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**MINUTES OF MEETING
TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

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

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 Jake Schoolfield	Supervisor

19
20
21 Also present were:

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

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

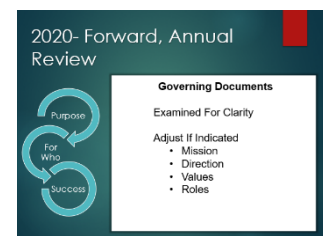
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30 **Pledge of Allegiance**

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

32
33 **SECOND ORDER OF BUSINESS- Strategic Planning & Annual Review**

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

36 Ms, Wilson continued with a review of the governing
37 documents, representing them to provide an opportunity for the
38 board to make changes if desired. No changes were made. It was
39 noted that the documents are present on the CDD portion of the
40 Tampa Palms web page.



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

3

4 **THIRD ORDER OF BUSINESS - Board Member Discussion Items**

5

6 Supervisor Soley noted that he had lots of guests over the holidays and they commented
7 that the look of the entrances was impressive.

8 Supervisor Vaughn mentioned that she had grave concerns about the condition of River
9 Park.

10 Ms. Wilson commented that River Park is a TPOA asset and not the CDD's but that
11 she and Warren Dixon had been made aware of the situation and had inspected it. Plans are
12 underway for improvement.

13 **FOURTH ORDER OF BUSINESS - Public Comments.**

14 Don Oneal questioned responsibility for the BB Downs fence. Ms. Wilson said that the
15 CDD has responsibility for paying for the color (black) and the County for the fence. That said
16 it has been referred to the County several times – if nothing else to get to the contractor who
17 provided the fencing to assist us with the model/manufacturer etc.

18

19 **FIFTH ORDER OF BUSINESS - Approval of the November, 2019 Minutes**

20

21 On MOTION by Mr. Soley, SECONDED by Ms. Vaughn WITH ALL IN FAVOR, the Board
22 approved the Minutes of the November, 2019 Board Meeting.

23

24 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

25 A copy of the Board Financial Analysis, Financial Statements and Check Register are
26 attached hereto and made a part of the public record. Mr. Field noted that the check register
27 had been reviewed. Due to the fact that there was no December meeting, both the October and
28 November registers will be

29

30 On MOTION by Mr. Soley SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the
31 Board approved the Disbursements for the month ending October 31, 2019 in the amount of
32 \$270,881.41.

1 On MOTION by Mr. Schoolfield SECONDED by Ms. Vaughn WITH ALL IN FAVOR, the
2 Board approved the Disbursements for the month ending November 30, 2019 in the amount of
3 \$170,167.80.

4
5 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

6 **◆ Signature Projects**

7 Ms. Wilson updated the Board and visitors as to the
8 progress of the Signature Projects, in particular the new fencing
9 and flowers, the inspection of the washout of the main entry pond
10 and the fact that the wayfinding sign was still in the permitting
11 process with the City of Tampa.



12
13 **◆ Community Appearance**

14 Ms. Wilson reviewed the general appearance of the
15 community noting that Tampa Palms landscape was inspected
16 by OLM the prior week and received a 92 score.



17 Ms. Wilson reviewed the holiday plantings and the
18 impact on the turf of the fungus which is the indirect result of no
19 cold weather in what is now three years, moving into the fourth
20 year.

21 Ms. Wilson reported on the palm tree losses at the main
22 entry. At the Area 1 median two Washingtonian palms died.



23 On the Area 2 exit beside the new fencing one of the
24 Canary Isle palms died. This palm and the one beside it were
25 negatively affected by the BB Downs construction.

26
27 Ms. Wilson reviewed the matter of trees along the
28 boulevards and the life stages of trees noting that tree life in an
29 urban setting can be dramatically reduced from a more natural
30 setting.



31 The boulevard trees will be inventoried and monitored.

32

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2 Ms. Wilson reviewed the progress made in securing the
3 Reserve fountains, specifically that the fountain basins had been
4 coated, the breaches between the concrete bottoms and the bricks
5 secured and the sanitation systems upgraded.

6 What remains is replacement of the lighting with working LED
7 lights and upgrades to the feature (spray) systems.

8

9 ♦ **Cash Management**

10 Ms. Wilson reported that the calendar year 2019 cash
11 management agreement negotiated with Sunshine Bank expires
12 January 2020. The chairman oversees review of the cash
13 management plan and has done so this time.

14 The Board-established cash management priorities
15 previously established by the Board as a basis for the decision.

16 Tampa Palms contacted four banks regarding the 2020 cash
17 management plan. CenterState Bank, the current provider,
18 offered 165 basis points (presently only 65). CenterState Bank is
19 both local and a QPD. The chairman preliminarily approved the plan and the Board concurred.

