

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

March 17, 2010 Minutes of Meeting

MINUTES OF REGULAR MEETING

The regular meeting of the Board of Supervisors for Park Place Community Development District was held on Wednesday, March 17, 2010 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 17, 2010 at 4:08 p.m.

Board Members Present and Constituting a Quorum:

Erica Lavina	Supervisor
Alex Petrilak	Supervisor
Darren Booth	Supervisor

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Ben Nisely	Hillsborough County Project Manager
Rachel Rogers	Landscape Architect, LA Designs

Audience Members Present:

2. STAFF REPORTS:

Guest Speaker Ben Nisely, Hillsborough County Project Manager

Ben Nisely, Hillsborough County Project Manager addressed the Board and stated that the County was in the process of finalizing a new roadway design called Citrus Park Drive and it will be approximately 2.9 miles long. Mr. Nisely stated 90% of design aspect was complete and 100% of the landscaping is complete. The roadway project was initially projected to begin 12 months from now, but due to changes in the economy, the project has been deferred however it is very high on the priority list and it is inevitable that the roadway project will be constructed. Mr. Nisely distributed materials regarding a "Hillsborough County Transportation Referendum"; The [Hillsborough County Commission](#) instructed its staff Wednesday, April 3, 2010, to begin preparing a referendum on a 1-cent sales tax increase for transportation projects, including a light rail. Mr. Nisely stated if the referendum passes the Citrus Park Drive roadway project will definitely be constructed. The purpose for Mr. Nisely's visit was to promote the work done by Rachel Rogers, Landscape Architect, and to answer questions related to the landscape design and to leave with a Board approved and signed maintenance agreement. It was clarified that three landscape designs were presented to the Board previously, and that the Board had already made a decision regarding the landscape design plan and that the only aspect left was to have the Board enter into a maintenance agreement. It was also clarified that the planting materials for the median on Citrus Park Drive would be paid for by the County. Discussion ensued regarding the parameters/terms of the maintenance agreement. Mr. Altman highlighted/clarified certain terms of the agreement with respect to the 30-day notice and the automatic annual renewal of the agreement. Mr. Altman recommended that the Board accept the agreement subject District Counsel's review and subject to a 30 day notice clause to the Board in the event the Board decides to opt out of the landscape aspect of the agreement. (*Michael Rosen joined the meeting in progress*). Further discussion ensued regarding the terms of the maintenance agreement.

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MOTION TO:	Approve the maintenance agreement with Hillsborough County for Citrus Park Drive subject to District Counsel's review and subject to a 30 day notification clause.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 - Motion passed unanimously (0:29:24)

59 *(Linda Meyn joined the meeting in progress)*

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A. District Counsel

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Ms. Meyn stated she sent and e-mailed Anthony Canorro regarding the encroachment agreements and the umbrella insurance policies, and the lack of attachments to the agreements; Ms. Meyn also stated it is difficult to determine if each of the agreements had the \$2 million insurance policy required and some of the agreements were not notarized and for that reason she would not be signing them. It was concluded that Ms. Meyn, Mr. Altman and Mr. Canorro will set up a meeting to rectify the issues with the encroachment agreements.

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B. District Engineer

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1. Discussion of Land Ownership
2. Review of Highland Park Survey
3. Discussion of Aquatic Plantings for Erosion Control

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3. BUSINESS ADMINISTRATION:

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A. Consideration of the Minutes of the Board of Supervisors Meeting, February 17, 2010
(Tab 1)

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MOTION TO:	Approve the Minutes of the Board of Supervisor for February 17, 2010.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	5/0 - Motion passed unanimously (0:47:17)

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B. Review of Operation & Maintenance Expenditures (Mandolin/Windsor) March 2010
(Tab 2)

