Revenue Bonds were issued on September 23, 2003. She stated that prior to the issuance the bonds were validated by the Circuit Court of Hillsborough County on October 15, 2001. Ms. Johnson-Velez stated that the \$8,005,000 of those revenue bonds were sold to investors based on a Limited Offering Memorandum dated September 17, 2003. She stated that Memorandum contained an Appendix E which is the Special Assessment Allocation Report which analyzed the projects benefit to lots in Highland Park. Ms. Johnson-Velez stated that page A-4 of the Assessment Allocation Report which was provided to investors specifically referenced 9 single family 150 foot lots which would be subject to special assessment and by footnote indicated that these lots would be annexed at a later date.

Ms. Johnson-Velez stated that additionally the Memorandum specifically stated on page 37 if those 150 foot lots were not annexed the Developer would be responsible for pre-payment of the Series 2003 Assessments allocatable to such lands. She stated that the lots were annexed in pursuant to Hillsborough County Ordinance 08-5 which was adopted by the Hillsborough County Board of County Commissioners on March 11, 2008.

Ms. Johnson-Velez stated that this public hearing was originally advertised for May 21, 2008 and was continued twice with the latest continuance to today's meeting. She stated that the purpose of this hearing is for the Board's final consideration of special assessments pursuant to Florida Statute 170.08. Ms. Johnson-Velez stated that the statute requires that the Board meet and hear testimony from affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on property. She stated that following the testimony the Board must make a final decision on whether to levy the special assessments and thereafter meet as an equalization board to hear and consider any and all complaints as to the special assessments and must adjust and equalize the assessments on a basis of just and rights.

Ms. Johnson-Velez stated a motion to open the continued public hearing on Special Assessments for the boundary expansion would be in order.

MOTION TO:	Open the continued public hearing on special assessments for the boundary expansion.
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passed unanimously

Mr. Altman asked if there was any public comment or testimony.

Mr. Pleasants stated that he is a shareholder of Magnum Development Group (MDG) who is the owner of the property against which the special assessments is proposed. He stated that MDG has improved the lots by its own resources and to do that MDG has had to borrow a large sum of money to construct improvements on these lots. Mr. Pleasants stated that Ms. Johnson-Velez stated that Florida Statute Chapter 170.08 notes that the Board was to consider making improvements and assessing based on the improvements made. He stated that the improvements have all been made by MDG so the Board will only be doing one half of what the Statute requires. Mr. Pleasants stated that the Board will not be authorizing making improvements but will be assessing for improvements that have already been made. He stated that MDG by having the lots assessed for the cost of construction which is already there will be paying twice if the assessment goes forward.

Mr. Pleasants stated that any such imposition of an assessment will be improper for a number of reasons. He stated that the notice of this procedure that he received is dated 2003. Mr. Pleasants that the Assessment report prepared by Rizzetta & Company, Inc. does not take into account that MDG through its own resources had already created the improvements which the Statute authorizes the District to construct and assess for. He stated that the report dated 2003 on which the Statute requires the Board to base an assessment is out of date, irrelevant, and not pertinent to the assessment of these lots for costs which they did not receive any proceeds. Mr. Pleasants stated that the CDD has raised the funds and MDG did not receive any of it therefore if MDG lots are assessed for this money the CDD should reimburse MDG for the improvement costs. He stated that MDG has reviewed Statute 190.021 and it states that such an assessment shall be determined by the Board based on a report of the District's Engineer. Mr. Pleasants stated that if the proposed assessment is based on a report by the District's Engineer it should be attached to the notice. He stated that MDG opposes the assessment. Mr. Pleasants stated that MDG does not object to the expansion of the District's boundaries to improve the property but the appropriate assessment should only be for the maintenance rather than the construction of any improvements because the improvements were constructed by MDG. He stated that MDG retained John Van Voris with the law firm of GrayRobinson to further address the legalities.

Mr. Altman clarified that the notice was not dated incorrectly but in fact that the Assessment Report was dated 2003.

(Mr. Huenink joined the meeting in progress.)

Mr. Van Voris stated that he has been corresponding with Ms. Johnson-Velez in regards to the legal arguments from MDG and wants to ensure that the correspondence is part of the public record. He reviewed the documents to be filed in the public records.

MOTION TO:	Receive and file the documents submitted by Magnum Development Group and GrayRobinson.
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

Mr. Van Voris stated that the proposed assessments in the report by Rizzetta & Company, Inc. contemplated that each of the nine Calf Path lots would be assessed approximately \$3,200 annually. He stated that the assessment was equal for all nine lots and there are in fact eight Calf Path lots and Mr. William Bishop's personal residence.

