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

6 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community  
7 Development District was held on Wednesday, February 12, 2020 at 6:00 p.m. at the Compton  
8 Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

9  
10 **FIRST ORDER OF BUSINESS - Welcome & Roll Call**

11 Mr. Field called the meeting to order.

12 The Board members and staff introduced themselves for the record.

13  
14 Present and constituting a quorum were:

15 Gene Field	Chairman
16 Jim Soley	Vice Chairman
17 Jessica Vaughn	Supervisor

18  
19 Also present were:

20 Lore Yiera	District Manager
21 Maggie Wilson	Consultant/Resident
22 Warren Dixon	TPOA Business Consultant
23 Brian Koerber	TPOA Property Manager
24 Warren Dixon	TPOA Business Manager

25 Numerous residents & guests (18)

26  
27 Mr. Field established that a quorum of the Board was present.

28  
29 **Pledge of Allegiance**

30 Ms. Vaughn led the recitation of the Pledge of Allegiance.

31  
32 **SECOND ORDER OF BUSINESS- FDOT Presentation PD&E I-75 Express Lanes**

33  
34 Scarlett Sharpe and Steve Gordillo representing a  
35 engineering firm retained by FDOT to conduct the PD&E  
36 study were joined by FDOT's Project Manager, Ashley  
37 Henzel to present to the community an over view of the  
38 project and how the study would be connected. A copy of  
39 their presentation is attached to these minutes.



1 **THIRD ORDER OF BUSINESS – Strategic Planning Review**

2  
3 Mr. Field reviewed the most current strategic plans, noting that the focus is on those  
4 issues which have the most immediate impact.

5 The full strategic plans and significant events were included in the advance Board  
6 Package; a copy of which is attached hereto and made a part of the public record.

7  
8 **FOURTH ORDER OF BUSINESS - Supervisor Comments.**

9 There being none, the next item followed.

10  
11 **FIFTH ORDER OF BUSINESS – Public Comments**

12  
13 Don O’Neal noted that there had been some progress with the BB Downs fence  
14 segment as it was now cordoned off in yellow tape. Ms. Wilson advised that the CDD was  
15 moving ahead and that the broken pieces were on order and would be replaced.

16 Warren Dixon, business manager for the TPOA, reported on the activities surrounding  
17 River Park.

18  
19 **SIXTH ORDER OF BUSINESS - Approval of the January, 2020 Minutes**

20  
21 On MOTION by Ms. Vaughn, SECONDED by Mr. Soley WITH ALL IN FAVOR, the Board  
22 approved the Minutes of the January 2020 Board Meeting.

23  
24 **SEVENTH ORDER OF BUSINESS - Approval of District Disbursements**

25  
26 Mr. Field noted that the check register had been reviewed.

27 On MOTION by Mr. Soley SECONDED by Ms. Vaughn WITH ALL IN FAVOR, the Board  
28 approved the Disbursements for the month ending December 31, 2019 in the amount of  
29 \$123,917.45.

30  
31 A copy of the Board Financial Analysis, Financial Statements and Check Register are attached  
32 hereto and made a part of the public record.

1 **EIGHTH ORDER OF BUSINESS – Consultant Reports**

2 **◆ Signature Projects**

3 Ms. Wilson updated the Board and visitors as to  
4 the progress of the Signature Projects, how much has been  
5 accomplished with a timeline indicating spending,  
6 projects and what remains to accomplish.



9 Ms. Wilson reported that the next step is the  
10 landscape improvements for the Area 1 entrance. She  
11 noted that this is the landscape that graces the entry from  
12 the new pillars all the way to Amberly.



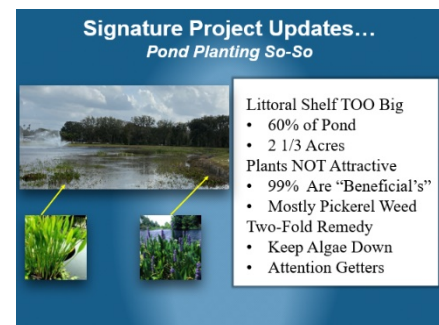
13 She reported that she has asked Jason Rinard for a  
14 landscape plan and as with down with all other major  
15 plans, the plan will be provided to the Board for approval.

17 Ms. Wilson stated that the Area 2 main entry  
18 requires adjustment of the second median, the one  
19 extending from the Publix entry/exit to Amberly Drive. At  
20 the Amberly end, four Washingtonian palms died  
21 previously and have been removed. This median is narrow  
22 and located along a high-traffic, frequent accident strip of



23 Tampa Palms Blvd (and belongs to the City of Tampa) so no new trees will be planted. ABM  
24 will clean up the turf and possibly add the low profile juniper to safely give a finished look.

