

1 **MINUTES OF MEETING**
2 **TAMPA PALMS**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Regular Meeting of the Board of Supervisors and 2020-21 Budget
6 & Assessment Hearings for the Tampa Palms Community Development District
7 were held on Wednesday, August 12, 2020 at 6:00 p.m. at Compton Park, 16101
8 Compton Drive, Tampa, Florida.



9 **FIRST ORDER OF BUSINESS – Roll Call**

10 Mr. Field called the meeting to order.

11 Present and constituting a quorum were:

12 Gene Fields	Board Supervisor, Chairman
13 Jim Soley	Board Supervisor, Vice Chairman
14 Mike Gibson (on Zoom)	Board Supervisor, Assistant Secretary
15 Jessica Vaughn (on Zoom)	Board Supervisor, Assistant Secretary

16 Also present were:

17 Ken Joines	District Manager
18 Maggie Wilson	Consultant / Resident
19 Warren Dixon	Resident
20 Brian Koerber	Tampa
21 Don O’Neal	Resident

22
23
24
25 **SECOND ORDER OF BUSINESS – FY 2020-2021 Budget & Assessment Hearing**
26 **Budget & Assessment Hearings Open**

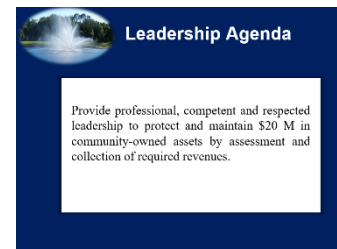
27 On a MOTION by Mr. Soley, SECONDED by Ms. Vaughn, WITH ALL IN FAVOR, the Board convened
28 the **FY 2020-21 Public Budget and Assessments Hearings** for the Tampa Palms Community
29 Development District.

30
31 **Proposed Budget Review**

32 Mr. Field presented an overview of the Budget Hearing process,
33 explaining how separate hearings within a meeting were taking place, how
34 the budget would be presented within setting of how it was developed, how
35 it would be reviewed and that public input would be solicited and
36 incorporated and how the budget would be approved.

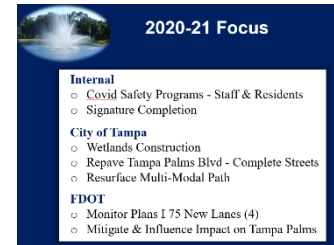


37
38 Mr. Field discussed the essentials driving the leadership agenda,
39 specifically competent and respected leadership to maintain the in excess of
40 \$20 Million in community-owned assets.



Mr. Field reviewed CDD focus for FY 2020-2021 from three perspectives including:

- Internal, protecting residents and staff from Covid to the degree possible and proceeding with signature projects
- City of Tampa, protecting the wetlands, repaving the deteriorating Tampa Palms Blvd and restoring and maintaining the multi-purpose path.
- FDOT monitoring impact of additional lanes on I-75



2020-21 Focus

Internal

- o Covid Safety Programs - Staff & Residents
- o Signature Completion

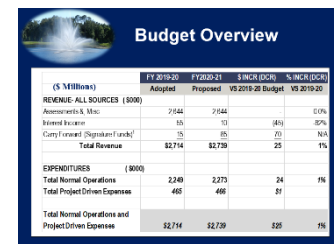
City of Tampa

- o Wetlands Construction
- o Repave Tampa Palms Blvd - Complete Streets
- o Resurface Multi-Modal Path

FDOT

- o Monitor Plans I 75 New Lanes (4)
- o Mitigate & Influence Impact on Tampa Palms

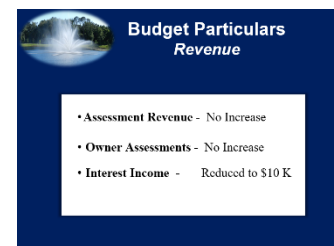
Mr. Field first overviewed the entire budget in summary form, describing the both the sources and uses of funds to be expected for fiscal year FY 2020-2021.



