

1
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, Aug 10, 2022 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 and constituting were:

15 Gene Field	Chairman*
16 Tracy Falkowitz	Supervisor*
17 Richard Diaz	Supervisor*

18
19 * Constituting quorum

20
21 Also present were:

22 Ray Lotito	District Management
23 Maggie Wilson	Consultant/Resident
24 Warren Dixon	TPOA Business Consultant
25 Brian Koerber	TPOA Property Manager
26 Chris Ferguson	Resident

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

30
31 **Pledge of Allegiance**

32 Mr. Diaz led the recitation of the Pledge of Allegiance.

33
34 **SECOND ORDER OF BUSINESS- Strategic Focus**

35 Mr. Field and Ms. Wilson reviewed the most current strategic plans, focusing on those
36 issues which have immediate impact and noting that the Board Book contained the full
37 examination. The full strategic plans and significant events were included in the advance
38 Board Package; a copy of which is attached hereto and made a part of the public record.

39
40 **THIRD ORDER OF BUSINESS - Board Member Discussion Items**

41 There being none, the next item followed.

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

2 Warren Dixon, Business Manager for the TPOA, recapped the status of the discussions
3 with HART noting that the signage on the bus kiosks had been removed.
4

5 **FIFTH ORDER OF BUSINESS - Approval of the July 13, 2022 Board Meeting and Budget**
6 **Hearing Minutes**

7

8 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
9 approved the Minutes of the July 13, 2022 Board Meeting and FY 2022-23 Budget Hearing

10

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

12 Mr. Field noted that the check register had been audited by him for consistency. A
13 copy of the Board Financial Analysis, Financial Statements and Check Register are attached
14 hereto and made a part of the public record.
15

15

16 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
17 approved the Disbursements for the month ending June 30, 2022 in the amount of \$247,333.88.

18

19 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

20 **◆ Neighborhood Review**

21 Ms. Wilson Oct the board and attendees on the
22 general conditions of the community including the
23 favorable grade on the recent OLM inspections (90%),
24 stating the boulevards are inviting and the entry color
25 vivid, despite the heat and humidity,
26

26

27 She reported that the seasonal color changeout would be
28 coming around the first of September and that the choices
29 were both Fall-like in color and hopefully able to sustain
30 in either continued heat or the start of true Fall weather.

31 She noted that the mums would follow in mid-Sept.



1 Ms. Wilson reported on the status of irrigation
2 breaks that continue to plague the mainline facilities along
3 the boulevards, noting that there is no reasonable way to
4 relocate these facilities. She also mentioned the
5 replacement of the A/C for the Area 1 pump station.



Neighborhood Reviews
Irrigation Problems

- Mainline Breaks
 - Multiple Causes
 - Difficult To Repair
- Delicate Work
 - Utilities Clumped Together
 - Work Below Water Table
- Pump Station Repairs
 - Problems W/ HMI
 - A/C Unit Failed

6
7 Ms. Wilson reported on the fountains, several failed this
8 month and one failure led to a confusion with the
9 installation of the new Huntington fountain. The fountain
10 was installed in the Asbury pond and looked so good that
11 after consulting three supervisors (separately) the decision
12 was made to keep it there and order a new fountain, if approved by the full board.



Community Appearance
Lake Fountains

- Multiple Fountains Failed
 - Most Power Surges
 - Stonington & Asbury Failed
- New Fountain
 - Wrong Pond [Asbury]
 - It Looked Good
 - Left In Place
 - Huntington This Week

Motion For New Fountain- \$15K
From Capital

13 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board
14 approved the \$15,000 expenditure from Capital Projects to upgrade the Huntington fountain
15

16 Ms. Wilson reviewed the improvements made by the
17 Connor Group who purchased Mezzo late last year. She
18 noted that they had removed the buffer along BB Downs
19 which was on CDD property but were working with the
20 TPOA and CDD to replace and improve.



Community Appearance
Mezzo Improvements

- New Owners
 - Making Improvements
 - Removed CDD Buffer
 - Open To BB Downs
- Working W/ Owners
 - Preliminary Plan
 - Using CDD Land
 - Wrong Plants
 - No Irrigation

21
22 ♦ **Land Tract In Private Village**

23 Ms. Wilson explained that the attorneys had
24 reviewed the situation where it appears that the
25 developers accidentally dedicated a tract used by Sterling
26 Manor to the CDD. Counsel advised that since the tract
27 was remaining in the CDD the solution was easy. The
28 Board by Resolution should agree to transfer the tract as surplus property to the Sterling
29 Manor HOA and then by motion approve the deed for the transfer.



Land Tract In Private Village
Sterling Manor Drive

- Misstep During Development
 - Used As Private Property
 - Vital Use
- Reviewed W/ Attorney
 - Easy Fix A/C In The District
 - Resolution Declaring Land Surplus By CDD
 - Deed To HOA

Both Require Board Approval

30
31 On a MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board
32 adopted **Resolution 2022 - 8** approving the conveyance of surplus CDD property to the Sterling Manor
33 Owners Association.

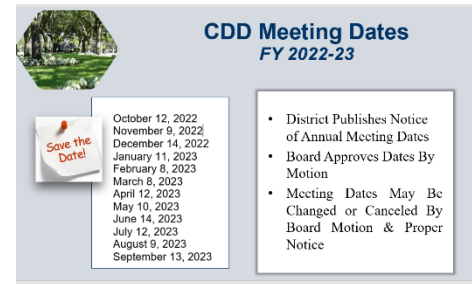
1

2 On a MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board
3 approved the deed to transfer the surplus land tract [Tract "L2-22" of TAMPA PALMS AREA 2, UNIT
4 5B, according to the Plat thereof, as recorded in Plat Book 67, Pages 51, of the Public Records of
5 Hillsborough County, Florida.] to the Sterling Manors Owners Association.

