

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

January 21, 2009 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, January 21, 2009 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, January 21, 2009 at 4:05 p.m.

Board Members Present and Constituting a Quorum:

Linda Meyn	Chairman
Michael Rosen	Vice 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
John Vericker	District Counsel, Straley & Robin
Tim Plate	District Engineer, Heidt & Associates (<i>joined meeting in progress</i>)

Audience Members Present:

Residents

2. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of Board of Supervisors Meeting on December 17, 2008 (Tab 1)

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting on December 17, 2008.
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Operation & Maintenance Expenditures January, 2009 (Tab 2)

1. Administrative Budget (Tab i)
2. Mandolin Reserve Estates and Windsor Budget (Tab ii)
3. Highland Park (Tab iii)

Mr. Rosen asked for clarification of the use of two separate companies for lake maintenance between Mandolin/Windsor and Highland Park. There was a discussion regarding the services provided by both companies for pond and lake maintenance and for the maintenance of the wetland mitigation and conservation areas. The Board requested that staff bid out the maintenance of the ponds and to consolidate the service to one provider.

MOTION TO:	Approve the Operation & Maintenance Expenditures January, 2009, except for the BRA, Remson and Cornerstone aquatic maintenance contracts.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

C. Consideration of Refunding Requisitions January, 2009 (Tab 3)

There was a discussion regarding the requisition and the balances of the bond funds.

MOTION TO:	Approve the Refunding Requisitions January, 2009.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

3. BUSINESS ITEMS

A. Consideration of Resolution 2009-04, Appointing District Counsel (Tab 6)

Mr. Altman reviewed the engagement letter provided by Straley & Robin and the purpose of the Resolution.

MOTION TO:	Adopt Resolution 2009-04, Appointing Straley & Robin as District Counsel.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

B. Ratification of Resolution 2009-05, Parking Policy (Tab 7)

Mr. Altman reviewed the resolution with the Board. Ms. Meyn requested that on the Parking Violation notice the sentence "if further illegal parking incurs" should read "if further illegal parking occurs." There was a general discussion regarding the distribution of this information and other information to residents.

MOTION TO:	Ratify and adopt Resolution 2009-05, Parking Policy as approved by the Chairman and request that communication of the new policy be sent to all residents of the District.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

C. General Matters of the District

Mr. Altman stated that in the General Fund under Other Receivables the amount \$17,586 is a receivable due to the District from the Classic Townhomes as a result of the meter on the water main to these homes were identified as the water for the fountain and were paid by the District. After a review of the bills and the usage it was determined that the bills should be paid by the Classic Townhomes Homeowners Association and the District should be reimbursed for the previous bills. He continued to explain that there were issues with the Classic Townhomes Homeowners Association ("HOA") funds and turn over from developer to resident controlled that have created difficulty in their ability to pay the bills. Mr. Altman said that he would be working with the HOA, their manager and counsel to resolve the payment to the District for the water bills.

Mr. Rosen said that the cause of the water main break that broke and determined by the Board to be the responsibility of the District as the line that caused the break is actually owned by the District. Mr. Rosen said that he would provide the information to Mr. Canorro and Mr. Altman for review.

(Mr. Plate joined the meeting in progress.)

4. OLD BUSINESS

A. Review of Highland Park Drainage Problems (Tab 4)

Mr. Plate reviewed the areas in question and the history of these areas. There was a general discussion of the problem areas and it was determined that Mr. Plate's firm will provide bids specifications and estimated costs for each option provided at the next Board meeting.

B. Update of Mandolin Encroachments

Mr. Altman briefly reviewed some of the encroachment concerns and informed the Board that Mr. Plate would need to identify the impact on the District and its land before any decision should be made.

Mr. Altman left the meeting. Anthony Canorro assumed his duties for the remainder of the meeting.

Mr. Vericker reviewed with the Board their responsibility as Board Supervisors for the CDD to protect District owned land and to comply with regulations or permits imposed by other governmental agencies.

Mr. Canorro advised the Board of the current policy regarding encroachments and a summary of the severity of the encroachments he found in his inspection. There was a general discussion regarding encroachments, accessibility and use of the District lands.

The Board directed Staff to work toward setting standards to send the existing encroachments through the encroachment application process and being reviewed by Staff and then going forward publish the policy for residents and to provide recommendations for the policy.

The Board took a brief recess.

Mr. Petrilak left the meeting.

C. Discussion of Landscape Improvements for Highland Park

D. Discussion of Landscape Improvements for Mandolin/Windsor

There was a general discussion regarding the trees in the community. The Board directed staff to have the palm in the playground removed.

Mr. Booth stated that he has received comments regarding the condition of the playground and trash within the community. There was a general discussion regarding trash, debris and vandalism in the community.

E. Discussion on Citrus Park Boulevard Expansion (Tab 5)

Mr. Canorro gave the Board an update on the discussions and meetings with the county regarding the widening of the Citrus Park Boulevard and the related landscape and irrigation changes proposed.

5. STAFF REPORTS

A. District Counsel

No further report.

B. District Engineer

No further report.

C. District Manager

1. Financial Statement, November 30, 2008 (Tab 8)

2. Operations Report (Tab 9)

No further report.

3. Review of Current Contracts and Vendors (Tab 10)

Mr. Booth requested that the rental of the street lights in the Mandolin/Windsor section of the community be reviewed to determine if it is more cost effective to purchase the poles or if they should continue to be leased.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

None were heard.

A. Communications

None were heard.

7. ADJOURNMENT

MOTION TO:	Adjourn the Board of Supervisors Regular Meeting of the Park Place CDD.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Booth
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 February 18, 2009

Linda Meyn
Signature

Linda Meyn
Printed Name

Title:
 Chairman
 Vice Chairman

Peter Altman
Signature

Peter Altman
Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator

Kristen Brunelle
Signature

02/24/09
Date