

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

September 15, 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, September 15, 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. Canorro called the regular meeting of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, September 15, 2010 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

Linda Meyn	Chairman (arrive 45 minutes into meeting)
Michael Rosen	Vice-Chairman
Erica Lavina	Supervisor
Darren Booth	Supervisor (arrive 10 minutes into meeting)
Alex Petrilak	Supervisor

Staff Members Present:

Anthony Canorro	District Manager, District Management Services, LLC
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Audience Member Present:

Don Amaden	Amaden Engineering
Doris Cockrell	

2. STAFF REPORTS:

A. District Engineer - Tonya Stewart was not present

1. Discussion of Construction Testing. Don Amaden from Amaden Engineering discussed the drainage system, soil, asphalt, masonry testing and monitoring; if performed improperly, settlement of the soil could occur and result in unnecessary maintenance costs or structure failure. Mr. Amaden geotechnical and survey work to be coming within the next week. Supervisor Booth arrived prior to the end of Mr. Amaden's presentation.

3. BUSINESS ADMINISTRATION:

A. Consideration of the Minutes of the Board of Supervisors Meeting August 18, 2010

MOTION TO:	Approve the minutes of the Board of Supervisors for August 18, 2010
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

B. Review of Operations & Maintenance Expenditures (Highland Park) September 2010

MOTION TO:	Approve Operations & Maintenance Expenditures (Highland Park) for September 2010.
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MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

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C. Review of Operations & Maintenance Expenditures (Mandolin /Windsor) September 2010

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MOTION TO:	Approve Operations & Maintenance Expenditures (Mandolin/Windsor) for September 2010.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Petrilak
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

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D. Presentation of Financial Statements, Period ending July 31, 2010

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The Board reviewed the financial statements period ending July 31, 2010. Board member requested that Raymow provide an invoice prior to September 30, 2010.

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E. Status of Debt and Operations Collections

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Leah Johnson Financial Analyst, District Management Services, LLC provided the Board with a review of the Fiscal Year 2010 District Collections. The District had a reserve balance of \$157K; with a "burn rate" of approximately \$35,000 per month Management is forecasting that the District will have sufficient funds to sustain operations into calendar year 2011.

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Mr. Canorro discussed the expansion of Race Track Road landscape improvement project correspondence with enhancements.

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F. Final Operating Budget for Fiscal year 2011 was provided to the Board as a reference guide and will be included in the monthly meeting books.

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4. BUSINESS ITEMS

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A. Continued Public Hearing on Amenities Policies

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Mr. Canorro continued the Public Hearing on Amenities Policies noting the changes in the Amenity Policy Handbook.

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MOTION TO:	Accept the policies as amended changing the Playground Area Rental Usage Agreement rental time at the clubhouse from two (hours) to up to four (4) hours. The revised policy will be made available on the website and state date to begin enforcement of new policy change effective January 1 st , 2011.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Petrilak

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DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 Motion passed unanimously

MOTION TO:	Accept the rental fees schedule of \$50 fee rental and a refundable security deposit of \$50 for resident. Non-resident will pay \$150 rental fee and refundable security deposit of \$150. The new rental and contact information will be posted on a sign at the entrance to the playground in addition to contact information. The new policy will take effective on January 1 st 2011.
MADE BY:	Supervisor Rosen
SECONDED BY:	Supervisor Petrilak
OPPOSED:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/1 Motion passed unanimously

MOTION TO:	Close the Public Hearing on Amenities Policies
MADE BY:	Supervisor Petrilak
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

B. Continued Discussion of Onsite District Staffing

Mr. Canorro continued the discussion regarding the onsite district staffing as the Florida Back to Work Program phases out effective September 30, 2010. Mr. Canorro evaluated and compared the cost for a part-time or full-time maintenance staff member versus the vendor associated with the projects. Mr. Canorro and Ms. Lori Bolan – HOA – HPNA will work mutually to develop the task to presented at the next Board Meeting for further discussion.

C. Galt Lake Treatment Update

A video and pictorial presentation was presented to the Board regarding the Galt Lake treatment update and the new fish installation. Supervisor Booth recommended a sign to be posted by the lake stating "Catch & Release" along with an educational sign to include a picture of a fish.

D. Maintenance Contract Breakdown

Chairman Linda Meyn joined the meeting at the commencement of the Maintenance Contract Breakdown.

Mr. Canorro recapped the maintenance contract by identifying a few line items on the Maintenance Contract Line Item spreadsheet. Mr. Canorro would like to bring the maintenance contract back with a better presentation for the next Board of Supervisors Meeting.

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E. General Matters of the District

Mr. Canorro apologized for answering the question incorrectly at the last month Board of Supervisors Meeting regarding the insurance claim. District Management Services are in the process of filing an insurance claim on the irrigation controller caused by a lightning strike. Cost to the District will run approximately \$7,500 with a \$2,500 deductible.

Mr. Canorro proceeded to discuss new information with reference to a new insurance company for the District which will reflect in a savings of 15% or approximately \$19,000

5. **STAFF REPORTS:**

- A. District Manager
 - 1. Landscape Inspection Report
 - 2. Aquatics Inspection Report
 - 3. Facilities Inspection Report
 - 4. Active Action Item List

Mr. Canorro proposed that the District consider laptop computers to be utilized by the Supervisors in lieu of hard copy/paper materials. This would accomplish two things.

One: Save paper and become more efficient by providing each board member with an email address so that the meeting materials were on the computer. And secondly, access to an audio version of the minutes. This will also result in savings to the district by eliminating the cost of paper copies and postage.

Supervisors Levina and Meyn stated that they would prefer to use their personal computers to save the District money. However, Mr. Canorro reminded the board of the Sunshine Law that grants authority for the government to confiscate computers in order to investigate compliance of the Sunshine Law. (recording became inaudible at this point)

6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS:**

7. **ADJOURNMENT:**

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

186 *These minutes were done in summary format.


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188 *Copy of audio tape available on request.

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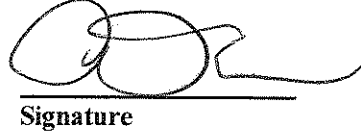
190 *Each person who decides to appeal any decision made by the Board with respect to any matter
191 considered at the meeting is advised that person may need to ensure that a verbatim record of the
192 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

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198 Signature

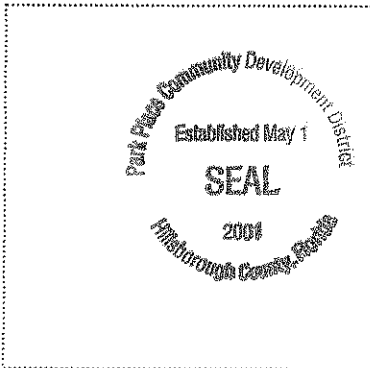
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200 LINDA MEYN
201 Printed Name

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203 Title:
204 Chairman
205 Vice Chairman

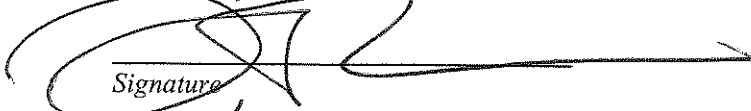


Signature
206
207 Anthony M. Carano
208 Printed Name

209 Title:
210 Secretary
211 Assistant Secretary



Recorded by Records Administrator


Signature
10/
Date