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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 June 10, 2020 at 6:00 p.m. at the Compton Park
8 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

15 Gene Field	Chairman
16 Jim Soley	Vice Chairman
17 Jake Schoolfield	Supervisor

18
19 Present Via Zoom (Board Members)

20 Jessica Vaughn	Supervisor
21 Mike Gibson	Supervisor
22 Jake Schoolfield (By phone)	Supervisor

23
24 Also present were:

25 Maggie Wilson	Consultant/Resident
26 Warren Dixon	TPOA Business Consultant
27 Brian Koerber	TPOA Property Manager
28 Ken Joines	DPFG

29
30 Mr. Field established that a quorum, as modified by the Governor's Executive Order,
31 of the Board was present.

32
33 **Pledge of Allegiance**

34 Mr. Soley led the recitation of the Pledge of Allegiance.

35
36 **SECOND ORDER OF BUSINESS – Strategic Planning Review**

37
38 Mr. Field reviewed the most current strategic plans, noting that the focus is on those
39 issues which have the most immediate impact.

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

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THIRD ORDER OF BUSINESS - Supervisor Comments.

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – Public Comments

Warren Dixon updated the Board members on the status of the illegal construction occurring in Tampa Palms.

FIFTY ORDER OF BUSINESS - Approval of the June, 2020 Minutes

On MOTION by Mr. Gibson, SECONDED by Ms. Vaughn WITH ALL IN FAVOR, the Board approved the Minutes of the June, 2020 Board Meeting.

SIXTH ORDER OF BUSINESS - Approval of District Disbursements

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

On MOTION by Mr. Soley SECONDED by Ms. Vaughn WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending June 10, 2020 in the amount of \$261,362.14.

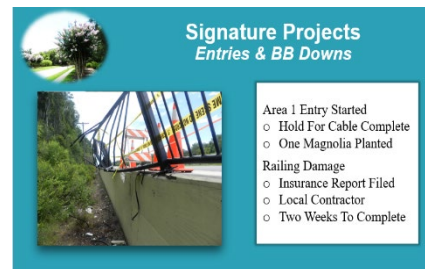
A copy of the Board Financial Analysis, Financial Statements and Check Register are attached hereto and made a part of the public record.

SEVENTH ORDER OF BUSINESS – Consultant Reports

◆ **Signature Projects**

Ms. Wilson updated the Board as to the progress with the various Signature projects, in particular the Area 1 main entry.

Ms. Wilson also reviewed the damage done to the railing along BB Downs by an automobile accident.



1 Ms. Wilson updated the Board on the progress with the
2 wayfinding sign, noting that the bricks to complete the project
3 were on back order.

4 Ms. Wilson also discussed the weed growth on the
5 littoral shelf in the Area 2 entry pond and advised manual
6 removal of the cattails had been ordered,

7

8 ♦ **Community Appearance**

9 Ms. Wilson reported on the effects of heat and humidity
10 on the landscape noting that everything is growing fast,
11 including the weeds.

12 The power crossings are looking good, diverting
13 attention from the weeds.

14 It was reported that the planters which had been
15 damaged by the cable installers had been rebuilt and new
16 plantings added. Ms. Wilson discussed the Reserve entry and
17 the fountains, one of which was treated to a bubble bath by what
18 were assumed to be local children.

19 Ms. Wilson reported that the ponds remain healthy and
20 any noxious weeds are regularly treated. The pond maintenance
21 service is on-site weekly to handle weed growth and algae
22 blooms. Caution must be used to avoid O2 depletion when the
23 water is very hot.

24 Street side breaks continue to plague the irrigation
25 systems and are immediately repaired by ABM so as not to
26 compromise the plantings. The Area 2 pond fill pump failed; it
27 was scheduled for replacement in 2020. Replacement has been
28 ordered.

29 The SWFWMD water use permit renewal is in progress and
30 requires new staff gauges and recalibration of the water levels
31 to meet the NAVD standards. This work should be completed
32 by early July.



Signature Projects
Entry Pond & Sign

- Entry Pond Management
 - Algae Improved
 - Noxious Growth
 - Sprayed - Declined
 - Manual Removal
- Wayfinding Sign
 - On Hold For Bricks
 - Due This Week




Community Appearance
Summer Is Here

- Heat & Humidity Difficult
- 90+ Degrees / 105+ Index
- Mowing A Challenge
 - Turf Growing Fast
 - Fungus Under Control
 - Caladiums Make A Difference
- Power Crossings Working



Community Appearance
Boulevard & Reserve

- Reserve Entry
 - New Trees In Place
 - Fountains Behaving
 - Christmas In July
- Boulevard Planters
 - Repaired



Community Appearance
Ponds

- Pond Banks Low
 - Annual Event
 - Rains Improving
- Heat Increases Aquatic Plants
 - Especially Lilies
 - Treated Weekly
- Pond Water Hot
 - Oxygen Depletion
 - Danger For Fish Kills
 - Suspend Treatment



Irrigation Maintenance
Community-Wide

- Dry Season Ending
 - Normal
 - Irrigation Vital
- Pond Fill Pump
 - Failed
 - Replaced Immediately
- Underground Breaks
 - Numerous
 - Utilities



Water Use Permit
Water Use Permit

- Resurvey Locations (1&2)
 - Well Withdrawals
 - Ponds
- New Staff Gauges
 - Locations
 - Conversion to NAVD
- Remaining
 - Readjust Floats
 - Inspect By SWFWMD

1 ♦ **Request For Resolution**

2 John Angeli requested a CDD resolution supporting an
3 unknown social media group seeking to force the City to take
4 over and rebuild the private developer path on the power
5 corridor. Upon the advice of counsel, the Board agreed that
6 such a matter was not a proper action for a CDD Board.




