

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

June 16, 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, June 16, 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, June 16, 2010 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

Linda Meyn	Chairman
Michael Rosen	Vice-Chairman (arrived at 0:10:54)
Erica Lavina	Supervisor
Darren Booth	Supervisor
Alex Petrilak	Supervisor

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Anthony Canorro	Assistant District Manager, District Management Services, LLC
John Vericker	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, WilsonMiller, Inc.

Audience Members Present:

Doris Cockrell, Lisa Snyder, Tony Jones, Doug Cleary

2. STAFF REPORTS:

A. District Counsel

John Vericker, District Counsel addressed the Board and stated he did get the Tim Plate letter sent but has not had a response to date. Mr. Vericker feels it will be possible to get a private July meeting if Mr. Plate is inclined to do so. District Counsel will be responsible for contacting Tim Plate to schedule a private July meeting. Discussion ensued on how to proceed with Mr. Plate.

B. District Engineer

3. BUSINESS ADMINISTRATION:

A. Consideration of the Minutes of the Board of Supervisors Meeting, May 19, 2010 (Tab 1)

The Board reviewed the minutes of the Board of Supervisors meeting, May 19, 2010. It was noted that line 238 bench comes from construction. Possessive language addressed.

MOTION TO:	Approve the minutes of the Board of Supervisors meeting, May 19, 2010.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously (0:07:33)

50 B. Review of Operations & Maintenance Expenditures (Mandolin/Windsor) June 2010.
51 The Board reviewed the Operations & Maintenance expenditures (Mandolin/Windsor) June 2010.
52 Supervisor Meyn addressed the credit that DMS was to issue the District for failure to update the website
53 in 2009. It was noted that the February minutes were still not posted to the website. Discussion ensued
54 regarding the website maintenance. Management will be responsible for issuing the District an additional
55 \$500 credit for failure to update the website in 2009. It was noted that the District Engineer's information
56 on the website needs to be updated. Management will be responsible for updating the District Engineer's
57 information on the community website.
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59	MOTION TO:	Approve the Operations & Maintenance Expenditures for
60		(Mandolin/Windsor) June 2010 and to short pay DMS
61		\$500 for the credit the District did not receive.
62	MADE BY:	Supervisor Meyn
63	SECONDED BY:	Supervisor Petrillak
64	DISCUSSION:	None further
65	RESULT:	Called to Vote: motion PASSED
66		4/0 - Motion passed unanimously (0:09:56)

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68 *Supervisor Rosen joined the meeting progress.*
69

70 C. Review of Operations & Maintenance Expenditures (Highland Park) June 2010
71 The Board reviewed the Operations & Maintenance expenditures (Highland Park) June 2010. The
72 lighting map from Cornerstone was questioned. Mr. Canorro clarified it took a lot man hours of
73 Cornerstone's and Management's time to compile the map. Management will be responsible for
74 forwarding a copy of the lighting map to the Supervisor's for their review. Management will be
75 responsible for posting the updated lighting map on the community website.
76

77 The aquatics maintenance expenditure was questioned because the ponds have not been maintained
78 properly. Mr. Canorro clarified the aquatics maintenance vendor's scope of service/contract to the Board.
79 Discussion ensued regarding the aquatics maintenance contract and the maintenance of the ponds and
80 landscaping issues. Further discussion ensued regarding the condition of the lakes/ponds and
81 landscaping.
82

83 Tonja Stewart addressed the Board and gave insight on the stormwater ponds, improving water quality
84 and aquatics maintenance. Ms. Stewart noted that there are federal rules and regulations for the water
85 quality in the ponds and stated she is trying to develop a program to help get the ponds into compliance
86 and help the ponds to be healthy. Ms. Stewart continued to state she will need education the residents
87 with respect to what they put in their yards because that is the number pollutant in the ponds. None of the
88 ponds are operating in compliance with the way they were intended to and how they were designed, they
89 have to have aquatic plants for natural filtration. Ms. Stewart stressed to the Board the necessity to
90 develop a plan for aquatics maintenance.
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92 Discussion ensued regarding the pond maintenance, Sonar, grass carp and how to proceed going forward.
93 Further discussion ensued regarding the pond maintenance scope of service. Management recommends
94 purchasing the Sonar directly, revising the scope of service to include the entire lake, initiate the Sonar
95 and continue with the permitting of the grass carp. Further discussion ensued regarding educating the
96 residents on pond pollutants/run-off.
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MOTION TO:	Management to issue Cornerstone a letter expressing displeasure with their service, immediately utilize Sonar to treat stormwater pond system, direct Cornerstone to continue to apply for Triploid Grass Carp, and have them adhere to the revised scope of service NTE \$19,000.00 without delay.
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously (1:03:37)

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Mr. Canorro noted that all monies that were talked about with respect to the treatment of the stormwater pond system maintenance are less the commercial operations and maintenance assessments levied but not funded.