20

21 On MOTION by Mr. Soley, SECONDED by Ms. Vaughn WITH ALL IN FAVOR EXCEPT
22 MR. SCHOOLFIELD who stepped away for this portion of the meeting, the Board approved
23 staff to go forward with the cash management plan of CenterState Bank for 2020.

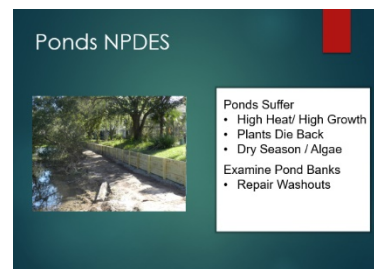
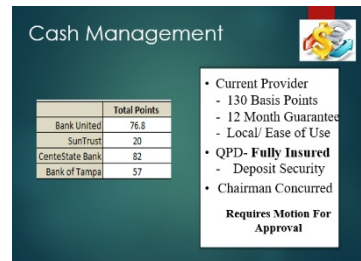
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25 ♦ **Ponds**

26 Ms. Wilson detailed the effects that high heat and no
27 winter for multiple years were having on the ponds and the work
28 to counteract the algae and weed issues.

29 She also described work in progress rebuilding “sea walls”
30 along some pond banks, work that is easier to complete in the
31 dry season.

32 The repair work was needed for several ponds that were constructed in a manner different from
33 the majority of Tampa Palms ponds.



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◆ **Parks**

Ms. Wilson reported on a potential replacement for the “turtle” play equipment which is no longer available.

The replacement is a small climbing event called the Cozy Dome somewhat like the former “turtle” and designed for play for younger children.

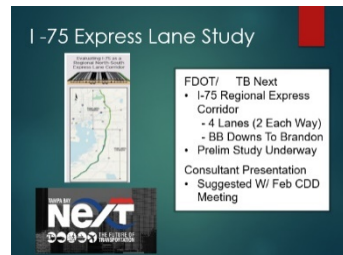


On MOTION by Ms. Vaughn, SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the Board approved an amount not to exceed \$6,500 for the Cozy Dome for Amberly Park.

◆ **I-75 Express Lane Study**

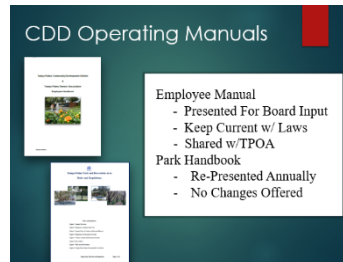
Ms. Wilson reported that FDOT has formally opened the study to add four additional lanes which are to be express lanes to I-75 adjacent to Tampa Palms.

An engineer with a firm retained by FDOT has offered to make a presentation describing the PD&E study, the project and the timeline. This will take place at the Feb 2020 CDD meeting.



◆ **CDD Operating Manuals**

As is customary at least once each year, the CDD operating manuals, the Employee Manual and the Park Handbook were represented to the board for review and improvement if needed. No changes were introduced for 2020.



Additional Advanced Board Package Materials:

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

EIGHTH ORDER OF BUSINESS – Other Matters

There being none, the next item followed.

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

2 Mr. O’Neal questioned the progress toward the paving of Tampa Palms Blvd and
3 was briefed by Ms. Wilson that the City’s announced plans of design in FY 2019 – 20 and the
4 construction in FY 2020-21.

5

6 **TENTH ORDER OF BUSINESS - Supervisor Comments**

7 Supervisor Schoolfield noted that he had a very positive experience with TPD
8 investigating an issue in his village.

9 Mr. Soley discussed how important it is to become engaged and remain engaged on the
10 matter of the I-75 improvements.

11 Mr. Field echoed that sentiment recalling the positive experience Tampa Palms has due
12 to early engagement in other similar projects both with I-75 and BB Downs and further noted
13 that the relationships formed due to these engagements become all important.

14 Mr. Field also questioned if Ms. Maney could have a formal relationship with the CDD
15 noting her remarks quoted earlier about palms and other trees. Ms. Wilson reminded the group
16 that Ms. Maney continues to be an officer, though not a supervisor.

17

18 **ELEVENTH ORDER OF BUSINESS - Adjournment**

19 There being no further business,

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21 On MOTION by Ms. Vaughn SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the
22 meeting was adjourned.

23

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25

26 **These minutes were done in summation format, not verbatim.*

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

31

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
2 publicly noticed meeting held on 2-12-20.

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5 **Signature**

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7 Lore Yeira

8 **Printed Name**

9 **Title:**

10 Assistant Secretary

11 District Manager



Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson