

Park Place Community Development District

Board of Supervisors

Cathy Powell, Chairman
Erica Lavina, Vice Chairman
Bill Berra, Assistant Secretary
Eric Bullard, Assistant Secretary
Mike Foley, Assistant Secretary

Staff:

Angel Montagna, District Manager
Leland Wilson, District Counsel
Long Nyguen, Field Services
Robert Dvorak, District Engineer
Jonathan Sciortino, Accountant
Melissa Williams, Administrative Assistant III

REGULAR MEETING AGENDA

Wednesday, November 19, 2025, at 11:00 a.m.

Join Teams Meeting

Meeting ID: 226 049 247 596 2 Passcode: W3C5UT2u

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

1. Call to Order and Roll Call

2. Motion to Approve the Agenda

3. Audience Comments– Three- (3) Minute Time Limit

4. Staff Reports

A. Accounting Staff Report

- i. Consideration of October 2025 Financial Statements and Check Register
- ii. Consideration of Operations and Maintenances Expenditures for October 2025

B. Aquatics Report

- i. Advanced Aquatic Fish Stocking Proposal

C. Landscape Report- Pine Lake

- i. Field Inspection Reports
 - a. Highland Park CDD November 2025 Field Inspection Report
 - b. Mandolin Estates November 2025 Field Inspection Report
 - c. Mandolin Reserve November 2025 Field Inspection Report
 - d. Windsor Place November 2025 Field Inspection Report
 - e. Windsor Wall Project November 2025
 - f. Inframark Annual Pressure Washing Proposal

D. District Engineer

E. District Counsel

F. District Manager

5. Business Items

A. Consideration of RX Turf Proposal

B. Consideration of Advanced Aquatic Remediation Pond 3 Proposal

C. Consideration of Waterside Environmental Care Proposal

D. Consideration of Easement Encroachment Agreement

E. Consideration of Fountain Kings Proposal

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6. Business Administration

A. Consideration of Minutes from the Meeting held on October 15, 2025

7. Supervisor Requests

8. Audience Comments – *Three – (3) Minute Time Limit*

9. Adjournment

The next meeting is scheduled for Wednesday December 17, 2025, at 11:00 a.m.