

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

March 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, March 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, March 18, 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

Audience Members Present:

Chuck Pons	Biological Research Associates
Residents and vendors	

2. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors Workshop on February 6, 2009 (Tab 1)
- B. Consideration of the Minutes of the Board of Supervisors Meeting on February 18, 2009 (Tab 2)

Mr. Altman asked if the Board would like to start reciting the Pledge of Allegiance before the meeting start since it is the typical way to start a government meeting. The Board agreed. Mr. Altman stated that he would get a Flag and bring it to the next meeting.

Mr. Altman asked if there were any questions on the minutes.

Mr. Rosen stated that he would like to have time to discuss additional planting on Race Track Road to South Mobley as a result of them (the County) working on Citrus Park Boulevard. Mr. Rosen asked if the side walk on Bournemouth had been fixed. Mr. Canorro said that it had not been completed yet due to scheduling and advised that he was working on it and would follow up with the engineer.

Mr. Rosen asked if the GIS map had been completed. Mr. Canorro stated that it was in process and that it would take a little bit of time. Mr. Altman stated that there would be a timeline for items that the Board has approved that would be provided under Old Business. Mr. Rosen requested that it be emailed before the next meeting.

MOTION TO:	Approve Minutes of the Board of Supervisors Meeting on February 6, 2009 and February 18, 2009.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Meyn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

- C. Consideration of Operation & Maintenance Expenditures March, 2009 (Tab 3)
1. Administrative Budget (Tab i)
 2. Mandolin Reserve Estates and Windsor Budget (Tab ii)
 3. Highland Park (Tab iii)

Mr. Altman reviewed the invoices with the Board. Mr. Rosen inquired as to where the Heidt & Associates, Inc. fees will be paid out from. Mr. Altman stated that these would come from the Professional District Engineer line item which has some suggested modifications in the proposed budget amendment.

Mr. Booth asked if the invoices for the work that Tony Jones is involved with are approved by him. Mr. Canorro said that the work was confirmed with Mr. Jones. There was a discussion on the landscape invoices.

MOTION TO:	Approve Operation & Maintenance Expenditures March, 2009.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Meyn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Mr. Booth requested that the TECO bills be broken down in the future.

3. OLD BUSINESS

Mr. Canorro reviewed the proposals provided and introduced Chuck Pons from Biological Research Associates (now known as Entrix), the company currently providing wetland mitigation monitoring and maintenance services.

Mr. Pons reviewed the proposed new contract with the Board explaining that he would be able provide a costs savings to the Board. Mr. Canorro reviewed the previous contracts with the Board. A discussion ensued. Mr. Rosen requested to see the last two reports for all areas before the next meeting.

Mr. Pons left the meeting in progress.

The Board continued the discussion of the wetland maintenance.

A. Review of Pond Maintenance Proposals (Tab 4)

Mr. Canorro reviewed with the Board the current vendors for the community, the service provided, and the proposals provided for service. Jon Souers of Cornerstone addressed the Board and reviewed his findings for initial clean up of the Highland Park ponds and maintenance for the ponds in both Highland Park and Mandolin Windsor.

A discussion occurred regarding the levels of maintenance and the proposals.

Mr. Rosen requested that the Stuart & Associates use some type of mower control to prevent grass clippings from going into the ponds.

The discussion was tabled for discussion later in the meeting.

B. Discussion of Parking Enforcement in Highland Park (Tab 5)

Mr. Canorro reviewed the current parking policy and procedures needed to enforce the policies. He advised the Board that the contracted towing company will begin performing courtesy patrols in the neighborhood. Mr. Rosen requested that the letter to the residents be sent out before the courtesy patrols begin.

4. BUSINESS ITEMS

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

Mr. Altman handed out the First Supplemental Assessment Methodology Report dated March 18, 2009 and Resolution 2009-06, Setting Forth the Specific Terms of the District's \$8,005,000 Special Assessment Revenue Bonds, Series 2003.

Mr. Altman stated that a portion of the undeveloped land has been sold without communication to the District Manager's office. This resulted in the inability to provide the normal advisement of the assessments that are to be paid on the property being sold.

Mr. Altman stated that the purpose of the report was to redistribute the assessments equally among the undeveloped land within the District and to place the assessments on the tax roll.

