

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

September 16, 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, September 16, 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, September 16, 2009 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

Linda Meyn	Chairman
Michael Rosen	Vice Chairman
Erica Lavina	Supervisor
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
John Vericker	District Counsel, Straley & Robin PA
Tonja Stewart	District Engineer, WilsonMiller, Inc.

Audience Members Present:

Trey McCullough of Stewart and Associates
Kyle Vanderbrink of OLM
Residents

Audience Members Present Via Speakerphone:

Residents

2. OLD BUSINESS

A. Mandolin Encroachment Review (Under Separate Cover)

1. GENERAL OVERVIEW

A. Explanation of Situation and District Encroachment Policy (Tab 1)

1. Current District Encroachment Policy (Tab i)
2. Prior District Encroachment Policy (Tab ii)
3. Correspondence with Hillsborough County (Tab iii)

Mr. Canorro provided the Board with an overview of the encroachment review that he completed over the last few months. There was discussion on the different types of encroachments and the obligations of the District.

2. COMPLETED ENCROACHMENT APPLICATIONS

A. Wimberly-11330 Minaret Drive (Tab 2)

The Board reviewed and discussed the encroachment.

MOTION TO:	Disapprove encroachment at Wimberly-11330 Minaret Drive.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Rosen
DISCUSSION:	There was a discussion regarding the process used to grant encroachments.
RESULT:	Called to Vote: motion PASSED 3/2 - Motion passed (Supervisors Petrilak and Lavina opposed)

B. Kelly-11626 Renaissance View Court (Tab 3)
The Board reviewed and discussed the encroachment.

The Board discussed the processes involved in the decisions and the information needed to make decisions on the encroachments.

MOTION TO:	Disapprove encroachment at Kelly-11626 Renaissance View Court.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Booth
DISCUSSION:	Discussion on the processes and the information provided to make a decision.
RESULT:	Called to Vote: motion PASSED 3/2 - Motion passed (Supervisors Petrilak and Lavina opposed)

MOTION TO:	Table discussions on the encroachments for further information.
MADE BY:	Supervisor Petrilak
SECONDED BY:	none
DISCUSSION:	Discussion on the processes and the information provided to make a decision.
RESULT:	Motion failed for lack of second

MOTION TO:	Table consideration of the remaining encroachments to allow for further information and additional members of the public another chance to provide their comments.
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Rosen
DISCUSSION:	Discussion on the processes and the information provided to make a decision.
RESULT:	4/1 - Motion passed unanimously (Supervisors Meyn opposed)

- C. Lavina-11628 Greensleeve Avenue (Tab 4)
- D. Mayfield-11625 Greensleeve Avenue (Tab 5)
- E. Stapleton-11608 Renaissance View Court (Tab 6)
- 3. **ENCROACHMENT APPLICATIONS IN PROGRESS**
 - A. Hardy-11630 Renaissance View Court (Tab 7)
- 4. **NO ACTION REQUIRED**
 - A. Fuller-11632 Renaissance View Court (Tab 8)
 - B. Meyn-11610 Renaissance View Court (Tab 9)
 - C. Palmieri-11723 Gothic Lane (Tab 10)
 - D. West-11640 Renaissance View Court (Tab 11)
 - E. Braswell-11668 Renaissance View Court (Tab 12)
 - F. Poulos-11329 Minaret Drive (Tab 13)
 - G. Shannon-11340 Minaret Drive (Tab 14)
 - H. Bloomston-11634 Renaissance View Court (Tab 15)
 - I. Dominquez-11607 Greensleeve Avenue (Tab 16)
 - J. Golder-11636 Renaissance View Court (Tab 17)
 - K. Kruse-11201 Cavalier Place (Tab 18)
- 5. **RESIDENTS REFUSING TO COMPLY**
 - A. Gliner-11322 Minaret Drive (Tab 19)
- 6. **NO CONTACT FROM RESIDENT**
 - A. Tommosone-11632 Greensleeve Avenue (Tab 20)
 - B. Dranoff-11642 Renaissance View Court (Tab 21)