Mr. Van Voris stated that the eight Calf Path lots collectively occupy approximately 8.19 acres and Mr. Bishop's property occupies according to the Hillsborough County Property Appraiser a total of 67.69 acres. He stated that if the assessment is proportionate which is required by the Statute the eight lots would be collectively assessed 10.7% and Mr. Bishop's lot should be collectively assessed 89.92% of the total capital assessment the Board determines is appropriate. Mr. Van Voris distributed a map of the eight Calf Path lots that identifies the acreage as well as copy of the print out from the Hillsborough County Property Appraiser showing the total acreage of Mr. Bishop's lot. He stated if the Board votes on this matter, it is the position of GrayRobinson and MDG that three of the five Supervisors have a direct conflict of interest in this matter. Mr. Van Voris stated that Statute 112.3143 reflects that for a public officer to vote on a situation where it would be a direct gain or lose to the any person that retains their services is a conflict of interest and it is their understanding that at least two Board members are business associates of Mr. Bishop or its affiliates. He stated that to the extent that any of the Board members are business associates or retained by Mr. Bishop for any of his affiliates, MDG would object to their participation in the vote.

Mr. Altman asked if there was any other public comment or testimony. There was none.

Mr. Altman asked for a motion to close the continued public hearing on special assessments for the boundary expansion.

MOTION TO:	Close the continued public hearing on special assessments for the boundary expansion.
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

Ms. Lenton stated that the Calf Path lots are already included in the CDD boundary. She stated that Mr. Pleasants has been aware from the Series 2003 Bonds that the community and the Calf Path lots would be included as was discussed in the original Assessment Methodology. Ms. Lenton stated that she would like District Staff to discuss whether they think the original methodology is still valid today. She stated that she understands that Mr. Pleasants is a minority shareholder and Mr. Bishop can act on his own and approve the assessments. Ms. Lenton stated through the loan documents that Mr. Pleasants has been aware of the intent to annex these lots and be responsible for the previously approved assessment methodology. She stated that there is a benefit methodology that they have to look at and Calf Path lots do benefit from the District amenities and improvements.

Mr. Altman stated that after the Board makes their determination based on the public hearing and the comments and testimony they will be asked to vote to approve the assessments. He stated that upon approving the assessments the Board will sit as an equalization board to determine whether or not any adjustments need to be made to the assessments.

Mr. Rosen asked when Mr. Pleasants got involved with the Calf Path lots and if he was aware of the assessment information when he got involved with Mr. Bishop. He also asked for an explanation of the improvements made to the property by MDG.

Mr. Pleasants stated that the land in which the Calf Path lots are located was owned approximately two thirds by a partnership, Leslie Adair Group (LAG), of which he is a 50% owner of. He stated that the remaining one third of the land was contributed by Bill Bishop individually for Leslie Land Development Corporation (LLDC) of which he is the sole owner. Mr. Pleasants stated that Mr. Bishop is also the owner of the other half of the partnership Leslie Adair Group. He stated that as a result of those conveyances Mr. Bishop owned an equitable interest in two thirds of the land conveyed therefore two thirds of ownership of the corporation called Magnum Development Group. Mr. Rosen requested confirmation that this ownership was prior to any development of the land. Mr. Pleasants confirmed that the land was vacant prior to 2003.

Mr. Pleasants stated that he was told personally by Mr. Bishop that they would have the benefit of the CDD and the maintenance of the streets and roadways and inclusion for marketing purposes in Highland Park. He stated that he was not told of any assessment that would be levied against the property and which would burden the lots with an obligation to pay off an obligation that was used for construction of all the Highland Park improvements including roads, streets, utilities, etc. Mr. Pleasants stated that MDG was only aware of having to pay some maintenance costs. He stated that he only became aware of the proposed assessments against the Calf Path lots when he received the public hearing notice several months ago. Mr. Pleasants stated that when they closed on the \$2,500,000 loan to fund the construction of the improvements on the Calf Path lots, Mr. Bishop directed \$300,000 of the funds to LLDC for the purpose of contributing to the construction of the Lake House. Mr. Van Voris distributed copies of the loan closing documents to the Board and Staff.

Mr. Rosen stated that he feels that this is a conflict between MDG and the Developer and is not a CDD issue.

Ms. Johnson-Velez stated that there is a provision in Statute 190.007 which provides for general duties of the Board of Supervisor. She stated that it provides an expressive exemption stating that it "shall not be a conflict of interest under Chapter 112 for a Board member or the District Manager or another employee of the District to be a stockholder, officer, or employee of the landowner or an affiliated entity with the landowner". Ms. Johnson-Velez stated that she reviewed this with Mr. Van Voris prior to the beginning of the meeting. She stated that Mr. Van Voris believes that this provision allows such people to serve on the Board but not be able to vote on matters that are related to the landowner or any affiliated entity.