Mr. Vericker reviewed with the Board the standards of the assessment allocation process.

Mr. Rosen requested that either the District Counsel or District Manager obtain the contact information of the new owner of the parcel from the HPNA Manager.

A discussion occurred regarding these issues.

B. Consideration of Resolution 2009-06, Supplemental Methodology (under separate cover)

MOTION TO:	Adopt Resolution 2009-06, Declaring Special Assessments (in substantial form subject to final review by Counsel).
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Meyn
DISCUSSION:	Mr. Booth question why the 68 acre property pays the same amount as the ¼ acre property does. Mr. Altman stated that the 68 acre property is limited to only having one home on it so it was identified as being the largest product type in the Assessment Methodology Report.
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

C. Consideration of Resolution 2009-08, Budget Amendment (Tab 6)

Mr. Altman reviewed the proposed changes in the budget line items with the Board. A discussion ensued.

Mr. Altman stated that should the Board adopt the amended budget, the new figures would be used in the Proposed Budget presented at the next meeting.

C. Review of Pond Maintenance Proposals (Tab 4)

The Board discussed the proposals received for ponds service as they relate to the figures in the proposed budget.

MOTION TO:	Authorize the engagement of Cornerstone for the pond maintenance of the entire community, with the cost of the Highland Park to an amount not to exceed \$1,000 per month with a decrease in the scope of work.
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Meyn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Mr. Rosen stated that he would like to have the Board approve the spending of the additional landscape funds as provided in the amended budget.

A discussion occurred regarding the proposed budget amendment.

MOTION TO:	Adopt Resolution 2009-08, Budget Amendment, as presented.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

It was determined that all landscape improvements would be addressed and processed by Mr. Canorro with the assistance of Mr. Rosen and Ms. Meyn. It was determined that Mr. Tony Jones would come to the next meeting and provide the Board with a plan including a time frame for the landscape enhancements.

D. Consideration of Fowler White Boggs Invoices (Tab 7)

Mr. Altman reviewed the history of the invoices with the Board. A discussion ensued. The Board determined that no action would be taken.

E. Fiscal Year 2010 Budget Timeline (Tab 8)

Mr. Altman stated that the proposed budget would be provided to the Board at the April meeting, the workshop would be held in May to hear from the community and the public hearing would be at the July meeting.

F. Discussion of School Board Landscape Donation (Tab 9)

Mr. Altman updated the Board on this issue.

G. Discussion of Resident Mailing Plan

This item was previously discussed in the meeting.

H. General Matters of the District

No further matters were presented.

5. STAFF REPORTS

A. District Counsel

No report.

B. District Engineer

1. GIS Map

No report.

- C. District Manager
1. Financial Statement, December 31, 2008 (Tab 10)
 2. Operations Report (Tab 11)

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Ms. Meyn asked for an update on the encroachment issues. Mr. Vericker stated that he and Mr. Plate have been working on it and would insure that the information would be in the next meeting book.

Mr. Altman stated for the record that Mr. Rosen left the meeting.

Mr. Altman stated that his company would need to charge for the Supplemental Methodology Report provided. In the original contract with the District there was a reimbursable item for Supplemental Methodology Reports in the amount of \$15,000, however there were no bond issues involved in the methodology report he just provided but there are other issues involved such as the dealings with the school and all of the assessments and follow up. As a result, he requested that the Board approve paying DMS half of the normal fee for the Supplemental Methodology Report which would be \$7,500 and this would include any follow up work or revisions needed in relation to the completion of the site purchased by the school. A discussion ensued.

MOTION TO:	Motion to pay DMS \$2,500 for the completion of the Supplemental Methodology Report.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

There was a discussion regarding the development of the commercial property.

A. Communications

There were none.

ADJOURNMENT

MOTION TO:	Adjourn the Board of Supervisors Regular Meeting of the Park Place CDD.
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - 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 _____.

Linda Meyn
Signature

LINDA MEYN
Printed Name

Title:
 Chairman
 Vice Chairman

Peter A. Altman
Signature

PETER A. ALTMAN
Printed Name

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator

Yvonne Ault
Signature

5/27/09
Date