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The \$100 expenditure for Paradise Look for the removal of the trampoline was questioned. Mr. Altman clarified that the check would be voided because the homeowner paid for the removal of the trampoline. Mr. Altman would be responsible for following up on the voided check. The credit for the website maintenance was questioned. Mr. Altman stated the credit would appear in next month's O & M expenditures. Mr. Altman would be responsible for following up on the credit for the website maintenance. Discussion ensued regarding the service that Raymow is providing to the District. The irrigation charges from Raymow were questioned and it was stated there was no itemization of the invoices for Raymow and Cornerstone. Mr. Altman would be responsible for sending an e-mail to

96 Cornerstone requesting that they itemize their current and future billing with respect to man hours and
97 building materials as well as requesting that Raymow send a revised invoice itemizing the irrigation work
98 and sending a copy of the e-mail to the Chairman.
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MOTION TO:	Approve the Operations & Maintenance Expenditures (Mandolin/Windsor) March 2010.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Meyn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously (0:55:38)

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108 C. Review of Operation & Maintenance Expenditures (Highland Park) March 2010 (Tab 3)
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MOTION TO:	Approve the Operations & Maintenance Expenditures (Highland Park) March 2010.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Meyn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously (0:55:38)

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118 **4. BUSINESS ITEMS:**

119 A. Discussion of Citrus Park Drive Maintenance Agreement (Tab 4)
120 Previously discussed
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122 B. Discussion of Revolving Credit Line (Tab 5)
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MOTION TO:	Terminate the agreement for the revolving line of credit and eliminate the accrual of any more fees related to the preservation of the credit line.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously (0:56:00)

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133 C. Discussion of Fiscal Year 2010 Capital Improvement/Repair Items (Tab 6)

134 The Board reviewed the memo submitted by Anthony Canorro regarding the FY 2010 Capital
135 Improvement/Repair Update. Mr. Rosen questioned the presentation that was to be done by the District
136 Engineer and suggested that Mr. Altman get in contact with the District Engineer to request that she
137 forward the presentation and comprehensive cost estimates to the Supervisors of the Board for their
138 review prior to the next meeting. Discussion ensued regarding the repair estimates provided in Mr.

139 Canorro's memo. It was concluded that Mr. Altman would be responsible for contacting the District
140 Counsel to have him send a letter to the Engineer of record indicating the District has identified a cost
141 associated for repairs needed and for them to advise the District of their intent to satisfy.
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143	MOTION TO:	Authorize District Counsel to send a letter to the Engineer
144		of record indicating the District has identified a cost
145		associated for the repairs needed and for them to advise the
146		District of their intent to satisfy.
147	MADE BY:	Supervisor Rosen
148	SECONDED BY:	Supervisor Meyn
149	DISCUSSION:	None further
150	RESULT:	Called to Vote: motion PASSED
151		5/0 - Motion passed unanimously (0:59:25)

152 Discussion ensued regarding the bus stop reconstruction which consists of removal of trees, raise grade,
153 remove/replace sidewalk, revamp irrigation at cost of \$9,020.
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155	MOTION TO:	Approve the bus stop reconstruction which consists of
156		removal of trees, raise grade, remove/replace sidewalk,
157		revamp irrigation at cost of \$9,020.
158	MADE BY:	Supervisor Meyn
159	SECONDED BY:	Supervisor Rosen
160	DISCUSSION:	None further
161	RESULT:	Called to Vote: motion PASSED
162		5/0 - Motion passed unanimously (1:02:12)

163 Discussion ensued regarding the Racetrack Road Median Landscaping to be done by Raymow. It was
164 concluded that Mr. Altman would be responsible for contacting Raymow to invite them to attend the next
165 Board meeting.
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167 Mr. Altman informed the Board that District Management would be conducting a budget presentation at
168 the May 2010 Board meeting and would be setting up a Public Workshop for the residents in June 2010
169 with finalization of the budget in July 2010, if not then in August 2010. Mr. Altman also stated District
170 Management would be forwarding a letter to the Board of Supervisors along with a score sheet for them
171 to provide their input on the Capital Improvements expenditures/repairs for the next fiscal year. Mr.
172 Altman reiterated to the Board that if the District decided to increase any of the assessments, they would
173 have to notify the residents by letter 30 days prior to doing so. Mr. Altman also stated that it is District
174 Management's position that they will not be proposing any increases in assessments for the next fiscal
175 year.
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177 D. General Matters of the District Management Services

