

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

February 18, 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, February 18, 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, February 18, 2009 at 4:05 p.m.

Board Members Present and Constituting a Quorum:

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| Linda Meyn | Chairman |
| Michael Rosen | Vice Chairman |
| Darren Booth | Supervisor |
| Erica Lavina | Supervisor |
| Alex Petrilak | Supervisor |

Staff Members Present:

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| 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 ITEMS

A. Presentation of Revised Special Assessment Methodology (under separate cover)

Mr. Altman advised the Board that Mr. Vericker has had the foreclosure suit against the District dismissed. However, there is now a concern that there may be what is termed "a golden acre" and that the District is able to do a true-up if one is required. He stated that the debt that should be on the property is properly assigned and there are no questions on the assessments. Mr. Altman explained that there is \$2.7 million that has been paid by the Developer on the commercial property so far however some of the property has been platted and some has not. Mr. Altman stated that there are provisions that allow for a true-up once the land has been platted to determine whether or not the assertions made in the assessment methodology are coming true. He stated that if there are not enough units being built as had been identified then the Developer would be responsible to pay the difference of the assessment down to meet the real number of units. Mr. Altman stated that the dilemma has been that the entitlements are there, however if the units are not built then they are assessed on a per acre basis. Therefore the differences in the density of the acres could affect the amount assessed per acre.

Mr. Vericker reviewed some of the variances that could be expected with the assessments on the property and the effect of the impending foreclosure on the property by the mortgage holder.

Mr. Altman provided a review of the process to do the true-up.

Mr. Vericker provided examples of what some of the response could be from the bank if the District needs to foreclose on the parcels for the District's Assessments.

A general discussion ensued.

Mr. Altman stated that updates would be sent to the Board as information is available.

B. Consideration of Resolution 2009-06, Declaring Special Assessments (under separate cover)

This item was removed from the agenda.

C. Consideration of Resolution, Setting the Public Hearing on Special Assessments
(under separate cover)

This item was removed from the agenda.

3. STAFF REPORTS

A. District Engineer

1. Update of Mandolin Encroachments

Mr. Vericker reviewed the sample easement encroachment policy that was emailed to the Board. A general discussion ensued.

Mr. Plate stated that the encroachment by the Mayfield resident was a sun deck with pavers in an easement next to a drainage pond. Mr. Plate explained that he did not find any issues in regards to maintenance. Mr. Plate stated that the sun deck is on District land therefore the District could elect to remove it and not be liable for any damages. Mr. Plate stated that he felt that there should be a hold harmless agreement so that if there is an injury on District property then the District is not held responsible. He also explained that if the encroachments are allowed it should be stated that they are still subject to state and local permitting requirements.

Mr. Altman stated that he would recommend that the Board come to a consensus of the policy and then allow the Mr. Vericker and Mr. Plate to finalize the policy and at which time notice to the residents could be done through the same letter that is being sent regarding the parking policy. Mr. Altman recommended that all individuals who have already encroached on the District property and those who would like to request an encroachment go through the same process and pay the same fee as they would require the review by the District Engineer and processing by the District Counsel. Mr. Altman said that the next step would be to set the parameters as to what would be allowed. For instance how fences would be treated versus a concrete or sand and paver structure. A discussion ensued regarding what would be or should be considered an acceptable encroachment and if there actually is an acceptable encroachment.

2. Review of Highland Park Drainage Problems

Mr. Plate reviewed the proposed recommendations for the drainage issue. He stated that the only real option for the sidewalk area on Bournemouth would be to remove and replace the sidewalk at a higher elevation at a cost of \$6,850.