3. BUSINESS ITEMS

- A. Review of Offsite Wetland Mitigation Area Findings (Tab 6)

Mr. Canorro stated that the Offsite Wetland Mitigation Area has failed, that it is not owned by the District and he has informed Entrix that the District will not be paying for any further maintenance of the area. He stated that the EPC has acknowledged that the permits and the land are not in the name of the District and have sent the failure notification to the Developer, discussion ensued. It was determined that until any documentation is produced identifying that the District is responsible no further action will be taken.

(Ms. Stewart left the meeting in progress.)

4. STAFF REPORTS

- B. District Counsel
 - 1. Revised District Management Services Contract (Tab 1)

Mr. Altman reviewed the contract with the Board and advised that the contract has been reviewed by Mr. Vericker as this was the only reason that the contract had not been formally approved and executed. Mr. Vericker provided a summary of his review of the contract, discussion ensued.

MOTION TO:	Approve the District Management Services Contract with the following changes in fees. The per page for black and white copies single side is \$.05; double-sided is \$.10 per page; and \$.15 per page for color copies.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

2. Ratification of District Engineer Contract (Tab 2)

The contract was reviewed the following correction was requested: change the county from Lee to Hillsborough.

MOTION TO:	Approve District Engineer Contract as amended.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

C. District Engineer

None further.

5. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board of Supervisors Meeting on July 15, 2009 (Tab 3)

Mr. Altman reviewed the minutes with the Board.

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting on July 15, 2009.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Operation & Maintenance Expenditures August, 2009 (Tab 4)

C. Consideration of Operation & Maintenance Expenditures September, 2009 (Tab 5)

Mr. Altman reviewed the expenditures with the Board, a discussion ensued. Mr. Booth requested more consistency with the identification of the sections of the community on the electric bills.

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

6. BUSINESS ITEMS

A. Acceptance of the Fiscal Year 2008 Audit (Tab 7)

The Board reviewed the audit and found no concerns.

MOTION TO:	Accept of the Fiscal Year 2008 Audit.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Resolution 2009-13, Setting the Fiscal Year 2010 Meeting Schedule (Under Separate Cover)

Mr. Altman reviewed the resolution and the proposed meeting schedule with the Board.

MOTION TO:	Resolution 2009-13, Setting the Fiscal Year 2010 Meeting Schedule, as presented.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Rosen
DISCUSSION:	Supervisor Booth requested consideration of quarterly meetings. It was determined that this adjustment could be made during the year.
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

(Mr. Vericker left the meeting in progress.)

C. General Matters of the District

Trey McCullough of Stewart and Associates addressed the Board regarding the condition of the landscaping a discussion ensued.

7. STAFF REPORTS

A. District Manager

1. Financial Statement, Period Ending June 30 and July 31, 2009 (Tab 8)
2. Operations Report (Tab 9)

8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

A. Communications

The Board heard comments from the audience regarding:

- repairs needed on the entrance monuments and lighting for the Mandolin sections
- landscaping
- irrigation
- the water retention at the bus stop

9. ADJOURNMENT

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

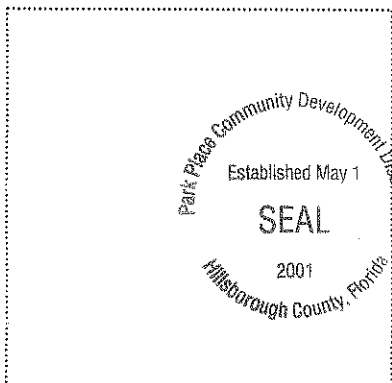
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on October 21, 2009

Linda Meyn
Signature
LINDA MEYN
Printed Name

Peter A. Altman
Signature
PETER A. ALTMAN
Printed Name

Title:
 Chairman
 Vice Chairman

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator

Husten Brunelle
Signature
11/16/09
Date