Budget Overview

(\$ Millions)	FY 2019-20 Adopted	FY 2020-21 Proposed	% INCR (OCR) VS 2019-20 Budget	% INCR (OCR) VS 2019-20
REVENUE - ALL SOURCES (\$000)				
Assessments & Misc	2544	2544		0%
Interest Income	95	10	(95)	-95%
Carry Forward (Signature Funds)	35	35	(0)	NA
Total Revenue	\$2774	\$2739	25	-1%
EXPENDITURES (\$000)				
Total Normal Operations	2240	2275	24	1%
Total Project Driven Expenses	465	466	\$1	
Total Normal Operations and Project Driven Expenses	\$2714	\$2739	\$25	1%

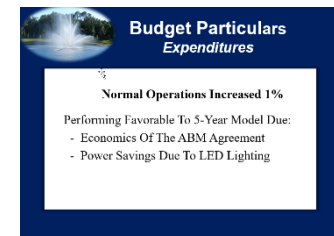
Next Mr. Field reviewed the revenue by source, noting that it would increase by 1% based on carry-forward revenue that has been earmarked for the community restoration of the BB Downs corridor construction but that assessment revenue would not increase and estimated interest income would be reduced to \$10,000 based on the current nation-wide financial situation and the responses in the financial markets.



Budget Particulars Revenue

- Assessment Revenue - No Increase
- Owner Assessments - No Increase
- Interest Income - Reduced to \$10 K

Mr. Field further advised that the budget for normal operations will increase by only 1 % over FY 2019-20.



Budget Particulars Expenditures

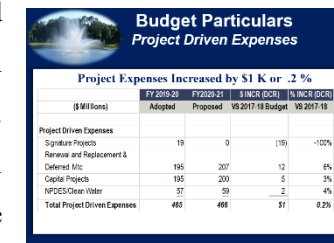
Normal Operations Increased 1%

Performing Favorable To 5-Year Model Due:

- Economies Of The ABM Agreement
- Power Savings Due To LED Lighting

Operations expenses are favorably impacted by the structure of the landscape agreement, any increase based on CPI and reductions on power usage brought about by savings due to LED lighting.

Mr. Field reviewed project driven expenses noting that they are budgeted to decrease slightly from current fiscal year due to the fact that a substantial portion of the Signature Projects will complete by year end FY FY 2020-2021. He advised that project driven expenses reflect the funding of the various renewal and replacement and capital projects, as well as, funds that are allocated for the balance of the TP Signature restorations.



Budget Particulars Project Driven Expenses

Project Expenses Increased by \$1 K or .2 %

(\$ Millions)	FY 2019-20 Adopted	FY 2020-21 Proposed	% INCR (OCR) VS 2019-20 Budget	% INCR (OCR) VS 2019-20
Project Driven Expenses				
Signature Projects	19	0	(19)	-100%
Renewal and Replacement & Deferred Mts	195	207	12	6%
Capital Projects	195	200	5	3%
NPDES/Clean Water	57	59	2	4%
Total Project Driven Expenses	465	466	\$1	0.2%

Mr. Field noted the total annual assessments level remains slightly less than the assessment that existed in 2007, the first year after the bonds were retired.



1 Ms. Wilson briefly review the renewal projects under conceptual
2 consideration for FY 2020-2021 which included the provision of seasonally
3 based flowers along the entrance median improvements, cul de sac and village
4 entry restorations.



Project Agenda
Renewal & Replacements

\$207 K

- Ongoing Revitalization
- Tree Trimming
- Building Maintenance
- Entry Median Displays
- Village Entry Improvements
- TP Blvd Upgrades (Medians)

Keeping Tampa Palms Competitive

6 Following Ms. Wilson reviewed the programed consideration of the
7 upgrade or replacement of assets that have reached their expected usable life
8 (Capital Projects), the mitigation plans for restoring the “signature look” of
9 Tampa Palms along BB Downs (Tampa Palms Signature 2017) and the
10 information programs in place to keep residents informed about the progress.



