

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

December 17, 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, December 17, 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, December 17, 2008 at 4:05 p.m.

Board Members Present and Constituting a Quorum:

Linda Meyn	Chairman
Darren Booth	Supervisor
Erica Lavina	Supervisor
Alex Petrilak	Supervisor

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Tony Canorro	Assistant District Manager, District Management Services, LLC

Audience Members Present:

Carter Anderson	Representative, Bush Ross, P.A.
Celeste Perrino	Representative, Bush Ross, P.A.
Tracy Robin	Representative, Straley & Robin
John Vericker	Representative, Straley & Robin
Residents	

2. BUSINESS ITEMS

A. Consideration of District Counsel Proposals and Presentations (Tab 6)

Mr. Altman asked if the two firms giving proposals would mind stepping out of the room while the other firm gave their proposal; they agreed and left the room. He acknowledged that it was a public meeting and they were allowed to stay.

Tracy Robin and John Vericker of Straley & Robin introduced themselves and presented their proposal to the Board. General questions were entertained. Mr. Robin agreed that his firm would be willing to use a blended rate for billing purposes, should the Board desire to hire his firm.

Mr. Robin and Mr. Vericker left the room.

Carter Anderson and Celeste Perrino of Bush Ross introduced themselves and presented their proposal to the Board. General questions were entertained. Mr. Anderson said that his firm would provide the District with a blended rate for billing purposes.

Mr. Anderson and Ms. Perrino left the Room.

The Board discussed the firms, their fees and their proposals.

The Board asked Mr. Altman to find out if Straley & Robin if would offer a blended rate.
Mr. Robin joined the meeting again.

Mr. Robin explained his firms billing rates and indicated that their plans were to delegate John Vericker as acting counsel who has the lowest billing rate in their firm. Mr. Robin agreed that his firm would be willing to use a blended rate for billing purposes, if requested, should the Board desire to hire his firm.

MOTION TO:	Appoint Straley & Robin as District Counsel.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

B. Mandolin Encroachments (Tab 9)

Mr. Canorro reviewed the list of encroachments that were found during the site inspections and asked the Board to set guidelines so that Staff could identify those encroachments that need to be corrected. Mr. Vericker asked if there was a policy in place. Mr. Altman said that a policy for encroachments is needed.

C. Resident Request for an Encroachment Easement Agreement (Tab 10)

Mr. Altman reviewed the request from the resident for the easement to be granted to allow him to keep the propane tank buried in the District property next to his home. Mr. Straley recommended that the District Engineer review the tank and provide a recommendation whether to leave the tank where it is or to have the new homeowner relocate the tank onto his property. He also said that these encroachment issues should be handled on a case by case basis with the review by the District Engineer and the District Counsel. Mr. Straley reviewed some of the other parties involved in these encroachments such as Southwest Florida Water Management District, Army Corps of Engineers and the Homeowner's Association Architectural Review Committee. There was a general discussion of some of the encroachment issues. (Note: The resident request was discussed further later in the meeting)

The Board determined to table the general discussion of Encroachment issues with advice from District Counsel until the next meeting

3. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors Meeting Held November 19, 2008 (Tab 1)

MOTION TO:	Approve Minutes of the Board of Supervisors Meeting on November 19, 2008
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Meyn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

- B. Review of the Minutes of the Landowners Meeting Minutes on November 19, 2008 (Tab 2)

Mr. Altman said that these were included for informational purposes and that approval of these minutes was not necessary.

- C. Consideration of Operation & Maintenance Expenditures December, 2008 (Tab 3)
1. Administrative Budget (Tab 3i)
 2. Mandolin Reserve Estates and Windsor Budget (Tab 3ii)
 3. Highland Park (Tab 3iii)

There was a general discussion of the invoices but none were removed.

MOTION TO:	Approve Operation & Maintenance Expenditures December, 2008
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Meyn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

4. OLD BUSINESS

Mr. Altman said that another issue needed to be discussed by Board. He handed out some communication received by the School Board regarding their request to purchase a small section of land in front of their school that is owned by the District. The intent of this purchase is to enable the school to redesign their entrance and install a traffic light. Mr. Altman said that the discussions have included the discussion of the school providing some landscape enhancements. Mr. Altman recommended that the Board select one of its members and a resident from that section of the community to work on a landscape enhancement proposal to give to the School Board.

Mr. Altman recommended that the Board direct a Board Member to work on the agreement with the School Board along with a landscape enhancement proposal and cause the School Board to pay for any legal fees the District would incur as a result of the transaction resulting in an agreement for the School Board to take over, maintain, make some landscape improvements and assume the maintenance responsibility of the property. A couple of residents commented on some of the communication they have had with fellow residents and the School Board.