Mr. Plate stated that the alley areas had three options: 1) to construct concrete aprons that would leave the drainage as is but would allow the garbage trucks and other similar sized vehicles the ability to maneuver though the alley ways without digging ruts or tearing up the landscaping. The cost for the concrete aprons would be \$3,900; 2) install yard drains, a drainage system and connect underground piping to the nearest inlet, essentially out the main street. The cost for this would be \$38,905; 3) remove the asphalt, ribbon curve, alter the elevations and reconstruct the area so that it would drain properly, this would not include yard drains and would be a completely independent option. The cost for this would be \$37,525.

Mr. Plate reminded the Board that the second and third items would require some survey work and that option 2 pricing is based on the assumption that the elevations would allow the piping to tie in properly for drainage. Mr. Plate said that there would not be any permitting issues as these options would be completed as maintenance needs. Mr. Plate said that the figures for options 2 and 3 may be variable as the actual elevations may need to be adjusted and could not be determined until the area could be surveyed properly. A discussion ensued regarding the options, budgeted costs and notice to residents.

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| MOTION TO: | Approve the removal and replacement of the sidewalks at a higher elevation on Bournemouth. |
| MADE BY: | Supervisor Rosen |
| SECONDED BY: | Supervisor Petrilak |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 5/0 - Motion passed unanimously |

Mr. Plate presented two exhibits of the previous ownership and maintenance prepared for the Developer and requested that the Board identify any additional information that they would like to see of the maps. A discussion ensued regarding the items to be identified on the map and the ownership and maintenance responsibilities of some areas in and surrounding the community.

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| MOTION TO: | Approve a not to exceed \$2,000 GIS map of the entire District with the money being pulled from the Walls and Entry Feature budget line item equally from both the Mandolin/Windsor and Highland Park budgets. |
| MADE BY: | Supervisor Rosen |
| SECONDED BY: | Supervisor Meyn |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 5/0 - Motion passed unanimously |

Mr. Plate left the meeting in progress.

4. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors Meeting on January 21, 2009 (Tab 1)

Mr. Altman asked if there were any changes to the minutes. There were none.

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| MOTION TO: | Approve the Minutes of the Board of Supervisors Meeting on January 21, 2009. |
| MADE BY: | Supervisor Petrilak |
| SECONDED BY: | Supervisor Rosen |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 5/0 - Motion passed unanimously |

Mr. Rosen asked if there had been any additional information or communication from BRA. Mr. Canorro said that he and BRA are working with the County to resolve the issue. Mr. Canorro explained that he was working on obtaining bids for the work that BRA is doing as well as the pond and lake maintenance for the whole community with the exception of the off-site mitigation.

- B. Consideration of Operation & Maintenance Expenditures February, 2009 (Tab 2)
3. Administrative Budget (Tab i)
 4. Mandolin Reserve Estates and Windsor Budget (Tab ii)
 5. Highland Park (Tab iii)

Mr. Altman asked if there were any questions or comments on the invoices. There was a discussion regarding some of the invoices including the Remson and BRA invoices.

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| MOTION TO: | Approve the Operation & Maintenance Expenditures February, 2009. |
| MADE BY: | Supervisor Booth |
| SECONDED BY: | Supervisor Petrilak |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 5/0 - Motion passed unanimously |

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

There were none.

5. OLD BUSINESS

A. Discussion of Landscape Improvements for Highland Park

Mr. Tony Jones of the Highland Park Neighborhood Association Landscape Committee who had been assigned to work with Mr. Rosen on the landscaping in Highland Park provided a review of the work completed.

B. Discussion of Landscape Improvements for Mandolin/Windsor

Ms. Meyn stated that she was going to meet with the representative of Stewart & Associates and obtain proposals.

C. Update on Citrus Park Boulevard Expansion

There was a brief discussion of the expansion and related landscaping.

6. BUSINESS ITEMS

D. Discussion of Resident Mailing Plan

This item was not discussed.

E. Discussion of Reserve Schedule (Tab)4

This item was tabled to the next meeting.

F. Select an Audit Committee

Mr. Altman stated that the Board needed to select and audit committee and explained that it is standard practice to select themselves for the committee.