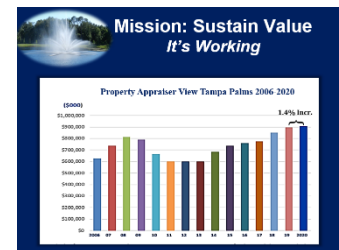
Project Agenda
Capital

\$200 K

- Programed Improvements
- Fountain Upgrades
- Pond Structures
- Well Pump(s)
- Replacement Trees (Major)
- Wall Repairs

Keeping Tampa Palms Competitive

11 Noting that the underlying mission of the CDD is that of sustaining value for the
12 owners, Ms. Wilson reviewed the value of Tampa Palms from two perspectives.
13 The first was a multi-year view of the assessed value of Tampa Palms property as
14 provided by the Hillsborough County Property Appraiser.



15 Next using Zillow she displayed the average actual sale price, as provided in MLS
16 for the typical Tampa Palms home size and compared it with other similar
17 communities as provided by Zillow.



18 These sites established that Tampa Palms continues to be a premier community
19 for value.

20 Mr. Field then noted the multiplicity of means that that are available to
21 residents to obtain information about and monitor the operations of the CDD,
22 including the newsletter, a Facebook “announcements” page and the very
23 comprehensive web site.

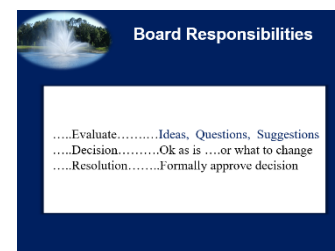


CDD Communications
On-Line - Available/Accessible

- Tampa Palms CDD - www.TPOA.net
- CDD - Select
 - More About
 - Financials
 - Meetings
 - Stormwater

24 Public Input

25 Next Mr. Field reviewed the Board’s responsibilities in the matter of
26 budget approval, that of evaluating ideas, questions and suggestion and asked for
27 public input on both the specifics of the budget and the general means of funding
28 and operating the CDD before formally approving the budget.



Board Responsibilities

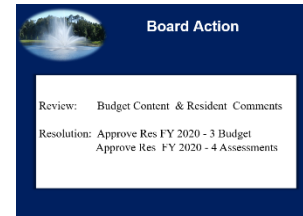
-Evaluate.....Ideas, Questions, Suggestions
-Decision.....Ok as isor what to change
-Resolution.....Formally approve decision

29 Don O’Neal (Huntington) asked a question about what the miscellaneous funds were used for,
30 administration and field.

1 Ms. Wilson stated that the administration line item contained operational items such as records
2 storage at Iron Mountain, copier costs and the field line item unusual and non-repeated costs such as City
3 of Tampa required backflow testing for all cul de sac irrigation connections.

4
5
6 **Budget & Assessments Approved**

7 Mr. Fields presented **Resolution 2020 - 3** Proposed Budget Resolution
8 and asked if there was any comments, questions or changes to the Budget from
9 the Board.



10 There being none,

11 On a MOTION by Mr. Soley, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the Board adopted
12 **Resolution 2020-3** Proposed Budget for FY 2020-2021 for the Tampa Palms Community Development
13 District.

14
15 Mr. Fields presented **Resolution 2020 - 4** approving the levy of assessments asked the Board
16 members if there were any comments, questions or changes to the Budget.

17 There being none,

18 On a MOTION by Mr. Soley, SECONDED by Ms. Vaughn, WITH ALL IN FAVOR, the Board adopted
19 **Resolution 2020 - 4** approving the levy of Assessments for FY 2020-2021 for the Tampa Palms Community
20 Development District.

21
22 **Budget Hearing Closed**

23 On a MOTION by Mr. Gibson, SECONDED by Ms. Vaughn, WITH ALL IN FAVOR, the Board adjourned
24 the Budget & Assessment Hearings For FY 2020-2021 for the Tampa Palms Community Development
25 District.