MOTION TO:	Authorize Ms. Meyn to work on the agreement with the School Board along with a landscape enhancement proposal and cause the School Board to pay for any legal fees the District would incur as a result of the transaction resulting in an agreement for the School Board to take over, maintain, make some landscape improvements and assume the maintenance responsibility of the property.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

A. Review Priorities of Repair Issues (Tab 4)

This item was tabled.

B. Update on Bond Payment Default (Tab 5)

Mr. Altman said payment was received from Regions Bank on behalf of the Developer to pay the bond funds that had not been paid.

4. BUSINESS ITEMS CONTINUED

A. HPNA Irrigation Break (Tab 8)

Mr. Altman advised the Board that there was an irrigation break on the land owned by the HPNA and he has advised their Board accordingly and it is an HPNA issue. However, the HPNA is asking for the District to pay for the repair costs or at least a portion.

MOTION TO:	Decline the request to pay for the irrigation repairs.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Levina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

B. Resident Request for an Encroachment Easement Agreement Continued (Tab 10)

Mr. Altman and Mr. Canorro reviewed the request from the resident to grant an easement to allow the propane tank to remain in the ground on District property. There was a general discussion on the issue.

MOTION TO:	Approve the Encroachment Easement Agreement for Walt Zacchigna at 11202 Cavalier Place Tampa, FL 33626
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

Mr. Petrilak left the meeting.

C. Consideration of Landscaping Proposals for Highland Park (Tab 11)

Mr. Altman provided a recap of the landscaping improvement authorization process over the last year. Mr. Altman said that he would look to the Board for direction and approval to continue to work with Mr. Rosen as the Board member with the authority to approve the work and with the assistance and recommendations of Mr. Jones with the Highland Park Neighborhood Association Landscape Committee. There was a general discussion regarding the current process and the improvements. The Board decided to continue with the landscape work as directed last fiscal year and to bring this back for discussion at the next meeting so that Mr. Rosen will be able to provide his comments.

D. Review of Landscaping for Mandolin/Windsor (Tab 12)

Mr. Altman reviewed the funding available for improvements with in this section of the community. Ms. Meyn said that she would like to see some of the funds put into reserves for future improvements and to designate an individual or individuals to work with the management company to identify areas for improvements and priorities. A resident suggested that a request be made at the next homeowners' association meeting. Ms. Meyn said that she could go to the next homeowners' association meeting and discuss this with the Board.

The Board took a brief recess.

E. Consideration of Resolution 2009-04, Appointing District Counsel (Tab 7)

This item was tabled.

F. General Matters of the District

There were none.

5. STAFF REPORTS

A. District Counsel

No further report.

B. District Engineer

Not present.

C. District Manager

1. Financial Statement, October 30, 2008 (Tab 13)
2. Operations Report (Tab 13i)
3. Adopted Fiscal Year 2009 Budget (Tab 13ii)
4. Review of Current Contracts and Vendors (Tab 13iii)

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Ms. Sandra Potts said that with the current parking rules commercial vehicles are allowed in designated areas. She reviewed the current resolution and exhibits with the Board.

MOTION TO:	Revise the Parking Resolution to strike the language referencing any commercial parking areas around Bournemouth and Cottswold and to authorize the Chair to approve the final form and sign the new Resolution.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Levina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

Rachel Ryder a landscape architect, President of LA Design a consulting firm in Tampa who has been tasked by Hillsborough County to work with the Homeowners Associations on the Citrus Park widening. She said that she was there specifically to talk about Mandolin Estates. She said that she has not prepared any drawings yet but that she would like to hear some feed back from the community. She explained some of the activity that would occur as part of the road widening, including the need to remove the landscaped berm on the right side of the road while traveling in the direction of the school. In addition, the new road and sidewalk would be partially in the District's property. She said that she would like to know if it would be okay to proceed with the redesign of the area. She said want her initial thoughts are to install a wall and a small berm. She also discussed some of the possibilities or reusing some of the plant material from this area in other areas of the community. There was a general discussion on the widening and extending of the road.

Ms. Ryder reviewed what activity the county was looking to complete and their willingness to cooperate with the District. There was additional discussion on the impacts of the construction and the facilities

connection to the Districts systems along with the installation and maintenance responsibility of new plant material.

Mr. Altman said that this item will be kept on the agenda under old business and if there is additional information to be shared then it will be.

Mr. Booth left the meeting.

A. Communications

There were none.

7. ADJOURNMENT

The Park Place Community Development District Board of Supervisors meeting was adjourned.

**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 January 21, 2009

Linda Meyn
Signature
LINDA MEYN
Printed Name

Peter Altman
Signature
Peter Altman
Printed Name

Title:
 Chairman
 Vice Chairman

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator
Kristen Brunelle
Signature
02/20/09
Date