Ms. Johnson-Velez stated that at the inception of the CDD typically all of the Board members are employees or somehow affiliated or related to the landowners within the District. She stated that she feels the exemption means there is no conflict for the Board in this regard in terms of voting.

Mr. Altman stated that of the documents that have been entered into the record there has been some review of the documents by the legal counsel that testified during the public hearing that there are requirements in order for assessments to be valid. He stated that Exhibit C, a letter dated June 18, 2008, reflects that the special assessment must satisfy two things – that the property burdened by the assessment must derive a special benefit from the service provided by the assessment and that the assessment must be properly apportioned among the property receiving the benefits. Mr. Altman stated that the process that Staff will review with the Board prior to a decision being made will hopefully address those issues. He stated that District Management prepared a letter that will be part of the resolution to equalize assessments indicating that District Management reviewed the original Series 2003 Assessment Report and see that the report did contemplate the annexation of eight of those lots. Mr. Altman stated that all of those lots were not within the initial boundaries. He stated that they were included into the District and the expectation that the property would benefit from the supporting infrastructure that was included in the Engineer's Report dated September 4, 2003 were included in the Assessment Methodology Report. Mr. Altman stated that Mr. Plate could attest that the infrastructure that was funded by the bonds created the opportunity which allowed the development to occur. He stated that Statute 170.02 reflects that the "special benefits to be determined and prorated according to the foot frontage of the respective properties specially benefited by said improvement, or by such other method as the governing body of the municipality may prescribe".

Mr. Altman stated that Staff has reviewed the size of the lots owned by MDG and they were put into a group of lots that were identified as 150 foot lots. He stated that the variance of the variety of sizes of those lots range from 150 foot to over 200-250 foot. Mr. Altman stated that in the original Assessment Report certain lot types were grouped and there was an established criterion that said a 40 foot lot was equal to one equivalent unit, lots that were smaller than 40 foot were a percentage of an equivalent unit, and lots that were larger are an increased percentage. He stated if they look to the Statute which per states per front foot and they start measuring the assessment that would derive by reassessing the entire community and changing the methodology that is currently being used, the assessment would be in excess of the proposed \$3,200 assessment. Mr. Altman stated that they indicated in the letter that the original Engineer's Report suggested that over \$12,000,000 would be needed to complete the infrastructure of Phase II (Highland Park) and of the \$12,000,000 it was determined that \$6,600,000 would be funded by bonds and another \$5,500,000 would be required as a contribution by the Developer. He stated that this partial debt of assessments passed onto the residents is only part of the overall cost. Mr. Altman stated that District Management does not think it should be a factor as to where the actual bond proceeds went but rather that the total funds that cost that were incurred were spent and were used to complete construction.

Ms. Johnson-Velez stated that today the Board will be relying upon the Assessment Methodology that was prepared in conjunction with the issuance of the bonds in 2003. She stated that in that methodology these nine lots that assessments are being proposed to be placed on today was included in the methodology, a benefit analysis and an apportionate of cost analysis was done within the methodology report. Ms. Johnson-Velez stated that it was determined that the lots due would be benefit and that a fair portion of the cost to those lots would be 3.25 equivalent assessment units which equates to an annual assessment of \$3,239 per lot. She stated that the letter the District Manager prepared is a confirmation of that assessment methodology and indicating that it is still valid. Ms. Johnson-Velez stated that the Assessment Report was included in the Limited Offering Memorandum that was used to issue and sell the bonds and is a document that the investors relied on.

Mr. Plate stated that Statute 190.021 states that the assessments for the exercised of the District's power shall be determined by the Board based upon the report of the District Engineer and assessed by the Board. He stated that the report that was prepared by the Engineer is the 2003 Engineer's Report for the Series 2003 Bond Issuance. Mr. Plate stated that the Assessment Methodology was based on the Engineer's Report as required by the Statute.

Mr. Rosen asked if it was MDG's opinion that they are not subject to any assessments or a different assessment. Mr. Pleasants stated that he feels that MDG should only be responsible for a maintenance assessment. Ms. Johnson-Velez stated that the Calf Path lots have always been included within the Highland Park subdivision and have been zoned as part of Highland Park since day one.

Ms. Johnson-Velez stated that the Assessment Methodology Report was prepared by a professional Assessment Methodology consultant, was included within the Bond Validation proceedings in Hillsborough County Circuit Court, and was approved by the Board previously.

