

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

July 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, July 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, July 15, 2009 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

Linda Meyn	Chairman
Michael Rosen	Vice Chairman
Erica Lavina	Supervisor (<i>joined the meeting in progress</i>)
Alex Petrilak	Supervisor
Darren Booth	Supervisor

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Tony Canorro	Assistant District Manager, District Management Services, LLC
Leah Johnson	Financial Analyst, District Management Services, LLC (<i>via Teleconference</i>)

Audience Members Present:

Kyle Vandenberg	Representative, OLM Landscaping
Representatives from American Consulting Engineers of Florida LLC, Hardeman-Kempton & Associates, Johnson Engineering, and WilsonMiller, Inc.	
Residents	

2. STAFF REPORTS

A. District Counsel

1. Revised District Management Services Contract (Tab 1)

Mr. Altman stated that the District is still functioning under the old contract. He stated that due to time constraints, this item will be continued to the next meeting.

B. District Engineer

Not present.

3. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board of Supervisors Meeting on June 17, 2009 (Tab 2)

MOTION TO:	Approve the Minutes of the Board of Supervisors' Meeting held on June 17, 2009.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

B. Consideration of the Operation & Maintenance Expenditures July, 2009 (Tab 3)

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

There was no discussion on the Operation and Maintenance expenditures.

MOTION TO:	Approve the Operation and Maintenance Expenditures for July 2009.
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

4. BUSINESS ITEMS

A. Fiscal Year 2010 Budget Public Hearing (Tab 4)

MOTION TO:	Open the Public Hearing on the Fiscal Year 2010 Final Budget.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

Mr. Altman presented the revised budget to the Board. Mr. Canorro stated the original proposed budget revealed an increase due to the Racetrack Road landscaping and irrigation services. He stated the estimated cost of these services have been shared with the Waterchase CDD, revealing a decrease in the final budget. Discussion ensued regarding the shared cost of the irrigation and landscaping services with Highland Park.

(Ms. Leah Johnson with District Management Services joined the meeting in progress via speakerphone.)

Mr. Altman stated Ms. Johnson is responsible for creating the official assessment roll which will be approved during this meeting. Mr. Altman requested Ms. Johnson refer to the most recent budget, find the point where money was put into the Highland Park Maintenance/ Other line item to set the increase at 2.5% instead of 5% for the residents in that community. He stated this will also be adjusting the mixed use fact. Mr. Altman suggested instead of budgeting this as a shared expense, this money will benefit the part of the community that has an increase. Mr. Altman requested Ms. Johnson identify for the Board that she has the document and will be making this adjustment. Ms. Johnson stated she will make the modification to increase the Highland Park budget to reflect a 2.5% overall increase for the overall assessment applied to the landscaping/ maintenance/ other line item.

(Ms. Johnson left the meeting in progress.)

B. Consideration of Resolution 2009-11, Certifying an Assessment Roll (Tab 5) and Resolution 2009-12, Adopting the Fiscal Year 2010 Final Budget (Tab 6)

MOTION TO:	Approve Resolution 2009-11, Certifying an Assessment Roll and Approve Resolution 2009-12, Adopting the Fiscal Year 2010 Final Budget (as presented).
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Meyn
DISCUSSION:	None further
RESULT:	Called to vote: motion PASSED 3/1 - Motion passed (Supervisor Booth opposed the motion)

MOTION TO:	Close the Public Hearing on the Fiscal Year 2010 Final Budget.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

Mr. Rosen expressed concern with the current upkeep of the landscaping around the community. Mr. Vandenbrink with OLM Landscaping stated that due to these concerns, he will make the commitment to visit the community once a week.

C. Question & Answer with Proposers for District Engineer Services

Mr. Altman stated a representative from American Consulting Engineers of Florida LLC, Hardeman-Kempton & Associates, Johnson Engineering, and WilsonMiller, Inc. were in attendance for the question and answer session.

(Erica Lavina joined the meeting in progress.)

Each representative conducted a presentation for the Board followed by a question and answer session. A representative from Hardeman-Kempton & Associates discussed the civil engineers and landscape architects involved in the firm. He also stated he would attend each meeting and be copied on all e-mails involving the District. A representative from American Consulting Engineers of Florida reviewed the firms experience with CDD's and the ability to negotiate project fees. A representative from WilsonMiller, Inc. discussed their experience working with CDD's, surveying, design flaws and ecological services. She also confirmed WilsonMiller's experience with GIS maps. A representative from Johnson Engineering answered questions regarding design flaws, the billing process, and monitoring.

Discussion ensued regarding each proposer for the District Engineering services.

MOTION TO:	Direct District Staff to negotiate a contract with WilsonMiller, Inc. for District Engineering Services.
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Meyn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/2 - Motion passed (Mr. Rosen and Mr. Booth opposed the motion)

D. Update of Easement Encroachment Policy

Discussion ensued regarding holding a special meeting for the sole purpose of discussing the encroachment policy. A date was not set for this meeting at this time.

Mr. Altman stated the check was received for the Windsor Mandolin closing, and the funds are available for the landscaping that is supported by the sale. Mr. Canorro stated this is now the School Board's land.

E. Review of Website Maintenance Services & Website Redesign

This item was not addressed.

F. Highland Park Storm Drain Maintenance (Tab 7)

Discussion ensued regarding the storm drain maintenance. No Board action was taken.

G. General Matters of the District

There were no further general matters of the District.

5. STAFF REPORTS

A. District Manager

1. Financial Statement, Period Ending May 31, 2009 (Tab 8)

Mr. Altman presented the financial statements for the Board. There were no questions or further discussion.

2. Operations Report (Tab 9)

This item was not addressed.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

A. Communications

Mr. Canorro stated the reclaimed water fountain has been drained, the sand in the sand box will be replaced, and he will check on the lights.

The Board agreed to cancel the regular August Board Supervisors' meeting.

Ms. Meyn stated the monuments and entry wall still need to be painted.

7. ADJOURNMENT

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

Signature

Signature

Printed Name

Printed Name

Title:

- Chairman
 Vice Chairman

Title:

- Secretary
 Assistant Secretary

Recorded by Records Administrator

Signature

Date

