

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

February 6, 2009 Minutes of Special Meeting and Workshop

Minutes of the Special Meeting and Workshop

The special meeting and workshop of the Board of Supervisors for Park Place Community Development District was held on Friday, February 6, 2009 at 2:00 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 special meeting and workshop of the Board of Supervisors of the Park Place Community Development District to order on Friday, February 6, 2009 at 2:10 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
Jeri Connor	Assistant District Manager, District Management Services, LLC
Tim Plate	District Engineer, Heidt & Associates (<i>joined meeting in progress</i>)

Audience Members Present:

Gregory Cuttrone	Consulting Project Manger for Hillsborough County, Parsons, Brinkerhoff, Quade & Douglas
Rachel Rodgers	Consulting Landscape Architect for Hillsborough County, LA Designs
Ben Knisely	Hillsborough County Project Manager
Residents	

2. BUSINESS ITEMS

A. Hillsborough County Representatives Discussion the Regarding Citrus Park Boulevard Extension

Ben Knisely, the Hillsborough County Project Manager for the Citrus Park Boulevard Extension, provided an overview of the plan and the impact on the community. Mr. Knisely stated that construction was expected to start in late 2010 and would last approximately 20 months. A general discussion occurred.

Rachel Rodgers of LA Designs, the Landscape Architect for the County, presented two concepts to the Board and the residents for the replacement of the landscaped berm that would be relocated as a result of the widening of the boulevard. A general discussion occurred.

The Board was advised that the County needed a selection of one of the concepts in order to proceed with the project.

MOTION TO:	Approve Concept 1 and authorize the Chair to be the point of contact and to provide approvals as needed to Hillsborough County for the project.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Mr. Altman advised the Board of the receipt of a notice pertaining to foreclosure on the commercial and Calf Path parcels. He explained that the notice listed the District as a party to the foreclosure and that Mr. Vericker, District Counsel, quickly responded to the petitioner explaining that the District could not be a party in the foreclosure action. As a result the District was removed from the petition. Mr. Altman explained that the foreclosure action by the mortgage holder of those parcels may result in the need to complete a reconciliation of the assessments on the parcels.

B. Review of Wetland Mitigation Maintenance Requirements

Mr. Altman and Mr. Plate reviewed the requirements with the Board and the residents. A general discussion ensued. It was determined that some of the services were not mandatory under minimum standards.

C. Review of Lake Maintenance Requirements

Mr. Altman and Mr. Plate reviewed the maintenance program with the Board and the residents. A general discussion ensued.

D. Review of Landscaping and Irrigation Maintenance Requirements

Mr. Altman and Mr. Plate reviewed the requirements with the Board and the residents. A general discussion ensued.

E. Review of Storm Water Management Maintenance Requirements

Mr. Altman and Mr. Plate reviewed the requirements with the Board and the residents. A general discussion ensued.

F. Review of Roadways Maintenance Requirements

Mr. Altman and Mr. Plate reviewed the requirements with the Board and the residents. A general discussion ensued, which included information regarding roads owned by the District.

G. Review of Lighting Maintenance Requirements

Mr. Altman and Mr. Plate reviewed the requirements with the Board and the residents. A general discussion ensued.

H. Review of Entrance Feature and Hardscape Maintenance Requirements

Mr. Altman and Mr. Plate reviewed the requirements with the Board and the residents. A general discussion ensued.

I. Review of Other Maintenance Obligations

Mr. Altman and Mr. Plate reviewed the requirements with the Board and the residents. A general discussion ensued.

J. Review of Administrative Obligations of the District

Mr. Altman and Mr. Plate reviewed the requirements with the Board and the residents. A general discussion ensued.

K. Review of Required vs. Discretionary Spending

Mr. Altman and Mr. Plate discussed the difference between required versus optional expenditures with the Board and the residents. A general discussion ensued.

L. General Matters of the District

No further matters were presented.

3. STAFF REPORTS

A. District Counsel

No report.

B. District Engineer

No report.

C. District Manager

No report.

4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

None were heard.

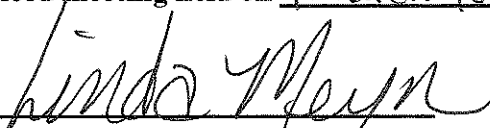
5. ADJOURNMENT

MOTION TO:	Adjourn the Board of Supervisors Special Meeting and Workshop 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 March 18, 2009.

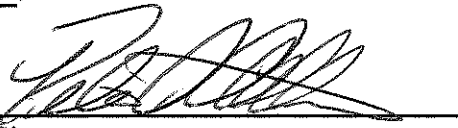


Signature

LINDA MEYN
Printed Name

Title:

- Chairman
- Vice Chairman

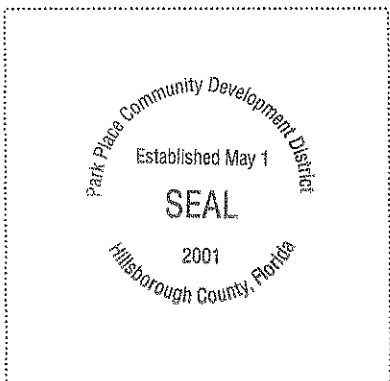


Signature

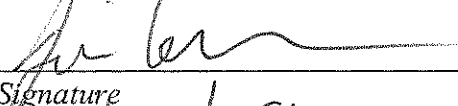
Peter Altman
Printed Name

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator



Signature
4/21/09
Date