Mr. Van Voris asked if the allocation for the lots was known and agreed upon. Ms. Johnson-Velez stated that it was known and taken into account within that methodology. She stated that the benefit analysis and the allocation analysis have taken place and these are the conclusions.

Mr. Van Voris asked if he could speak to that issue. Ms. Lenton stated that they need to proceed. She stated that they have entertained public comment.

B. Approve Levy of Assessments

Mr. Altman stated that based on the letter from District Management and testimony that the Board has heard it would appropriate for the Board to take a vote to approve the levy of the assessments on the eight Calf Path lots.

MOTION TO:	Approve the Levy of Assessments on the eight Calf Path lots.
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

C. Equalization Board

Mr. Altman asked if there were any modifications that the Equalization Board would like to make to the assessments. Ms. Johnson-Velez stated that the Board could hold another hearing process to adjust the amount of the assessments if they would like to. Mr. Altman stated that the way the Assessment Methodology was written originally as lots are platted then those lots are being assessed according to the levels that they were put on for debt service purposes. He stated that whatever debt that is not covered by platted lots has been submitted in a request to the Developer of the vacant land to pay the rest of the debt assessment. Mr. Altman stated that the methodology also states that if the contemplated lots don't get created there is a True Up which would then require the Developer to payoff a lump sum of the debt. He stated that they are a point now where the Calf Path lots are underdeveloped and platted. Mr. Plate stated that the lots were platted 18 months to two years ago. Mr. Altman stated that the County only recently approved the petition to formally expand the boundaries to include the lots. He stated the individual lot owners will not get a bill at this point because the Developer of the property is liable under the bonds for the units that don't appear. Mr. Altman stated that if the Board goes back to revisit the methodology and change the way it is being done it has to be applied equally to everybody. He stated that you can't change the methodology for the eight lots without affecting the assessments of the rest of the lots in the District.

MOTION TO:	For the Equalization Board to not make any modifications to the assessments.
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

Ms. Johnson-Velez stated that they have been in touch with Mr. Bishop who is the majority shareholder within MDG and he agrees with the assessments specified in the methodology report.

D. Consideration of Resolution 2008-15, Equalizing Assessments

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

MOTION TO:	Approve Resolution 2008-15, Equalizing Assessments (subject to final review by District Counsel).
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Huenink
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

The Board took a brief recess.

E. Public Hearing on Fiscal Year 2009 Budget

Mr. Altman asked for a motion to open the public hearing.

MOTION TO:	Open the public hearing on Fiscal Year 2009 Budget.
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

Mr. Altman asked if there was any public comment or testimony.

Public comments were entertained by the Board. Items of discussion were:

- Funds for the repair of the sidewalks in Highland Park
- Funds for storm drainage issues
- Availability of funds for repairs to cracks in the streets
- Care of the trees
- Difference between Landscape Maintenance – Contract and Landscape Maintenance – Other line items
- District Counsel Fees
- Allocation of Mixed Use Assessments
- Lack of reserve funds on Mandolin Park/Windsor Budget

Mr. Altman asked for a motion to close the public hearing.

MOTION TO:	Close the public hearing on Fiscal Year 2009 Budget.
MADE BY:	Supervisor Huenink
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

F. Consideration of Resolution 2008-21, Adopting Fiscal Year 2009 Budget (Tab 5)

Mr. Altman reviewed the resolution for the Board. Discussion ensued regarding the District Management and Field Services fees. The Board decided to move \$7,000 from the Management Services line item to the Reserves line item.

MOTION TO:	Approve Resolution 2008-21, Adopting Fiscal Year 2009 Budget (with the change as noted).
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

G. Consideration of Letters of Interest for District Counsel

Mr. Altman stated that at the last meeting the Board directed District Management to solicit proposals for District Counsel services. He stated that they received responses from Straley & Robin, P.A.; Bush Ross, P.A.; and Fowler White Boggs Banker, P.A. Mr. Altman stated that they can invite the firms to make a presentation or select a firm based on the proposals received. Mr. Booth stated that he would like to postpone the consideration of the letters of interest until the September meeting to allow sufficient time to review the proposals and request that the firms make a presentation. Ms. Lenton recommended they delay the decision until after the elections in November at which time the new Board can make the decision.

MOTION TO:	Table the consideration of letters of interest for District Counsel.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

Ms. Johnson-Velez stated that District Counsel can call into meetings instead of attending in person if the Board requests them to do so.

(Ms. Johnson-Velez and Ms. Law left the meeting in progress.)

3. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Meeting held on June 18, 2008 (Tab 1)

Ms. Lenton stated that on page four regarding the approval of the revised parking rules, she wants it to reflect that she mentioned the liability issues and the Fire Marshall.

MOTION TO:	Approve the minutes of the Board of Supervisors meeting on June 18, 2008 (as revised).
MADE BY:	Supervisor Huenink
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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

MOTION TO:	Approve the Operation and Maintenance Expenditures for July (\$42,435.19)
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Huenink
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

4. OLD BUSINESS

A. Review and Consideration of Landscape Options (Tab 3)

Ms. Connor stated that there was over \$25,000 allocated for landscape improvements for Highland Park. She stated that they completed improvements that were approved totaling \$6,551.50 leaving \$24,082.50 in the plant replacement program budget. Ms. Connor stated that there are other proposals that have been approved but the work has not been completed so those funds are still in the budget. She stated that they obtained a proposal from a certified arborist for tree service totaling \$20,675. Mr. Altman stated that the arborist indicated that the need for the tree service is critical and needs to be done soon. Ms. Connor stated that she will be meeting with the landscape company to review the services they are providing and to ensure that they are complying with the contract. She stated that they will be re-bidding the landscape maintenance services and it is fully anticipated that the District will receive a considerable reduction in the contract amount. Discussion ensued regarding which landscape maintenance items need to be done at this time.

MOTION TO:	Authorize Mr. Rosen to work with District Counsel to determine the landscape improvements to be done for Highland Park totaling \$24,082.50 based on the proposals presented.
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Huenink
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Line of Credit (Tab 4)

Mr. Altman reviewed the line of credit authorization from SunTrust Bank. General discussion ensued.

MOTION TO:	Approve the Line of Credit.
MADE BY:	Supervisor Huenink
SECONDED BY:	Supervisor Lenton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

5. BUSINESS ITEMS CONTINUED

A. Discussion of Proposals for District Management Services

Mr. Rosen stated that he contacted seven different management firms in regards to submitting proposals to provide District Management services. He stated that he received responses from District Management Services, LLC; Rizzetta & Company, Inc; and DPF. Mr. Rosen stated that he would like to request that the firms make a presentation at the beginning of the August meeting then the Board can make a decision based on the proposals and presentations. Ms. Lenton recommended they wait until after the elections in November at which time the new Board can make the decision. Mr. Altman stated that if the Board decides to not move forward immediately DMS, LLC will waive the 60 day termination provision and immediately invoke the lower fees that they suggested so they can save the District money next month. Ms. Lenton stated that she would like to see effective retroactive to July a reduction in DMS fees to equate to the proposed amount and postpone the presentations until after November.

MOTION TO:	Retroact the lower DMS fees to July and table the consideration of the District Management proposals until after the election in November.
MADE BY:	Supervisor Lenton
SECONDED BY:	Supervisor Huenink
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

B. General Matters of the District

No further matters were presented.

6. STAFF REPORTS

A. District Counsel

No report.

B. District Engineer

Not present.

C. District Manager

1. Financial Statements- Month Ended May 31, 2008 (Tab 6)
2. Operations Report for July 2008 (Tab 7)

7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

A resident requested that extra copies of the agenda be available for the residents at the meetings.

A resident requested that they review the landscaping needs of Mandolin Windsor. Ms. Connor stated that there is a total remaining landscaping budget of \$14,566.75. She stated that she has two proposals to replace the sod along Citrus Park Boulevard and along the pond within the Estates totaling \$12,180.

MOTION TO:	Replace the sod at Mandolin Windsor
MADE BY:	Supervisor Huenink
SECONDED BY:	Supervisor Lenton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

A resident requested that they discuss the Mandolin Windsor business earlier in the meeting.

8. ADJOURNMENT

MOTION TO:	Adjourn the Park Place Community Development District Board of Supervisors meeting.
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Huenink
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - 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 _____.

Anne-Marie Lenton
Signature

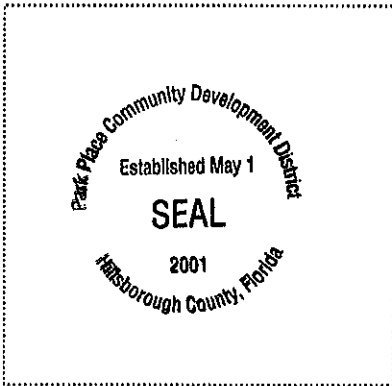
ANNE-MARIE LENTON
Printed Name

Title:
 Chairman
 Vice Chairman

Peter A. Altman
Signature

PETER A. ALTMAN
Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator

Candace [Signature]
Signature

8/25/08
Date