

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

November 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, November 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. Canorro called the regular meeting of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, November 17, 2010 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

|                 |  |
|-----------------|--|
| Michael Rosen   | Vice-Chairman  |
| Darren Booth    | Supervisor   |
| Doris Cockerell | Supervisor   |
| Erica Lavina    | Supervisor ( <i>arrived 15 minutes after Call to Order</i> ) |

Staff Members Present:

|                 |   |
|-----------------|---|
| Anthony Canorro | District Manager, District Management Services, LLC |
| Tonja Stewart   | Stantec, Inc.                                       |

Audience Member Present:

|            |          |
|------------|----------|
| Doug Clery | Resident |
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#### A. Consideration of Resolution 2011-01; Re-designation of District Officers

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| MOTION TO:   | Approve Resolution 2011-01; Designating Michael Rosen as Chairman and Darren Booth as Vice-Chairman. |
| MADE BY:     | Supervisor Booth   |
| SECONDED BY: | Supervisor Cockerell   |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: motion PASSED<br>3/0 - Motion passed unanimously                                     |

### 2. STAFF REPORTS:

- A. District Counsel
- B. District Engineer

### 3. BUSINESS ADMINISTRATION:

A. Consideration of the Minutes of the Board of Supervisors Meeting October 20, 2010. Supervisor Cockerell noted that lines 22 and 105 had her name spelled incorrectly.

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| MOTION TO:   | Approve the minutes of the Board of Supervisors for October 20, 2010 |
| MADE BY:     | Supervisor Rosen   |
| SECONDED BY: | Supervisor Cockerell   |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: motion PASSED<br>3/0 - Motion passed unanimously     |

48 B. Review of Operations & Maintenance Expenditures (Highland Park) November 2010  
49 The Board directed Mr. Canorro to contact Bournemouth to get them out to inspect the docks for wood  
50 rot and have planks replaced as necessary. The Board also directed Mr. Canorro to contact Cornerstone  
51 and have them change the bathroom service day to Mondays.  
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| MOTION TO:   | Approve Operations & Maintenance Expenditures (Highland Park) for October 2010. |
| MADE BY:     | Supervisor Rosen  |
| SECONDED BY: | Supervisor Booth  |
| DISCUSSION:  | None further  |
| RESULT:      | Called to Vote: motion PASSED<br>4/0 - Motion passed unanimously                |

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61 C. Review of Operations & Maintenance Expenditures (Mandolin /Windsor) November 2010  
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| MOTION TO:   | Approve Operations & Maintenance Expenditures (Mandolin/Windsor) for October 2010.                               |
| MADE BY:     | Supervisor Rosen   |
| SECONDED BY: | Supervisor Booth   |
| DISCUSSION:  | Supervisor Levina requested further clarification on janitorial billing cycle and was satisfied with the answer. |
| RESULT:      | Called to Vote: motion PASSED<br>4/0 - Motion passed unanimously   |

71  
72 D. Presentation of Financial Statements, Period ending September 30, 2010  
73 Mr. Canorro briefed the Board on status of collections and passes out demand letter sent by District  
74 Counsel. The Board discussed the signage on developer lands that need to be removed. Board directed  
75 Mr. Canorro to coordinate removal with HPNA.  
76

77 E. November 1, 2010 Semi-Annual Interest Assessment Memo  
78 Supervisor Rosen asked Mr. Canorro about incentives for paying off bond portion of individual debt  
79 assessment. Mr. Canorro informed there is interest savings. The Board directed Mr. Canorro and Ms.  
80 Johnson to provide an update on bondholder actions of payment is not received on developer lands by  
81 November 30.  
82

#### 83 4. BUSINESS ITEMS

84 A. Presentation of Website Re-Design Proposal  
85 The Board directed Mr. Canorro to contact HPNA web designer to perhaps coordinate efforts rather than  
86 spend money on a new website that would likely not be utilized.  
87  
88 Supervisor Cockerell recapped her Mandolin experience with a resident/communication driven site that  
89 was not often used.  
90

91 B. General Matters of the District  
92

93 **5. STAFF REPORTS:**

94 A. District Engineer

95 Ms. Stewart briefed the Board on the resident request for traffic calming devices in the community. She  
96 explained the design, permitting, and construction process for the community with respect to traffic  
97 control. She also explained the thresholds, standards and approvals that the community will have to meet.  
98 She suggested that speed bumps are not always well received by residents and suggested that polling the  
99 community prior to installation consideration. Supervisor Rosen suggested putting down brick in the  
100 Highland Park roads to slow down drivers. Mr. Clery felt that doing so may not have the desired effect  
101 and may actually have the reverse, causing drivers to speed over the brick areas. The Board urged  
102 neighborly enforcement and discussed utilizing off duty sheriff officers on a one-time, limited basis to  
103 ticket speeders.  
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| MOTION TO:   | Authorize DMS to engage the Hillsborough County Sheriff to conduct traffic enforcement in Highland Park on a one-time basis |
| MADE BY:     | Supervisor Booth  |
| SECONDED BY: | Supervisor Rosen  |
| DISCUSSION:  | None further  |
| RESULT:      | Called to Vote: motion PASSED<br>4/0 - Motion passed unanimously  |

113 B. District Manager

114 Mr. Canorro presented his draft newsletter.  
115  
116

117 Access to Fountainhead Park: The Board suggested coordinating with the HPNA to utilize their key fob  
118 system rather than punch code access. The Board made numerous suggestions, including supervisors  
119 names. Mr. Canorro suggested including more Manolin/Windsor articles in the newsletter.  
120

121 1. Operations Report

122 1. Landscape Inspection Report

123 Supervisor Rosen suggested that Mr. Canorro solicit input from community and log resident contact with  
124 respect to landscaping. Supervisor Cockerell expressed that the landscaping was not overly impressive  
125 but did not look terrible. Mr. Canorro described the public bidding process and constraints.  
126

127 Supervisor Cockerell expressed concerns regarding ant hills in Mandolin reserves.  
128

129 The Board and Mr. Canorro discussed options for driving pricing down and service up. The Board  
130 directed Mr. Canorro to contact Waterchase's vendor on Racetrack Road maintenance.  
131

132 2. Aquatics Inspection Report  
133

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

135 Supervisor Booth asked Mr. Canorro to contact Ashton Woods due to the dirt that is falling outside of  
136 their silt fence during townhome construction.  
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138  
139  
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