26
27 **THIRD ORDER OF BUSINESS – Board Member Discussion Items**

28 There being none, the next item followed

29
30 **FOURTH ORDER OF BUSINESS – Public Comments**

31 Mr. John Angeli spoke stating that he had some papers or pictures which he wanted to distribute to
32 the members. He was advised that at this time and due to Covid concerns no documents or any media would
33 be distributed if created outside of the controlled environment of the CDD.

34 He was asked to leave them on the end of the table, they would be collected, digitized and
35 distributed to the members. It was further noted that only two members were present in the room and there
36 was no means to distributed the media to the three members not physically present, which included two on
37 Zoom and one teleconference.

1 Mr. Angeli continued the discussion from prior meeting (June 2020) regarding the privately owned
2 power corridor and the privately owned path that was created by others on a portion of the corridor.

3 His stated objective was that to have the CDD Board vote to approve a resolution that he had created
4 that would state that the CDD supported the efforts of an unknown social media group in their quest to have
5 the City of Tampa develop and redevelop the path on private corridor.

6 Mr. Angeli noted he had missed the July meeting and had been advised by CDD staff that the Board
7 took no action on his proposed resolution due to the fact it was the CDD's General Counsel's opinion that
8 the private path on private property, not within the bounds and metes of the CDD, and was not within the
9 jurisdiction of the Tampa Palms CDD.

10 Mr. Angeli appeared to acknowledge that the power corridor is not within the bounds and metes of
11 the CDD, and accepted that the power corridor was not within the jurisdiction of the CDD but alleged that
12 because the path ended in several places at certain City of Tampa sidewalks, those sidewalks which continue
13 on within the CDD boundaries, make the whole path a CDD matter. Mr. Angeli asserted that the path was
14 confirmed as extending all the way to I-75 by page 9 of the MPO Walk Bike Plan.

15 Mr. Field made several attempts to refute the logic of the argument that because a private path on
16 private property ends at several locations which are under the public domain, that fact makes the path a
17 public CDD matter. He focused on the attorney's evaluation. Mr. Field also mentioned that the 2013 Plan
18 was just that, a high-level examination of possibilities, but that version was never adopted and the 2016
19 Walk Bike which was adopted, consigns the previous Tampa Palms paths to conceptual, not studied or
20 funded.

21 Mr. Angeli next demanded to know why the widening of I-75, which is not located within the CDD
22 boundaries, was a matter for the CDD as expressed on a prior slide.

23 Ms. Wilson answered that the CDD is monitoring for impacts on CDD-owned property, not taking
24 any role in asking, dictating or reviewing the plans of FDOT. The potential for noise walls along CDD-
25 owned property and the protection from noise for residences within the CDD are germane to the CDD's
26 mission.

27 Mr. Soley similarly attempted to comment that notwithstanding the jurisdictional limitations of a
28 CDD, owners, friends of owners and community leaders are free to engage the City; there is no opposition
29 expressed by the CDD.

30 Mr. Angeli returned to his argument that because the private path begins and ends on public
31 sidewalks and streets, it continues along those sidewalks and streets and the full path is a CDD matter.

32 Ms. Wilson relayed the remarks of lawyer she knows, not the CDD counsel, who likened the private
33 path to private driveways that end at public sidewalks and streets and noted that those driveways do not
34 become a public matter. She further noted that she, along with Mr. Soley, and a previous CDD board

1 member and others were very much advocates for paths. She stated it does not make sense to categorize
2 these folks as the enemy.

3 Mr. Angeli left the meeting after reviewing the matter for more than 20 minutes and declined to
4 leave his information for proper distribution.

5 **FIFTH ORDER OF BUSINESS – Approval of June Minutes**

6 **Approval of Minutes of July 2020 Meeting**

7 Mr. Fields presented the minutes of July, 2020 meeting, and asked for comments and questions.

8

9 On a MOTION by Ms. Vaughn, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the Board approved
10 the minutes of the Board of Supervisors' meeting held on July 8, 2020 for the Tampa Palms Community
11 Development District.

