

LANDOWNERS' MEETING

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' Meeting of Park Place Community Development District was held on **Wednesday, November 19, 2003 at 1:35 p.m.** at the office of Fowler White, P.A., located at 501 E. Kennedy Boulevard, Suite 1700, Tampa, Florida 33602.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Lamb called the meeting to order. Present was:

Brian Lamb
Erin Larrinaga
Ramona Lashley

District Manager, Rizzetta & Company, Inc.
District Counsel, Fowler White

SECOND ORDER OF BUSINESS

Appointment of a Chairman

Mr. Lamb stated that there were no Landowners physically in attendance; however, an absentee ballot was received from Bill Bishop, President of Leslie Land Company, LLC (Majority Landowner). Ms. Lashley has brought the original ballot from Mr. Bishop with her today. Mr. Lamb continued chairing the meeting.

THIRD ORDER OF BUSINESS

**Announcement of Candidates/ Call for
Nominations**

Mr. Lamb stated that the next item is to review the positions that are available. There are three Supervisors whose terms are expiring. They are Teresa Caddick, Mike Griffin, and Harry Roberts. Mr. Lamb stated that Mr. Harry Roberts will not be running for an additional term; however, the remaining two Supervisors have been identified as candidates. Mr. Bishop has also nominated Charles Michael McDonald. There were no other nominations, so Mr. Lamb closed the nominations.

FOURTH ORDER OF BUSINESS

Election of Supervisors

Mr. Lamb stated that Mr. Bishop cast his votes as follows: Teresa Caddick received 117 votes, Mike Griffin received 125 votes, and Charles Michael McDonald received 108 votes. Based on the number of votes cast, Mr. Griffin and Ms. Caddick will each serve a four-year term. Mr. McDonald will serve a two-year term.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Lamb stated that there was no other business scheduled to come before the Landowners, so the meeting was adjourned.

MINUTES OF MEETING

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Park Place Community Development District was held on **Wednesday, November 19, 2003 at 1:45 p.m.** at the office of Fowler White, P.A., located at 501 E. Kennedy Boulevard, Suite 1700, Tampa, Florida 33602.

Present and constituting a quorum:

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|----------------|--|
| Ramona Lashley | Board Supervisor, Chair |
| Harry Roberts | Board Supervisor, Assistant Secretary |
| Teresa Caddick | Board Supervisor, Assistant Secretary |
| Mike Griffin | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|---------------------|--|
| Brian Lamb | District Manager, Rizzetta & Company, Inc. |
| John McKay | Financial Advisor, Rizzetta & Company, Inc. |
| Pete Williams | Rizzetta & Company, Inc. |
| Erin Larrinaga | District Counsel, Fowler White |
| C. Michael McDonald | Supervisor Elect |

FIRST ORDER OF BUSINESS

Call to Order

Mr. Lamb called the meeting to order.

SECOND ORDER OF BUSINESS

Oath of Office for Newly Appointed Supervisors

Mr. Lamb stated that he is a Notary in the State of Florida and is authorized to administer the oath of office to the newly elected Supervisors (located behind tab 1). Ms. Caddick and Messrs. McDonald and Griffin swore and affirmed to the oath. Mr. Robert's term of office has expired and his position was filled with the election of Mr. McDonald.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2004-01,
Canvassing and Certifying Landowners'
Election Results**

Mr. Lamb stated that the next item on the agenda is to consider Resolution 2004-01, certifying the election results of the Landowners' meeting (behind tab 2). He noted that the Landowners' meeting was held prior to the Board meeting today.

Mr. Lamb stated that election results were as follows: Teresa Caddick received 117 votes, Mike Griffin received 125 votes, and Charles Michael McDonald received 108 votes. Based on the number of votes cast, Mr. Griffin and Ms. Caddick will each serve a four-year term. Mr. McDonald will serve a two-year term.

Ms. Larrinaga briefly reviewed the Sunshine Amendment and the responsibilities of the Board of Supervisors. She stated that Supervisors should not discuss any business that may come before the Board with each other outside of a publicly advertised meeting. Mr. Lamb stated that this information will be provided to Mr. McDonald today, along with a Form 1 financial disclosure form (which needs to be filed with the Supervisor of Elections) and a general information sheet for the District Office. Ms. Larrinaga stated that conversations between a Board member and members of the District's Staff do not constitute a Sunshine Law violation.

On MOTION by Ms. Lashley, seconded by Ms. Caddick, with all in favor, the Board approved Resolution 2004-01, Canvassing and Certifying Election Results for Park Place Community Development District.

Mr. Lamb asked if the newly elected Supervisor will be compensated for his meeting attendance. Currently, there are no paid Supervisors. The Board will consider compensation at a later date.

FOURTH ORDER OF BUSINESS

**Consideration of Resolutions 2004-02
thru 2004-04, Appointing Officers**

Mr. Lamb stated that the next item on the agenda is to consider Resolutions 2004-02 thru 2004-04, appointing officers (located behind tab 3). He stated Resolution 2004-02 is to appoint the Chair, 2004-03 is to appoint the Vice Chair, and 2004-04 is to appoint four Assistant Secretaries.