26 Ms. Wilson reviewed the condition of the pond and noted  
27 which plants were remaining.



28 She also discussed what had to be done continually to make  
29 certain that algae and weeds did not take over what is  
30 acknowledged as the "too-large" littoral shelf.

31

1 Ms. Wilson advised that the permit for the  
2 wayfinding sign was still pending with the City.

3 H&K was managing the process and they had not received  
4 any feedback from the City as to timing.

5 Ms. Wilson said she planned to become directly involved  
6 to see if there were questions pending that only the CDD  
7 could answer.

8 Ms. Wilson briefly reviewed the BB Downs walls,  
9 detailing the areas and size of the walls.

10  
11 The first segment to be evaluated will be from Tampa  
12 Palms Blvd north,

13  
14  
15 **◆ Community Appearance**

16 Ms. Wilson noted that the Tampa Palms landscape  
17 is doing well despite the unusual weather that apart from  
18 one brief cold snap has been unseasonably warm.

19  
20 The condition of the landscape was reflected in the OLM  
21 inspection conducted Feb 3rd, during which the property  
22 was rated at a 93.5%.

23  
24 Ms. Wilson reported that the FERC rules for safety  
25 of transmission corridors are unlikely to get less stringent  
26 in the coming years so Tampa Palms works with TECO at  
27 the other crossings to avoid complete removal of the  
28 planting materials as happened in 2018. Cutbacks are in  
29 progress, major portions have been completed.

**Signature Project Updates...**  
*Wayfinding Sign Coming Soon ?*



- City of Tampa Permitting
- Land Survey Complete
- Rejected Yesterday
  - Planners Confused
  - Think Land ROW
- Staff Escalated
  - Expect Permit "Soon"

**Signature Project Updates...**  
*BB Downs Walls*



- Repair, Complete, Stabilize
- Four Segments
  - Cambridge 1,078 ft
  - Ashmont 1,011 ft
  - Faircrest 600 ft
  - Sterling Manor 765 ft
- Cambridge Evaluation In-Progress

**Community Appearance**  
*Community-Wide*



- OLM Score 93.5
- Still Battling Fungus
  - Short Days
  - Humidity
- Cold Weather Cutback
- New Annuals
  - Due In 3 Weeks
  - Begonia's & Marigolds

**Community Appearance**  
*Power Corridor Crossings*



- Staying Ahead
  - FERC Requirements
  - Becoming More Strict
- TECO Worked w/ ABM
  - Severe Trimming
  - Crapes Will Bloom More
  - Shrubs Will Bud Out In Weeks

1 After discussion with the Board, staff asked Jason Rinard  
2 for an opinion on rehabilitation of the area. He examined  
3 options to plant between the path and the street and found  
4 that:

- 5 • Insufficient room
- 6 • Too many utilities
- 7 • Planting would affect the stormwater swale



8 Ms. Wilson reported that Joe Laird and Jason Rinard worked on a plan where Joe would utilize  
9 some specialized saws to cut out major portions of the roots. That work has been in progress  
10 for several months.

11 The next steps will include edging the path with a lining of bricks to hold in a small amount of  
12 soil that will support small but vertical-looking plants such as mini- podocarpus which will be  
13 interspersed with birds of paradise where the space allows (birds are also found at the  
14 Sanctuary entrance)

15

16 Ms. Wilson reported that the new subcontractors  
17 took over the 5G cable installations along Tampa Palms  
18 Blvd and to put it kindly, they have created a total mess  
19 for the community and exhibited little to no regard for the  
20 damage they are causing.

21 Ms. Wilson noted that Tampa Palms will have to restore  
22 the turf and recreate the drainage swales. Fortunately, this work is funded through the NPDES  
23 budget and will demonstrate that the CDD is actively taking action required by the NPDES  
24 permit.

25

26 Ms. Wilson advised that this month ABM will feed  
27 the community palms. After three years of substantial  
28 rainfall coupled with a community water table that in many  
29 places is very close to the surface, many palms are  
30 experiencing a “wash out” of the nutrients that are needed to  
31 thrive.





1 All of the palms will receive a specialized 8-10-10 fertilizer with a micronutrients package.  
2 They receive this treatment quarterly. (They were last fed in late Oct/early November.)  
3 The remaining Canary Isle palms on the property, especially those at the Reserve entry, will  
4 receive the same fertilizer package with two specialized additives, magnesium and manganese.  
5 She noted that in Jan one of the remaining Reserve palms died and had to be removed, as did  
6 one at the Area 2 main entrance.