6

7 ♦ **CDD Meeting Dates FY 2022-23**

8 Ms. Wilson introduced the slate of meeting dates
9 for the coming year and noted that the second Wed of each
10 month was retained and that there did not appear to be any
11 conflicts with State or Fed holidays. She also mentioned
12 that should a meeting be changed or cancelled, that could
13 be done by notice.



**CDD Meeting Dates
FY 2022-23**

October 12, 2022
November 9, 2022
December 14, 2022
January 11, 2023
February 8, 2023
March 8, 2023
April 12, 2023
May 10, 2023
June 14, 2023
July 12, 2023
August 9, 2023
September 13, 2023

- District Publishes Notice of Annual Meeting Dates
- Board Approves Dates By Motion
- Meeting Dates May Be Changed or Canceled By Board Motion & Proper Notice

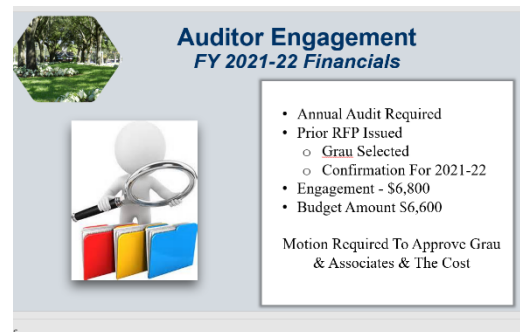
14 On MOTION by Mr. Diaz, SECONDED by Ms. Falkowitz, WITH ALL IN FAVOR, the meeting dates
15 as proposed for the FY 2022-23 as second Wednesday of each month were approved to publish.

16

17 ♦ **Financial Audit**

18 Ms. Wilson stated each year the District must
19 confirm the auditor engagement and cost for the audit.
20 The proposed cost for the engagement is \$6,800. Staff
21 requests a motion to approve the engagement letter.

22 Mr. Field noted that the audit costs, which have
23 remained modest for more than 18 years are a reflection
24 of the proper and uncomplicated financial management provided by the DPFG team.



**Auditor Engagement
FY 2021-22 Financials**

- Annual Audit Required
- Prior RFP Issued
 - Grau Selected
 - Confirmation For 2021-22
- Engagement - \$6,800
- Budget Amount \$6,600

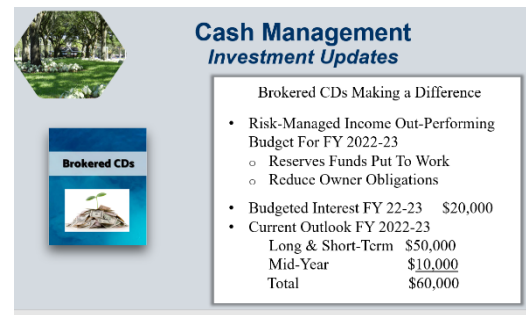
Motion Required To Approve Grau & Associates & The Cost

25 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board
26 approved the agreement with Grau to perform the audit for the fiscal year ending September
27 30, 2021 for an engagement cost of \$6,800.00

28

29 ♦ **Tampa Palms Investment Update**

30 The Chairman updated the Board on the
31 progress with investing in FDIC secured brokered
32 CDs, noting that total to be received that will moderate
33 owner assessments will be \$60,000.



**Cash Management
Investment Updates**

Brokered CDs Making a Difference

- Risk-Managed Income Out-Performing Budget For FY 2022-23
 - Reserves Funds Put To Work
 - Reduce Owner Obligations
- Budgeted Interest FY 22-23 \$20,000
- Current Outlook FY 2022-23
 - Long & Short-Term \$50,000
 - Mid-Year \$10,000
 - Total \$60,000

34

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

◆ **Tampa Palms Newsletter**

Ms. Wilson stated in past years the Board has normally funded 50% of the Tampa Palms newsletter. The newsletter provides a means for the CDD communicate with the residents and meet the requirements of the NPDES MS4 permit.



The request is to continue with an expense of \$11,000 as in past years.

On MOTION by Mr. Diaz, SECONDED by Ms. Falkowitz, WITH ALL IN FAVOR, the Board approved the expense of \$11,000.00 paid to the TPOA for 50% of the newsletter.

◆ **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.

NINTH ORDER OF BUSINESS – Public Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS - Supervisor Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS - Adjournment

There being no further business,

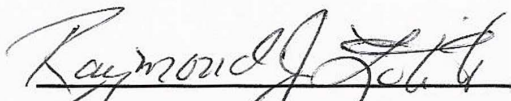
On MOTION by Mr. Diaz SECONDED by Ms. Falkowitz ALL IN FAVOR, the meeting was adjourned.

1 *These minutes were done in summation format, not verbatim.
2 *Each person who decides to appeal any decision made by the Board with respect to any matter
3 considered at the meeting is advised that person may need to ensure that a verbatim record of
4 the proceedings is made, including the testimony and evidence upon which such appeal is to
5 be based.

6

7 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
8 publicly noticed meeting held on 9-14-22.

9

10 
11 Signature


Signature

12

13 Ray Lotito

Gene Field

14 Printed Name

Printed Name

15 Title:

Title:

16 Assistant Secretary

Vice Chairperson

17 District Manager

Chairperson

18