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

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District was held on Wednesday April 13, 2022 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

**FIRST ORDER OF BUSINESS - Welcome New Supervisor & Roll Call**

Mr. Field called the meeting to order.

The Board members and staff introduced themselves for the record.

**Present**

Gene Field	Chairman
Tracy Falkowitz	Supervisor
Michael Gibson	Vice Chair
Don Oneal	Supervisor
Richard Diaz	Supervisor

**Also present were:**

Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Property Manager
Andrea Braboy	TPOA Amenities Manager
Raymond Lotito	DPEFG

Mr. Field established that a quorum was present.

**Pledge of Allegiance**

Mr. Gibson led the recitation of the Pledge of Allegiance.

**Welcome Newly Appointed Supervisor**

Mr. Field welcomed the new Board Member and Mr. Lotito provided the Oath of Office which Mr. Diaz will have his signature notarized and the documents will be made part of the public record.



1 There was brief discussion of Mr. Diaz’s part in the recent proclamation by City Councilman  
2 Luis Viera honoring the McDonald Training Center, an organization in which Mr. Diaz has  
3 been deeply involved for many years and is President Emeritus.

4

5 On MOTION by Mr. Oneal SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board  
6 Resolution 2022-2 Election of Officers: Gene Field (Board Member) as Chairman; Mike  
7 Gibson (Board Member) as Vice Chairman; Tracey Falkowitz (Board Member) as Assistant  
8 Secretary; Donald Oneal Jr. (Board Member) as Assistant Secretary; Richard Diaz Jr. (Board  
9 Member) as Assistant Secretary; Mary-Margaret Wilson as Assistant Secretary; Raymond  
10 Lotito as Secretary; Howard McGaffney & Gene Field as Treasurers.

11

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13 **SECOND ORDER OF BUSINESS – Strategic Planning Review & Annual Review**

14

15 Mr. Field reviewed the most current strategic plans, focusing on those issues which  
16 have immediate impact and noting that the full strategic plans and Focus items were included  
17 in the advance Board Package; a copy of which is attached hereto and made a part of the public  
18 record.

19

20 **THIRD ORDER OF BUSINESS - Supervisor Comments.**

21 Mr. Diaz questioned as to if the assessment collections were lagging. Ms. Wilson  
22 directed him to the collections report on page 8 of the financial reviews, noting that 96% was  
23 collected, an amount slightly ahead of the same time last year.

24 There was also a discussion of the Signature Projects, as to what is remaining and why  
25 deferred at this time

26

27 **FOURTH ORDER OF BUSINESS – Public Comments**

28 Warren Dixon updated the team on the progress with HART failing to uphold their  
29 agreement to not place advertising on the two bus kiosks in Tampa Palms.

30 Mr. Diaz noted that this advertising was a revenue source for HART. Ms. Wilson  
31 agreed but noted that there are two and only two kiosks in Tampa Palms and very minimal  
32 service so limited usefulness, the objective is to keep Tampa Palms from appearing like Dale  
33 Mabry etc, the New Tampa Overlay Ordinance forbids off-site advertising and HART agreed  
34 to do in writing. She is hopeful

35

1 Ms. Wilson discussed the continued major irrigation work  
2 required along the boulevards, primarily due to damage caused by  
3 utility work, both power and communications.

4 There are no options to relocate the sizeable irrigation mainlines  
5 due to other utilities and property ownership. (Many/most  
6 mainlines are substantially in the City-owned ROW.)

7 It was reported that the pumpstation system upgrades are  
8 nearly completed. Data is now available on pumped amounts for  
9 both the wells and the irrigation pumps.

10 The data is archived and available online to both report to  
11 SWFWMD and to monitor for breaks quicker and respond faster.

12 Ms. Wilson updated the board as to the projects that are  
13 continuing to improve both the stability (repairing holes etc) and  
14 the look of walls in Tampa Palms.

15 The current projects focus on the entry to Tampa Palms from  
16 TPOST 3 at Penwood /Yardley. Pictures were shown of the  
17 progress.

18 One long standing project was marked as complete- the  
19 Sanctuary wall area restoration. The majority of the underground  
20 debris has been hand removed (enough so that a small shrub bed  
21 could be constructed) and the area planted with podocarpus shrubs.  
22 This was a 4-5 phase project to restore the area.

23 Ms. Wilson reported that there continues to be palm decline  
24 but the problems do not appear to be related to the weevils that so  
25 decimated the trees in Tampa Palms North and to some degree in  
26 Tampa Palms. One palm at the Area 1 main entrance has died and  
27 will be replaced. When it is removed tissues samples will be sent to  
28 attempt to determine the cause of the loss.