7 Ms. Wilson reported that almost two decades ago when the globally recognized expert  
8 in date palms, Dr, Monica Elliot, visited Tampa Palms she stated clearly that the Canary Isle  
9 Palms in Tampa Palms suffered from palm lethal yellowing and ganoderma – both of which  
10 are enhanced by and spread by the shallow water table.

11

12 Intensifying the feeding of the palms will improve all palms but the Canary Isle which may be  
13 entering another period of severe decline

14

15 Ms. Wilson discussed the tree review along the  
16 spine roads, Tampa Palms Blvd, Amberly Drive and  
17 Compton Dr, and how it would be conducted and  
18 reported.

19 She noted that the review would begin after the trees  
20 “leafed out”.

21 .

22 ♦ **Parks**

23 Ms. Wilson reported on a situation where groups  
24 of dog owners were taking their dogs to Amberly Park  
25 and allowing them to run loose, off-leash.

26 The owners were approached by ABM staff (James  
27 Wright) who explained that all dogs must be on leashes  
28 held by a responsible owner at all times. They ignored  
29 him so staff called the police who explained the leash

30 law was not just a Tampa Palms rule but a law for which they (the police) can and will cite  
31 offenders. They did not ignore the police and leashed their dogs and left.

32

**Community Appearance**  
*Tree inventory*



- Last Month
  - Tree Life Spans
  - Urban vs Rural
- Chairman
  - Tree Importance
  - Contingent Liability
- Assessment
  - Status
  - Cost To Remove
  - Cost To Replace

**Tampa Palms Parks**  
*Off-Leash Dogs*



- Leashes Required
  - TPOA Rules
  - County, City Laws
- Amberly Park
  - Reported 4-5 Dogs
  - Advised Not Allowed
  - Ignored ABM
  - Police Called
- ? Warning Signs

1 ♦ **Business Environment Study**

2 Ms. Wilson reported the results of the business  
3 environment study conducted published during a feedback  
4 session at Compton Park.



5  
6 Ms. Wilson noted that the study group was formed to  
7 address citizen concerns relative to business closings in the New Tampa area and that the team

- 8 • Narrowed the study area to the area north of I-75 which is New Tampa (minus Tampa  
9 Palms, Tampa Palms North and TPOST 3)
- 10 • Used public records to establish actual closings and the value of the closings to New  
11 Tampa (financial value and employees affected)
- 12 • Interviewed ten unnamed citizens to establish “what New Tampa wants”
- 13 • Actually determined that businesses increased in New Tampa
- 14 • Made a series of recommendations to address concerns expressed by interviewed  
15 residents and garner more information.

16  
17 **Additional Advanced Board Package Materials:**

18 Information regarding financial reports were included in the Advance Board package;  
19 copy of which is attached hereto and made a part of the public record.

20  
21 **NINTH ORDER OF BUSINESS – Other Matters**

22 There being none, the next item followed.

23  
24 **TENTH ORDER OF BUSINESS – Public Comments**

25  
26  
27 **ELEVENTH ORDER OF BUSINESS - Supervisor Comments**

28 Supervisor Soley mentioned that there appeared to be a substantial number of  
29 streetlights out along Tampa Palms Blvd and expressed concern about safety. Ms. Wilson  
30 replied that TECO provides the lights and that the City of Tampa pays for them.

1 She noted that there are 15 out, they are most likely out due to damage inflicted by the  
2 contractors installing 5G cable. She stated she has reported them to TECO and the City was  
3 likewise made aware.

4  
5 **TWELFTH ORDER OF BUSINESS - Adjournment**

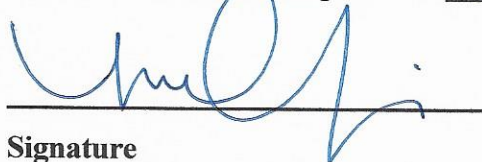
6 There being no further business,  
7

8 On MOTION by Ms. Vaughn SECONDED by Mr. Soley, WITH ALL IN FAVOR, the  
9 meeting was adjourned.

10  
11  
12  
13 *\*These minutes were done in summation format, not verbatim.*

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

18  
19 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**  
20 **publicly noticed meeting held on 3-11-2020.**

21   
22 \_\_\_\_\_  
23 **Signature**

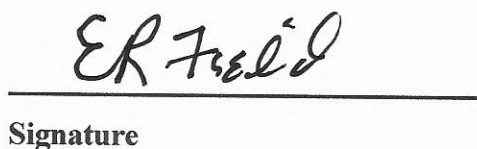
24  
25 Lore Yeira

26 **Printed Name**

27 **Title:**

28  **Assistant Secretary**

29  **District Manager**

21   
22 \_\_\_\_\_  
23 **Signature**

24  
25 Gene Field

26 **Printed Name**

27 **Title:**

28  **Vice Chairperson**

29  **Chairperson**