Further discussion ensued regarding the erosion in some of the ponds. Ms. Stewart noted to the Board the necessity for aquatic planting and wanted to ensure the lake management company nor the landscape maintenance company or the residents or anyone in the vicinity of the pond banks uses "Round-Up" on any vegetation ever. Supervisor Meyn noted that a memo needed to be sent to the residents, the lake management company and the landscape company informing them not to use "Round-Up." Mr. Canorro noted that Tonja Stewart had just written an article regarding "Comparable Plantings" and that Management could begin to facilitate that. Management will be responsible for discriminating the article by Tonja Stewart regarding "Comparable Plantings" and a memo to the residents informing them not to use "Round-Up."

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MOTION TO:	Approve the Operations & Maintenance (Highland Park)
MADE BY:	Supervisor Meyn
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously (1:11:39)

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D. Financials and Cash Flow Analysis Discussion (1:20:00 – 1:30:00)
Mr. Canorro addressed the Board and stated that Leah Johnson, Financial Analyst for DMS has provided a revised cash flow analysis for FY2010 less the commercial assessments which were not received and will not received. Management will be responsible for canceling the credit line.

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4. BUSINESS ITEMS:
A. Budget Discussion and Workshop
Mr. Canorro updated the Board regarding the Proposed Operation Budget for FY2011 which was approved at the last Board meeting at the flat assessment level, with minor reduction in the overall budget. Mr. Canorro noted the public hearing on the budget is set for the August meeting and noted the Management would like to conduct a workshop for the proposed budget for FY2011. Management will be responsible for posting the budget workshop PowerPoint on the community website.

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144 Discussion ensued regarding the capital improvements for the District, topics discussed include: plant
145 replacements, decorative light maintenance, aquatics maintenance, and the landscaping on Race Track
146 Road. Further discussion ensued regarding the expenses, plantings, irrigation and design plan on Race
147 Track Road. It was noted that the second Phase for Race Track Road would take place next year.

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149 B. Update on FY2010 Capital Improvements and Repair Items (under separate cover)
150 Discussion ensued regarding the benches in Mandolin. Management will be responsible for coming up
151 with a plan regarding the location and type of the benches in Mandolin to be presented at the next
152 meeting. Further discussion ensued regarding the doggy stations. Management will be responsible for
153 executing a proposal for the doggy stations.

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155 Discussion ensued regarding the re-lamping/lighting in Highland Park. Further discussion ensued
156 regarding the signage for the "blind-curve." It was recommended to install a new signpost at the rock (the
157 \$450 version). Management will be responsible for installing a new signpost at the rock (the \$450
158 version).

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160 MOTION TO: Install a new signpost at the rock (the \$450 version)
161 MADE BY: Supervisor Rosen
162 SECONDED BY: Supervisor Petrilak
163 DISCUSSION: None further
164 RESULT: Called to Vote: motion PASSED
165 5/0 - Motion passed unanimously (1:54:45)

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167 Mr. Canorro addressed the Board regarding the Highland Park alleyway drainage.
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169 Supervisor Meyn addressed the issues with Raymow and requested that they come back and address the
170 Board at the August meeting. Management will be responsible for having Ray Bradley and Jacob Reis at
171 the August meeting.

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173 Discussion ensued regarding the meeting schedule. Supervisor Rosen recommended having the Board
174 meetings every other month. Management will be responsible for developing a meeting schedule for the
175 Board's approval at the next meeting.
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177 MOTION TO: Set Public hearing for fees relating to the private use of the
178 Highland Park Playground for the August meeting
179 MADE BY: Supervisor Booth
180 SECONDED BY: Supervisor Rosen
181 DISCUSSION: None further
182 RESULT: Called to Vote: motion PASSED
183 5/0 - Motion passed unanimously (2:06:45)

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185 E. General Matters of the District
186 Supervisor Meyn addressed the Board regarding the diseased trees in the community. Management will
187 be responsible for working with Raymow to figure out why the trees are becoming diseased in Mandolin.

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Supervisor Meyn addressed the roses near the entry feature. Mr. Canorro suggested having an enhance scope of service for landscaping and aquatics maintenance. Management will be responsible for monitoring the Raymow project manager to ensure they are adhering to the current scope of service and providing a report at the next meeting.

Supervisor Meyn addressed the Board regarding a resolution for no more encroachments. Management will be responsible for posting a written notice on the website stating that the window for encroachment application has passed and the Board will no longer be considering new packages.

5. ADJOURNMENT

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MOTION TO:	Adjourn the meeting of the Park Place Community Development District Board of Supervisors.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously (2:15:42)

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**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.*

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

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Signature

LINDA MEYN

Printed Name



Signature

Pete Aptman

Printed Name

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Title:

Chairman

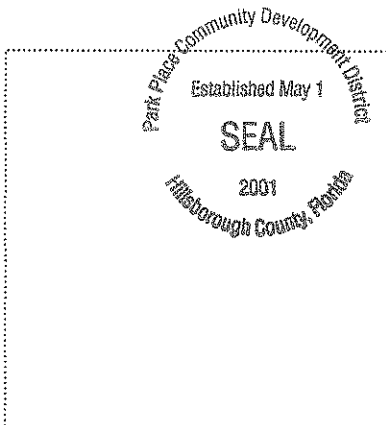
Vice Chairman


Title:

Secretary

Assistant Secretary

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Recorded by 
Signature
Sept 8, 2010
Date