12

13

14 **SIXTH ORDER OF BUSINESS – Approval of May District Disbursements**

15

16 Mr. Fields presented the June 30m 2020 District Disbursements in the amount of \$228,168.47 and
17 asked for any comments and questions.

18 Mr. Field noted that he had examined the checks including the order and all was correct.

19

20 On a MOTION by Mr. Gibson, SECONDED by Ms. Vaughn, WITH ALL IN FAVOR, the Board approved
21 June 30, 2020 District Disbursements in the amount of \$228,168.47.

22

23

24 **SEVENTH ORDER OF BUSINESS – Consultant Reports**

25

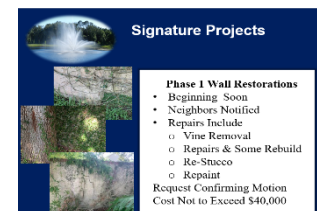
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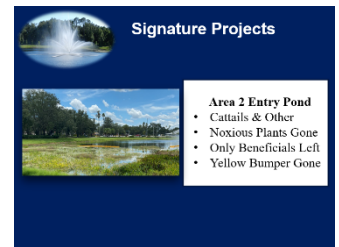
27 **Signature Projects**

28 Ms. Wilson reviewed the progress with BB Downs wall project noting
29 that Phase 1 was set to commence soon. She reviewed the steps to be taken in
30 the restoration and the fact that collapse had occurred in several locations and
31 how they would be repaired. Ms. Wilson also advised that in certain locations
32 where the wall need to be deconstructed the contractor would take steps to
33 protect the abutting owners and had in fact met with one of the owners.

34 She advised the cost for this phase would be \$40,000 and asked for a motion approving the
35 expenditure.

36 On a MOTION by Mr. Soley, SECONDED by Ms. Vaughn, WITH ALL IN FAVOR, the Board approved
37 the expenditure not to exceed the amount of \$40,000.00 for Phase I of the BB Downs Wall Restoration
38 Project.





1
2 Ms. Wilson then reviewed the next segment of the BB Downs Wall
3 Restoration Project (Phase 2) which is under evaluation at this time. The area
4 stretches from the far north residential area of Cambridge to Tampa Palms Blvd.
5 The work on these projects is slowed by a lack of masons.

6
7 Ms. Wilson noted that the wayfinding sign which has been plagued by
8 delays due to City permits, survey requirements and back-ordered bricks is
9 finally under way.

10 It is tentatively anticipated that it will be completed by the end of
11 August; yes this August.

12
13 Next Ms. Wilson reviewed the progress with the main Area 2 entry pond.
14 The substantial portion that is littoral shelf becomes choked with cattails and
15 under noxious weeds.

16 Ms. Wilson noted that spraying them would result in a mass of floating debris
17 and would kill the beneficial plants along the shoreline. The weeds had to be
18 manually removed and that was completed the prior week.

19
20 **Community Appearance**

21 Ms. Wilson reviewed the community appearance and the recent
22 inspection results and scores. The turf is doing well with the high heat and May
23 fertilizer, so too are the weeds.

24 She noted that the seasonal displays (caladiums) were in and making a great
25 contribution to the main entries.

26
27 Ms. Wilson reported on the work done near and along the power line
28 corridor on Tampa Palms Blvd and along Yardley Way and village entries
29 nearby. Due to the fact that the corridor is a virtual weed field, much greater
30 work is needed to keep the areas in proper condition.

31

1 The upcoming area-wide wall project was reviewed. The project
2 includes inspection, repairs, and general improvements from pressure
3 washing to painting and replanting.



6 **District Manager Appointment**

7 Ms. Wilson reported that Lore Yiera had accepted a different position with DPFPG and that DPFPG
8 has assigned a new District Manager, Ken Joines. With Board concurrence he will act as District Manager
9 and will be appointed a Secretary for the District.

10 Ms. Wilson stated Ken joined DPFPG several years ago and has a background
11 in community management in both the HOA and CDD communities. He
12 currently is part of the team supporting Metro's 19 developer CDD's and
13 directly oversees the following CDD's:



14 Stoneybrook at Venice

15 Harbor Bay CDD

16 West Trace CDD

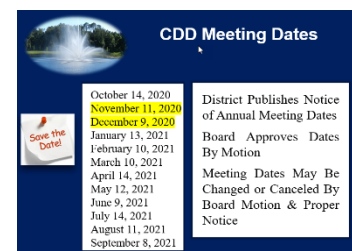
17 Ms. Wilson stated that technically Lore Yiera is still a Secretary for the Tampa Palms CDD and
18 Ms. Wilson recommended approval of Resolution 2020 - 5 which will add Ken as an officer, Secretary,
19 and remove Lore, who no longer supports Tampa Palms, and recap the CDD officers.

20 Ms. Wilson notes that with the exception of Board Members, CDD "officers", are not elected and
21 they have no voting powers: they are individuals who serve for the Board and at the pleasure of the Board.

22 On a MOTION by Mr. Soley, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the Board adopted
23 Resolution 2020 - 5 Election of Officers: Gene Field (Board Member) as Chairman; Jim Soley (Board
24 Member) as Vice Chairman; Jake Schoolfield (Board Member) as Assistant Secretary; Jessica Vaughn
25 (Board Member) as Assistant Secretary; A. Michael Gibson (Board Member) as Assistant Secretary; Mary-
26 Margaret Wilson as Assistant Secretary; Ken Joines as Secretary; Patricia Comings-Thibault & Gene Field
27 as Treasurers.

28
29 **CDD Meeting Dates**

30 Ms. Wilson reviewed proposed CDD Meeting Dates for FY 2020-
31 21. She advised that they were based on continuing the same plan of the
32 second Wed of each month. She stated that the dates can be changed or
33 cancelled with published notice. She also noted that the dates should be



1 approved by the Board and the dates would be publicly noticed in the newspaper, as well as, confirmed on
2 the Tampa web site.

3

4 On MOTION by Mr. Gibson, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the meeting dates
5 as proposed for the second Wednesday of each month were approved to publish.

6

7 **Good News In City Budget**

8 Ms. Wilson announced the City of Tampa 2020-21 budget
9 contained some good news for Tampa Palms and new Tampa. The sensory
10 friendly park was funded; the design for the restoring of Tampa Palms
11 Blvd in a “complete streets” configuration was in the budget; and designe
12 for a new fire station to serve the 1,000+ additional homes that are
13 approved for K-Bar was also in the budget.

14

15 **EIGHTH ORDER OF BUSINESS – Other Matters**

16 There being none, the next item followed

17

18 **NINTH ORDER OF BUSINESS – Public Comments**

19

20 Don Oneal inquired as to what were the duties of a District Manager in a CDD. Ken Joines and Ms.
21 Wilson answered that in general the duties wrap around the governance aspects of recording minutes,
22 certifying resolutions, overseeing public notices and making certain proper procedures were followed.

23 Mr. O’neal also inquired as to who owns and who trims the trees along Tampa Palms Blvd. Ms.
24 Wilson noted that these are City-owned medians but that the CDD does provide trimming and has plans to
25 do the area from Amberly to the Country Club in the coming month.

26 .

27 **TENTH ORDER OF BUSINESS – Supervisor Comments**

28 There being none, the next item followed

29

30 **ELEVENTH ORDER OF BUSINESS – Adjournment**

31

32 On a MOTION by Mr. Gibson, SECONDED by Ms. Vaughn WITH ALL IN FAVOR, the Board adjourned
33 the meeting for the Tampa Palms Community Development District.

34

35



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

4

5

6 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
7 meeting held on _____.

8

9

10


11

12

13

14

15



Signature

Ken Joines

Printed Name

Title: X District Manager



Signature

Gene Field

Printed Name

Title: X Chairman Vice Chairman