29 ♦ **Modeling Tampa Palms Future**

30 Ms. Wilson updated the board on the matter of the forward-  
31 looking financial model, noting in particular the inflationary factors  
32 in play at this time and with discussion of the time lags involved in

**Around the Neighborhoods**  
*Irrigation Systems Update*

- Damage Continues
  - Primarily Large Trucks
  - Mainlines Affected
  - Expensive & Unattractive
  - No Options To Protect

**Around the Neighborhoods**  
*Irrigation Systems Update*

- System Upgrades Complete
  - Well Pumping Quantities
  - Irrigation Quantities
  - Level Readings
  - Data Online & Archived

**Around the Neighborhoods**  
*Projects Continuing*

- Yardley / Penwood Entry
  - Restore Walls
  - Refresh Plantings

**Around the Neighborhoods**  
*Projects Continuing*

- Sanctuary Wall Complete
  - Trees Removed
  - Small Space
  - Filled W/ Debris

**Around the Neighborhoods**  
*Palm Problems*

- Experiencing Loss / Decline
  - Canary Island Palms
    - Reserve
    - Tampa Palms Blvd
    - BB Downs
  - Multi-Year Rains
  - Washingtonian
    - Main Entry
    - No Obvious Reason
    - Removal / Replace

**Modeling Tampa Palms Future**

- Significant Research Reveals
  - 5-Year Outlook Changed
  - Inflationary Factors
  - Time Lag For FED
  - Impact Examined
    - Past Strategies Not Working
    - Currently Reactive vs Proactive
    - Decision for FY 2022-23 May
    - Protective Reserves Intact

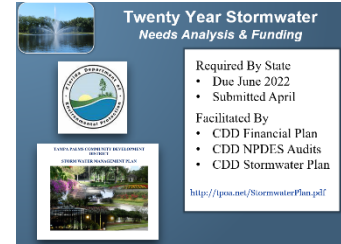
1 corrections implemented by the central bank and the need to operate the CDD protecting the  
2 assets and reserves.

3 It was discussed that the FY 2022-23 preliminary budget must be approved at the May  
4 meeting and the current thinking is that there will be a very modest 5% increase in assessments  
5 with the difference made up by judicious use of the carryforward balance.

6

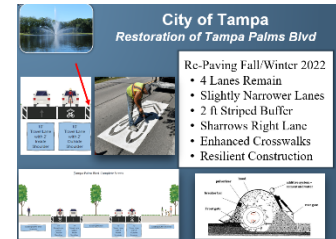
7 ♦ **Twenty-Year Stormwater Needs Assessment**

8 Ms. Wilson reported that the needs assessment as required  
9 by the State of FL had been submitted to the County. She noted that  
10 the assessment was made easier by the fact the FDEP had  
11 recommended a stormwater plan years ago and that the CDD has a  
12 financial model that includes stormwater facility maintenance and  
13 replacement.



14 ♦ **Tampa Palms Blvd Restoration**

15 Ms. Wilson reviewed the City of Tampa plans to restore TP  
16 Blvd, including traffic taming lane widths, marked bands along the  
17 roadsides, bike sharrows in the right lanes and a robust paving  
18 system that should make the restoration last longer.



19

20 **Additional Advanced Board Package Materials:**

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

23

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

25 There being none, the next item followed.

26

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

28 Warren Dixon brought up the illegal construction south of the Country Club and briefed  
29 on the efforts to date with the EPC.

1 Ms. Wilson wondered if the CDD, which is not normally the standards bearer for  
2 Tampa Palms, should ask the CDD's general counsel if the CDD had standing in this matter.  
3 There was general consensus among the members that inquiry should be made.

4 Mr. Dixon offered to show the TPOA documents to the anyone interested in then in the  
5 TPOA conference room following the meeting adjournment. Mr. Lotito advised staff he would  
6 not join as this was not CDD business and he is not a TPOA member.

7

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

9 There being none, the next item followed.

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11 **ELEVENTH ORDER OF BUSINESS - Adjournment**

12 There being no further business,

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14 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal, WITH ALL IN FAVOR, the  
15 meeting was adjourned.

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

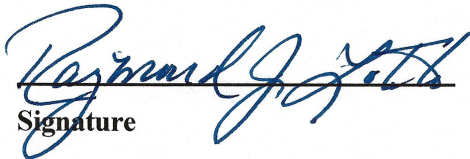
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*\*Each person who decides to appeal any decision made by the Board with respect to any matter  
18 considered at the meeting is advised that person may need to ensure that a verbatim record of  
19 the proceedings is made, including the testimony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

21

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a  
22 publicly noticed meeting held on May 11, 2022.**

23

24   
25 **Signature**

26 Raymond J Lotito

27

**Printed Name**

28

**Title:**

29

**Secretary**

30

**DPFG**

24   
25 **Signature**

26 Gene Field

27 **Printed Name**

28 **Title:**

29  **Vice Chairperson**

30  **Chairperson**