On MOTION by Ms. Caddick, seconded by Mr. McDonald, with all in favor, the Board approved Resolution 2004-02, appointing Ramona Lashley as Chair for Park Place Community Development District.

On MOTION by Ms. Caddick, seconded by Ms. Lashley, with all in favor, the Board approved Resolution 2004-03, appointing Mike Griffin as Vice Chair for Park Place Community Development

District.

On MOTION by Ms. Lashley, seconded by Ms. Caddick, with all in favor, the Board approved Resolution 2004-04, appointing Teresa Caddick, C. Michael McDonald, David Kern and Pete Williams as Assistant Secretaries for Park Place Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meetings on September 17
and September 22, 2003**

Mr. Lamb stated that the next item for consideration is the minutes from the Board of Supervisor's meeting held on September 17, 2003 and its continuance to September 22, 2003 (previously distributed). Mr. Lamb asked the Board if there were any additions, deletions or corrections to the minutes. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Ms. Lashley, seconded by Mr. Griffin, with all in favor, the Board approved the minutes of the Board of Supervisors' meetings on September 17, 2003 and September 22, 2003 for Park Place Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Authorizations to
Disburse District Funds 2004-01 and
2004-02**

Mr. Lamb stated that the next item for consideration is the Authorizations to Disburse District Funds 2004-01 (previously distributed) and 2004-02 (located behind tab 4). The disbursements consist of invoices for standard contractual commitments and utilities. Mr. Lamb asked if there were any questions. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Ms. Lashley, seconded by Ms. Caddick, with all in favor, the Board approved the Authorizations to Disburse District Funds 2004-01 and 2004-02 for Park Place Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2004-05,
Re-Designating the Secretary**

Mr. Lamb stated that the next item on the agenda is the consideration of Resolution 2004-05, re-designating the District's Secretary (located behind tab 5). Previously the Board designated Pete Williams as Secretary. It is recommended that the current District Manager, Brian Lamb, be named as Secretary. Mr. Lamb asked if there were any questions. There were none, so he asked for a motion to approve.

On MOTION by Ms. Lashley, seconded by Mr. Griffin, with all in favor, the Board approved Resolution 2004-05, naming Brian Lamb as Secretary for Park Place Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Series 2003 Construction
Requisitions**

Mr. Lamb stated that some requisitions have been received from the Developer. Ms. Larrinaga stated that the requisitions should be divided into two separate groups. The first group of requisitions includes items relating to costs incurred by the Developer for materials for Highland Park Phases 1 & 2 (primarily for storm-water drainage facilities). These items have been reviewed by the District Engineer. Before this requisition is forwarded to the Trustee for payment, documentation will have to be provided proving that payment of these expenses have been made by the Developer. Also, a bill of sale for these materials must be provided by the Developer essentially conveying the materials to the District. The Board is being asked to consider reimbursement, providing that all documentation is provided to the satisfaction of District Staff. The total amount of reimbursement is approximately \$700,000.

On MOTION by Ms. Lashley, seconded by Mr. Griffin, with all in favor, the Board approved reimbursement for Leslie Land Company, pending review of necessary documentation by District Staff for Park Place Community Development District.

Ms. Larrinaga stated that the second group of requisitions have been reviewed by the District Engineer and are also for material payment, but these invoices will be paid directly by the District. The total amount is approximately \$125,000. Staff will confirm that none of these invoices was already paid by the Developer. Once this has been confirmed, the requisitions will be forwarded to the Trustee for payment.

On MOTION by Ms. Lashley, seconded by Mr. Griffin, with all in favor, the Board approved the construction requisitions as presented (approximately \$125,000) for Park Place Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2004-06,
Amending Fiscal Year 2002/2003 Budget**

Mr. Lamb stated that the next item on the agenda is the consideration of Resolution 2004-06, amending the fiscal year 2002/2003 budget (behind tab 6). The budget is being amended to reflect the proceeds from the recent bond transaction. He asked if there were any questions. There were none, so he asked for a motion to approve.

On MOTION by Ms. Lashley, seconded by Mr. Griffin, with all in favor, the Board approved Resolution 2004-06, amending fiscal year 2002/2003 budget for Park Place Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No further report.

- B. District Engineer
Not present.

- C. District Manager
Mr. Lamb stated that the age of the community is being reflected in the increased number of resident calls regarding maintenance concerns. These concerns and the funding required to meet the requests will be discussed in further detail at the budget workshop for next year's budget.

ELEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Lamb stated that the next item on the agenda is Supervisor requests and audience comments. There were no audience members in attendance other than those noted at the beginning of the meeting. He asked if there were any Supervisor requests. There were none.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Lamb stated that there is no other business scheduled to come before the Board, so he asked for a motion to adjourn the meeting.

On MOTION by Ms. Lashley, seconded by Mr. Griffin, with all in favor, the Board adjourned the meeting for Park Place Community Development District.

Brian K. Lamb
Secretary

Ramona J. Lashley
Chair