

**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, December 17, 2003 at 1:40 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:

Ramona Lashley	<b>Board Supervisor, Chairperson</b>
Mike Griffin	<b>Board Supervisor, Vice Chairperson</b>
Mike McDonald	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Brian Lamb	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Erin Larrinaga	<b>District Counsel, Fowler White</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Lamb called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting on  
November 19, 2003**

Mr. Lamb stated that the first item for consideration is the minutes from the Board of Supervisors' meeting held on November 19, 2003 (behind tab 1). Mr. Lamb asked if there were any additions, deletions or corrections to the minutes. Ms. Larrinaga stated that the Board Supervisors in attendance were Ramona Lashley, Harry Roberts, Teresa Caddick, Mike Griffin, and Mike McDonald. Mr. Kern was not in attendance. Hearing and seeing no other corrections, he asked for a motion to approve (as corrected).

On MOTION by Ms. Lashley, seconded by Mr. Griffin, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting on November 19, 2003 (as corrected) for Park Place Community Development District.
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**THIRD ORDER OF BUSINESS**

**Consideration of Authorization to  
Disburse District Funds 2004-03**

Mr. Lamb stated that the next item for consideration is the Authorization to Disburse District Funds 2004-03 (located behind tab 2). The disbursement consists of invoices for standard contractual commitments and utilities. The disbursement totals \$14,574.93. Mr. Lamb asked if there were any questions. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Mr. McDonald, seconded by Ms. Lashley, with all in favor, the Board approved the Authorization to Disburse District Funds 2004-03 for Park Place Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2003 Construction  
Requisitions**

Mr. Lamb stated that the next item on the agenda is the consideration of Series 2003 construction requisitions. He asked Ms. Larrinaga to review this item. Ms. Larrinaga stated that there are no new construction requisitions for consideration. However, at last month's meeting, the Board approved requisitions and invoices that were payable for work that had been completed by Larkin Contracting for Highland Park Phase 1 (originally paid for by Leslie Land Corporation). Staff has reviewed those invoices and it has been determined that the actual requisition amount will be only \$953.00.

Secondly, the Board approved the reimbursement of Leslie Land Corporation (pending Staff review) for materials provided in conjunction with the Larkin Contracting work. The total amount of this reimbursement will be \$736,748.90. These requisitions will be forwarded to the Trustee for payment. She asked if there were any questions. There were none.

On MOTION by Ms. Lashley, seconded by Mr. Griffin, with all in favor, the Board ratified the amendments to the Series 2003 construction requisitions previously approved (as presented by Counsel) for Park Place Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No further report.

B. District Engineer  
Not present.

C. District Manager  
Mr. Lamb stated that a draft agenda cover page has been distributed to the Board. This draft follows the format of various local governing Boards and is being recommended to the Board for its use on subsequent meeting agendas. This provides a guideline for residents to submit information for the Board's consideration. He asked if there were any questions regarding this policy recommendation. Ms. Larrinaga stated that the limitation of cell phones and pagers should reflect "while in the meeting" as opposed to "while in the clubhouse". There were no other comments or suggested changes to the document.

Mr. Lamb also recommends that the Board consider establishing an official District website for the dissemination of District information. The website would follow the format of other municipal sites. Rizzetta & Company has provided a website for another District that it manages, and it has been very successful. The Board directed Mr. Lamb to gather information prior to the next meeting. Ms. Larrinaga also suggested that Mr. Lamb review the budget to find where funding could be reallocated from.

Mr. Lamb stated that, if the Board is comfortable with the agenda format presented, he would recommend that this policy be adopted. This item will be held until the next meeting.

**SIXTH 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.

**SEVENTH 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 Mr. McDonald, seconded by Mr. Griffin, with all in favor, the Board adjourned the meeting for Park Place Community Development District.

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Brian K. Lamb  
Secretary

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Ramona J. Lashley  
Chairperson