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| MOTION TO: | Select Linda Meyn, Michael Rosen, Darren Booth, Erica Lavina and Alex Petrilak for the Audit Committee |
| MADE BY: | Supervisor Booth |
| SECONDED BY: | Supervisor Petrilak |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 5/0 - Motion passed unanimously |

G. Set a Meeting Date for the Audit Committee

Mr. Altman stated that audit committee meeting could be held at the same time as the next meeting.

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| MOTION TO: | Hold the Audit Committee Meeting on March 18, 2009 at 4:00 pm at The Lake House, located at 11740 Casa Lago Lane, Tampa, Florida 33626. |
| MADE BY: | Supervisor Petrilak |
| SECONDED BY: | Supervisor Booth |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 5/0 - Motion passed unanimously |

H. General Matters of the District

Mr. Booth said that there were a few light poles that were in the middle of sidewalks so as those things are seen we should be building those costs to correct the issue into the budget for next year so that they could be taken care of.

7. BUSINESS ITEMS

I. Discussion of Reserve Schedule (Tab)4

Mr. Rosen said he would still like to discuss the building of reserves. After discussion of a few items it was determined to be discussed further at the next meeting along with the staff's estimate of the items to reserve for and their estimated cost.

Mr. Rosen asked for a review of the DMS expenditures as they relate to those amounts budgeted for on the Park Place Community Development District General Fund in the Administration group. Mr. Altman reviewed with the Board the negotiated reduction of fees to the District and the allocation of the items invoiced against the General Fund, Mandolin/Windsor and Highland Park budgets. Mr. Altman stated that a budget amendment and a summary of the actual fees would be provided to the Board at the next meeting.

J. Discussion of Resident Mailing Plan

Mr. Altman provided the Board with a draft of a letter that only pertained to the parking issues as the encroachment issues have not been finalized and there were other items such as the budget schedule that might be beneficial to include in the letter. It was agreed that the draft of the letter would be emailed to each Board member to allow them to review it and make their own independent changes.

8. STAFF REPORTS

- B. District Counsel
- C. District Engineer
- D. District Manager
- 6. Financial Statement, December 31, 2008 (Tab 5)
- 7. Operations Report (Tab 6)

9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Ms. Meyn stated that she was recently made aware that the monument at Mandolin Reserve was in need of pressure washing. Mr. Altman stated that staff would have it pressure washed as it is a standard maintenance item.

Mr. Altman reviewed the water bills for the Classic Townhomes with the Board and explained that they have it as a payable on their books and it was budgeted for so they are aware that it needs to be paid. There was a brief discussion.

Mr. Altman stated that it had been difficult to determine whose responsibility the line was and that he had not received a dollar amount associated with the request for the reimbursement. Mr. Rosen said that the total repair costs were \$585.

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| MOTION TO: | Split the cost of the irrigation repairs in the amount of \$585.00 50/50 with the HPNA. |
| MADE BY: | Supervisor Rosen |
| SECONDED BY: | Supervisor Petrilak |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 5/0 - Motion passed unanimously |

A. Communications

There were none.

10. ADJOURNMENT

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| MOTION TO: | Adjourn the Board of Supervisors Regular Meeting of the Park Place CDD. |
| MADE BY: | Supervisor Petrilak |
| SECONDED BY: | Supervisor Rosen |
| 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.*

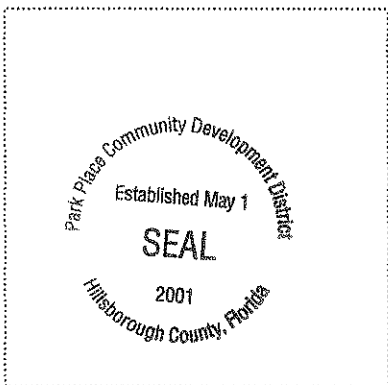
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on March 18, 2009.

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

[Signature]
Signature
4/21/09
Date