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179 **5. STAFF REPORTS:**

180 A. District Manager

- 181 1. Financial Statement, Period Ending January 31, 2010 (Tab 7)
- 182 2. Operations Report (Tab 8)

183 The Board reviewed the Operations Report for March 2010. A portion of the report stated “Raymow has
184 identified numerous areas of deficiency in the irrigation system, which included multiple underground
185 leaks and an unauthorized connection that was traced to private property within Highland Park.
186 Management has personally witnessed these issues and directed Raymow to repair them immediately. It
187 was questioned if the resident responsible for the infraction would be responsible for incurring the
188 expense from Raymow. Mr. Altman clarified at the time of the memo Raymow was directed to repair the
189 issues, the cost of the repair has not been identified, and the bill has not been sent but that the homeowner
190 will be responsible for the expenditure.
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192 The fees for park reservations were questioned. Mr. Altman clarified that in order for the District to
193 impose fees for park reservations, it would require the District to hold a Public Hearing to establish fees.
194 Mr. Altman suggested that the Board hold the Public Hearing for the park reservation fees at the same
195 time as the Public Hearing for the budget.

- 196 1. Land Inspection Report (Tab 8i)
 - 197 2. Erosion Assessment (Tab 8ii)
 - 198 3. Active Action item List (Tab 8iii)
 - 199 4. Florida Back to Work Update
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201 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

202 A resident addressed the Board regarding the late submission of her encroachment application and
203 highlighted conversations she had with Mr. Canorro. Discussion ensued regarding how to proceed
204 regarding the resident’s encroachment application. It was concluded that the resident will get in contact
205 with Mr. Altman to ensure every component of the application is complete including the \$500 application
206 fee and review by the District Engineer. If every component of the application is complete, the
207 encroachment application will be put on the agenda for review/approval and/or denial at the next Board
208 meeting.
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210 A resident addressed the Board stating she still has not received a list of names and addresses of the
211 residents who were approved for the encroachment agreement.
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214 7. ADJOURNMENT

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216 MOTION TO:	Adjourn the meeting of the Park Place Community 217 Development District Board of Supervisors.
218 MADE BY:	Supervisor Rosen
219 SECONDED BY:	Supervisor Meyn
220 DISCUSSION:	None further
221 RESULT:	Called to Vote: motion PASSED
222	5/0 - Motion passed unanimously (1:35:38)

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224 *These minutes were done in summary format.
225 *Each person who decides to appeal any decision made by the Board with respect to any matter
226 considered at the meeting is advised that person may need to ensure that a verbatim record of the
227 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

228 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
229 meeting held on _____.

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232 **//Original Signed//** _____
233 **Signature**

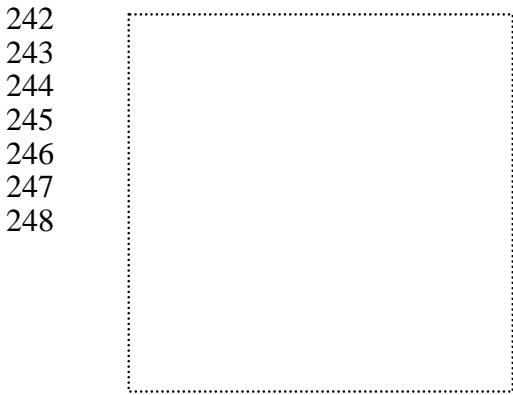
//Original Signed// _____
Signature

234
235 **//Linda Meyn//** _____
236 **Printed Name**

//Peter Altman// _____
Printed Name

237
238 **Title:**
239 **Chairman**
240 **Vice Chairman**

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator

Signature

Date