Request For Resolution
Trail Outside Tampa Palms

- Resident Requested CDD Resolution
 - In Support of Social Media Group
 - To Persuade City To Build Path
 - Path Not In CDD
- Per CDD Attorney
 - Not Proper CDD Action
 - Corridor Not In CDD Jurisdiction
 - No Comments On Merit of Project

7 ♦ **Park Operations**

8 Ms. Wilson reviewed the amenities that were open and
9 those that remain closed due to Covid mandates.

10 She noted that the CDD continues to follow the actions
11 of the City of Tampa in what to open and when and what to
12 leave closed.

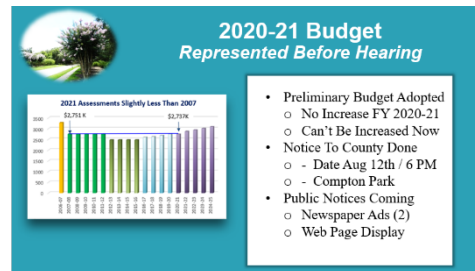


Park Operations
Balancing Community & Covid

- City Is Cautious
 - % Positive Increasing
 - 8 % Admitted to Hospital
 - 1,252 To ERs
 - 735 to ICUs (5%)
- Following City Lead
- Residents Enjoying Parks
- CDD Continues Precautions
 - Parks Monitored
 - Extra Cleaning

14 ♦ **FY 2020-21 Budget Planning**

15 Ms. Wilson re-presented the proposed FY 2020-21
16 Budget for consideration. She noted that the budget was
17 consistent with the multi-year financial model, but was
18 adjust for current conditions and that there was no proposed
19 increase in owner assessments.



2020-21 Budget
Represented Before Hearing

2021 Assessments Slightly Less Than 2020

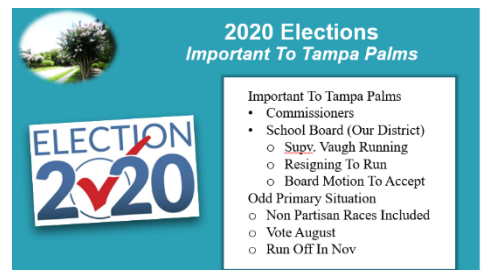
Year	Assessments
2017	\$2,714K
2018	\$2,714K
2019	\$2,714K
2020	\$2,714K
2021	\$2,714K

- Preliminary Budget Adopted
 - No Increase FY 2020-21
 - Can't Be Increased Now
- Notice To County Done
 - Date Aug 12th / 6 PM
 - Compton Park
- Public Notices Coming
 - Newspaper Ads (2)
 - Web Page Display

20 Ms. Wilson noted that the proposed budget may be lowered but cannot be increased at the
21 Budget Hearing.

23 ♦ **Upcoming Elections**

24 Ms. Wilson reviewed the elections, noting in
25 particular that one member, Jessica Vaughn, is running for
26 School Board and has resigned effective with the election
27 date as is required by state law. The Board accepted Ms.
28 Vaughn's resignation.



2020 Elections
Important To Tampa Palms

ELECTION 2020

- Important To Tampa Palms
 - Commissioners
 - School Board (Our District)
 - Supv. Vaughn Running
 - Resigning To Run
 - Board Motion To Accept
- Odd Primary Situation
 - Non Partisan Races Included
 - Vote August
 - Run Off In Nov

29 On MOTION by Mr. Gibson, SECONDED by Mr. Soley, WITH ALL IN FAVOR, the Board
30 accepted the resignation of Ms. Vaughn who is running for School Board office.

1 **Additional Advanced Board Package Materials:**

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

4

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

6 There being none, the next item followed.

7

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

9 Don Oneal from Huntington reviewed the railing damage on BB Downs

10

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

12 Jim Soley complimented ABM on the look of the community, in particular the color at
13 the entrances.

14

15 **ELEVENTH ORDER OF BUSINESS - Adjournment**

16 There being no further business,

17

18 On MOTION by Mr. Soley SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the
19 meeting was adjourned.

20

21

22

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

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

28

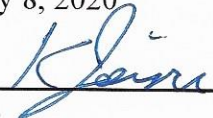
29 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
30 **publicly noticed meeting held on 8/12/20.**

31

Regular Meeting
July 8, 2020

Tampa Palms CDD

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Signature

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4

Ken Joines

5

Printed Name

6

Title:

7

Assistant Secretary

8

Acting District Manager



Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson