

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

April 21, 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, April 21, 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, April 21, 2010 at 4:08 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
Anthony Canorro	Assistant District Manager, District Management Services, LLC
John Vericker	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, WilsonMiller

#### Audience Members Present:

Residents

### 2. STAFF REPORTS:

#### A. District Counsel

##### 1. Update on Citrus Park Drive Agreement Revisions

Mr. Vericker updated the Board regarding the Citrus Park Drive Agreement Revisions. Mr. Vericker received the revised proposal from Mr. Canorro and forwarded it to the County. Mr. Vericker has not received a response to date regarding the proposal. Mr. Vericker highlighted a number of issues which will be discussed in conjunction with the District Engineer.

Mr. Altman updated the Board regarding the encroachment agreements. Mr. Vericker has met with the Chairman and reviewed all the documentation for the encroachment agreements. Management has received the encroachment agreements back from District Counsel and the agreements have been recorded with the County with the exception of one or two which did not get notarized.

Mr. Altman updated the Board regarding the foreclosures. Mr. Altman stated if there isn't a check written in June there will be a tax certificate sale that can be purchased as an investment. Their investment in the tax certificate will be equal to the assessment on the land which is the higher priority than the mortgage itself. The District will still have a secure debt but the timing of the collection has become an issue and Management will keep the Board posted. Discussion ensued regarding the sale of the tax certificates.

#### B. District Engineer

##### 1. Discussion of Land Ownership (Tab 1)

The Board reviewed the memo from Anthony Canorro regarding "Discussion of Land ownership and Asset Map Revision." Management and the District Engineer have met and corresponded concerning the

52 finalization of the District's Asset Ownership Map. Specifically, the District Engineer is continuing to  
53 research the recording of the deeds for the following parcels:

- 54 • HPNA's ring of property around Galt Lake
- 55 • The CDD's ownership of Galt Lake
- 56 • The split ownership of the wetland between Mandolin Reserve and Windsor Townhomes
- 57 • The ownership of the SW Windsor Pond (Pond 14)

58 The District Engineer's time and effort spend on the asset map going forward will be non-billable to the  
59 District and we anticipate that all land ownership related issues will be resolved shortly.

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61 Ms. Stewart reviewed the asset map in detail for the Board. Discussion ensued regarding the  
62 landownership. District Engineer to develop new map to include notation of the one of the homeowner's  
63 association landholdings and identification of legal description of the area to be part of a new  
64 maintenance agreement with that association. The maintenance agreement is to be produced by John  
65 Vericker, so it has an attorney's notation and an engineer's notation to quickly identify and describe and  
66 prepare this maintenance agreement within one week to be sent to the Board.

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69	MOTION TO:	Direct District Management to work with Windsor
70		Townhomes HOA for a maintenance agreement on the
71		Windsor Ponds
72	MADE BY:	Supervisor Meyn
73	SECONDED BY:	Supervisor Booth
74	DISCUSSION:	None further
75	RESULT:	Called to Vote: motion PASSED
76		5/0 – motion passed unanimously (0:20:17)

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2. Review of Highland Park Drainage Repair Plans (Tab 2)

79 Tonja Stewart and Anthony Canorro provide a brief on the Highland Park Drainage repair. John Vericker  
80 suggests that once we have final pricing we send Tim Plate a letter asking for his insurance. The District  
81 may want to hire a construction litigator.

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3. Consideration of Aquatic Plantings for Erosion Control (Tab 3)

84 Tonja Stewart provided a brief on the aquatic plantings. Ms. Stewart and Mr. Canorro to phase plantings  
85 based on priority and provide pictures of the plants.

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Discussion ensued regarding encroachment status update (one candidate withdrawing encroachment  
88 request mentioned.)

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(0:50:42 Pete makes note that resident is speaking) (0:52:16)

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Mr. Canorro provided an update on Raymow Landscaping; discussion ensued regarding the landscaping  
93 and plantings.

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Raymow:

- 95 • Raymow and Mr. Canorro to provide Board with annual rotation schedule and plant type/pictures
- 96 • Raymow to replace annuals in front of Mandolin Reserve
- 97 • Raymow to provide management with review timelines and reviewer names for Racetrack Road
- 98 landscaping plan review

- Raymow to develop phased plan for top of bank on Bournemouth and right of way on Racetrack

An update was given on the County. Mr. Rosen to be involved with conversation with the County.

(John Vericker left the meeting in progress)

**3. BUSINESS ADMINISTRATION:**

- A. Consideration of the Minutes of the Board of Supervisors Meeting, March 17, 2010  
(Tab 4)

The Board reviewed the minutes of the Board of Supervisors for March 17, 2010.

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

- B. Review of Operation & Maintenance Expenditures (Mandolin/Windsor) April 2010  
(Tab 5)

The Board reviewed the Operations and Maintenance expenditures for Mandolin/Windsor for April 2010. Mr. Rosen questioned the \$2,000 charge for "annual dissemination agent fee FY 2009/2010." Mr. Altman clarified the Prager, Sealy & Co. is responsible for keeping the bondholders informed of any material events that might occur. Discussion ensued regarding the responsibility of Prager, Sealy & Co. Mr. Altman will be responsible for sending the Board Dissemination Agent Contract with Prager.

Ms. Meyn questioned the invoice/credit from District Management Services (DMS) in the amount of \$200 for "website administration credit per Board request. Mr. Altman clarified there were no updates to the website that was equal to two months. Discussion ensued regarding the website updates. Mr. Altman will be responsible for showing what months were credited by management for website rebate.

