

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

April 15, 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, April 15, 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, April 15, 2009 at 4:22 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.

Audience Members Present:

Residents

Audience Members Present Via Speakerphone:

Residents

2. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors Meeting on March 18, 2009 (Tab 1)

Mr. Altman asked if there were any questions or changes. There were none.

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

B. Presentation of the Minutes of the Audit Committee Meeting on March 18, 2009 (Tab 2)
Mr. Altman asked if there were any questions or changes to the minutes. There were none.

- C. Consideration of Operation & Maintenance Expenditures April, 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 expenditures and asked if there would any questions or items that needed to be discussed. Mr. Rosen inquired about the website fees charged by DMS. Mr. Altman reviewed the fees with the Board. Mr. Rosen requested a detailed summary of the website fees at the next meeting. Ms. Meyn questioned the fees for the clock maintenance and whether the clock tower is worth the cost of the maintenance. A discussion ensued regarding the cost of routine maintenance in the community and the potential of hiring a maintenance employee. Mr. Altman stated that staff would compile a job description and cost analysis of the benefits of hiring a maintenance employee vs. hiring a company to handle the maintenance issues as they occur. Ms. Lavina stated that the Mandolin Reserve needs the monuments painted as well. A general discussion occurred regarding maintenance services. Mr. Booth commented that he liked the detail in the summary of the invoices but requested that the mathematical breakdown of the electric invoices be provided again. The Board questioned the delay in the Alpaugh Plumbing invoice and asked that staff provide additional details as to why it took them so long to send the invoice for work completed in September 2008.

MOTION TO:	Approve the Operation & Maintenance Expenditures April, 2009, sending a letter to Alpaugh Plumbing that they must be prompt in submitting invoices and that DMS will provide detail of the website maintenance services provided.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

3. STAFF REPORTS

A. District Engineer

1. GIS Map (Under Separate Cover)

Mr. Plate presented the GIS Map to the Board and stated that the pdf of the map would be emailed to each Board Member. He stated that he has identified a few items on the map that he believes are errors and he is requesting that the GIS technician complete some additional research to correct these items. He requested that the Board review the map and provide any corrections or comments to him. A discussion ensued.

Mr. Plate stated during the repair of the sidewalk on Bournemouth it was discovered that the roadway under drain that was on the plans was not installed in that area. He stated that the lack of the under drain isn't the cause of the problem in that area but it would probably be something to help that area remain dry. Mr. Plate described purpose of the under drain system for the Board. Mr. Plate stated that he would recommend that the under drain be installed prior to the new sidewalk being installed. A discussion

ensued. It was determined that the District Engineer would work with District Management to determine if there are any issues relating to the construction of the community that needed to be addressed.

MOTION TO:	Install the under drain as proposed by the District Engineer.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

4. OLD BUSINESS

A. Consideration of Easement Encroachment Policy (Tab 4)

Mr. Altman reviewed the proposed easement encroachment policy provided by counsel. Mr. Vericker addressed the Board and reviewed the key points of the policy he provided. A discussion ensued.

It was determined that the final policy will be posted on the District website.

Mr. Plate left the meeting in progress.

MOTION TO:	Approve the Easement Encroachment Policy in substantial form with the following changes: Removal of the guidelines, changing the verbiage from approval of the encroachments to the approval letter of the design, recommend contact district manager, must be applied for in 3 months, or within 1 month of notification by the District of an encroachment and approved in 6 months unless the Board extends the time, upon approval of the Chairman.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Mr. Altman presented the purchase and sale agreement from the School Board for the section of land in front of Deer Park Elementary on Citrus Park Boulevard. He stated that a purchase price of \$13,000 was identified which the Board confirmed as the cost of the landscaping they requested. Mr. Vericker stated that he reviewed quickly and that there were a couple of items he needs to clarify and asked who he should work with to finalize the purchase and sale agreement before the Board approves it. It was determined that he would work with the Chairman and District Manager.

Mr. Vericker left the meeting in progress.

Mr. Altman reviewed the landscaping items proposed and budget with the Board. Mr. Tony Jones of the Highland Park Neighborhood Association Landscape Committee reviewed with the Board some the items he has been working on and would like to complete. A discussion ensued. It was determined that Staff would contact the Waterchase HOA to address the maintenance of the medians on Race Track Road.

MOTION TO:	Motion to approve presented items for landscape improvements for Highland Park.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

MOTION TO:	Motion to approve presented items for landscape improvements for Mandolin in the amount of \$6,975, subject to the approval of the Chairman.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

5. BUSINESS ITEMS

A. Presentation of Proposed Fiscal Year 2010 Budget (Tab 5)

This item was tabled to the next meeting.

B. Consideration of Resolution 2009-09, Adopt Proposed Fiscal Year 2010 Budget and Setting a Public Hearing (Tab 6)

This item was tabled to the next meeting.

C. Consideration of Recommendation from Audit Committee

This item was tabled to the next meeting.

D. General Matters of the District

6. STAFF REPORTS

A. District Counsel

B. District Manager

1. Financial Statement, Period Ending February 28, 2009 (Tab 7)

2. Operations Report (Tab 8)

7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

A. Communications

Staff was asked to ensure that the reclaimed water for the Mandolin/Windsor section of the community is continued to be pushed through with the county.

Mr. Altman reviewed the sign off of the constructed facilities with the Board.

Mr. Booth recommended that the Board look into finding another District Engineer once the GIS work is completed. This discussion was tabled to be continued after the budget process is completed.

Mr. Rosen requested that staff send a letter to all of the vendors notifying them that invoices must be submitted promptly upon the completion of work.

8. ADJOURNMENT

MOTION TO:	Adjourn the Board of Supervisors Regular Meeting of the Park Place CDD.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Petrilak
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 _____

Linda Meyn
Signature

LINDA MEYN
Printed Name

Title:
 Chairman
 Vice Chairman

Peter A. Acman
Signature

PETER A. ACMAN
Printed Name

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator

Lindsay Holt
Signature

5/27/09
Date