<b>MOTION TO:</b>	Approve the Operations & Maintenance Expenditures (Mandolin/Windsor) April 2010.
<b>MADE BY:</b>	Supervisor Booth
<b>SECONDED BY:</b>	Supervisor Rosen
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: motion PASSED 5/0 - Motion passed unanimously (0:47:17)

- C. Review of Operation & Maintenance Expenditures (Highland Park) April 2010 (Tab 3)

The Board reviewed the Operations & Maintenance expenditures for Highland Park for April 2010.

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MOTION TO:	Approve the Operations & Maintenance Expenditures (Highland Park) April 2010.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Rosen
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously (0:55:38)

**4. BUSINESS ITEMS:**

A. Discussion with Raymow on District Landscaping conditions  
Discussed previously in the meeting.

B. Update on Encroachments (Tab 7)  
The Board reviewed the memo from Anthony Canorro regarding “encroachment update” the following encroachment applications have been signed by the Chair, recorded at the Hillsborough County Clerk, and filed in the District’s records:

- o Stapleton
- o Winberly
- o Mayfield
- o Dranoff
- o Kelly
- o Lavina

Ms. Hardy, the encroachment applicant who appeared at the last meeting to appeal her denial, has elected to withdraw her encroachment application and had indicated that she is in the process of moving her fence back to her property line. That replacement should be complete within the next 30 days. Mr. Canorro updated the Board on the encroachment agreements and stated some of the encroachments were “kicked back” from the County Clerk for lack of a notary and witness signature and he has been in contact with the applicants in question to ensure they adhere to compliance of the encroachment agreement. Discussion ensued regarding the encroachments.

C. Update on Wetland Mitigation Site Release (Tab 8)  
The Board reviewed the memo from Anthony Canorro regarding “Wetland Mitigation: Discussion of Early Site Release.” Management has enclosed Entrix’s most recent monitoring event for Mitigation Sites M1 and M2 behind this memorandum. As stated in the cover letter as directed by the Board, Entrix will be applying for the sites to be released early from their monitoring and maintenance obligations by the Hillsborough County EPC. The monitoring report for Mitigation Site M3 is forthcoming and early release will be applied for on that site as well.

D. Update on Revolving Credit Line (Tab 9)  
It was concluded this was discussed at the last meeting.

E. Discussion of Fiscal Year 2010 Capital Improvement/Repair Items (Tab 10)  
The Board reviewed the memo from Anthony Canorro regarding “FY 2010 Capital Improvement/Repair Update.” Mr. Canorro updated the Board regarding the status of the alleyway drainage and the Bournemouth sidewalk and under drain repair. Mr. Rosen requested Mr. Canorro speak with Raymow

191 regarding the area around the townhomes is starting to look like Race Track Road. Mr. Canorro will be  
192 responsible for speaking with Raymow regarding the area around the townhomes.  
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194 Ms. Meyn questioned the plan/proposal for benches for the Mandolin/Windsor Estates. Mr. Canorro will  
195 be responsible for getting cost for benches and coordinating with Doris on developing a plan/proposal for  
196 the benches. Discussion ensued regarding the landscaping in Mandolin/Windsor. It was requested to  
197 have some temporary no parking signs put in due to the sodding. Mr. Canorro will be responsible for  
198 getting temporary no parking signs in Mandolin Estates on new sod.  
199

200 Mr. Paul Simon addressed the wrong way signs near his house. Discussion ensued regarding the wrong  
201 way signs. Mr. Canorro will be responsible for taking out the wrong way sign by Paul Simon's house.  
202

203 *(Darren Booth left the meeting in progress).*  
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205 F. Florida Back to Work Program

206 Mr. Altman updated the Board regarding the Florida Back to Work Program and stated there was "screw  
207 up" with Hillsborough County on one District, Park Place grant application. Someone confused Park  
208 Place with the Parkway. Mr. Altman stated Park Place will not have a "Florida Back to Work" person  
209 unless the appeal he made to resubmit is approved. Management will be responsible for following up on  
210 the Florida Back to Work person for Park Place.  
211

212 **Ms. Levina left the meeting progress**

213 **5. STAFF REPORTS:**

214 A. District Manager

215 1. Financial Statement, Period Ending February 28, 2010 (Tab 11)

216 The Board reviewed the financial statements ending February 28, 2010. Mr. Altman highlighted the  
217 District had \$534,421 cash in the bank. The expenditure for the District Engineer was questioned. It was  
218 clarified the District Engineer work efforts for this FY2010 are complete but she will continue to update  
219 the maps for landownership as requested by the Board.  
220

221 2. Operations Report (Tab 12)

222 1. Land Inspection Report (Tab 12i)

223 2. Aquatics Inspection Reports (Tab 12ii)

224 3. Active Action item List (Tab 12iii)  
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227 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

228 A. Communications

229 A resident commented on kids trespassing on a certain area of land in Highland Park.  
230

231 Ms. Meyn commented on sign for "cheerleading try-outs" being hung in a tree.  
232

233 7. ADJOURNMENT  
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235	MOTION TO:	Adjourn the meeting of the Park Place Community
236		Development District Board of Supervisors.
237	MADE BY:	Supervisor Rosen
238	SECONDED BY:	Supervisor Petrilak
239	DISCUSSION:	None further
240	RESULT:	Called to Vote: motion PASSED
241		3/0 - Motion passed unanimously (1:57:34)

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243 *\*These minutes were done in summary format.*

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

248 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
249 meeting held on May 19, 2010.

250  
251 *Linda Meyn*  
252  
253 Signature

254 LINDA MEYN  
255  
256 Printed Name

257  
258 Title:  
259  Chairman  
260  Vice Chairman

*Peter A. Altman*  
Signature

PETER A. ALTMAN  
Printed Name

257  
258 Title:  
259  Secretary  
260  Assistant Secretary



Recorded by Records Administrator

*Kim M. Forster*  
Signature

6/22/10  
Date