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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 9, 2022 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**

15 Gene Field	Chairman
16 Don Oneal	Supervisor
17 Tracy Falkowitz	Supervisor
18 Michael Gibson	Vice Chair

19
20 **Also present were:**

21 Maggie Wilson	Consultant/Resident
22 Warren Dixon	TPOA Business Consultant
23 Brian Koerber	TPOA Property Manager
24 Andrea Braboy	TPOA Amenities Manager
25 Chris Ferguson	Resident
26 Joe Esposito	Resident
27 Richard Diaz	Resident
28 Raymond Lotito	DPFG

29
30 Mr. Field established that a quorum was present.

31
32 **Pledge of Allegiance**

33 Mr. Oneal led the recitation of the Pledge of Allegiance.

34
35 **SECOND ORDER OF BUSINESS – Strategic Planning Review & Annual Review**

36
37 Mr. Field reviewed the most current Focus 2022, concentrating on those issues which
38 have immediate impact and noting that the Board Book contained the full examination. Then
39 he reviewed the Mission, Direction, Core Values and Assignments of the CDD for 2022. The
40 full strategic plans and 2021-22 Focus and organization information are included in the
41 advance Board Package; a copy of which is attached hereto and made a part of the public
42 record.

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

2 Tracy Falkowitz discussed the ground breaking for the Sensory Friendly Park which
3 will be located within the park grounds of the New Tampa Rec Center. She noted that special
4 thanks go to Councilman Luis Viera who worked very hard for this park.

5 She further complimented the design teams on placing this park in a location where it
6 was possible to save on construction costs due to the availability of parking, water and
7 restrooms.

8 Ms. Falkowitz said this park, one with enhanced accessibility will serve a number of
9 needs and is a first for the City of Tampa.

10

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

12 Joes Espisito (Tremont) asked questions about people he saw measuring trees along
13 Tampa Palms Blvd.

14 Maggie Wilson had no knowledge of City activities, saying possibly they were
15 engineers sent by the City to determine where the path needed to meander around trees when
16 the path was restored.

17 Andrea Braboy noted that she believed that was a team sent by the Sierra Club –
18 possibly under the mistaken idea that the paving of Tampa Palms Blvd. would eliminate the
19 trees in the medians.

20 Ms. Wilson noted that it was odd that folks would come into the community uninvited
21 and apparently unbriefed to save trees that had never been targeted by the City for removal.

22 Warren Dixon discussed the situation regarding the illegal construction and the EPC
23 activities. Bill Schneider asked a question about the monies spent on TP Blvd.

24

25 **FIFTY ORDER OF BUSINESS - Approval of the January 12, 2022 Minutes**

26

27 On MOTION by Mr. Oneal, SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board
28 approved the Minutes of the January 12, CDD Board Meeting.

29

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

31

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

1 On MOTION by Ms. Falkowitz SECONDED by Mr. Gibson WITH ALL IN FAVOR, the
2 Board approved the Disbursements for the month ending December 31, 2021 in the amount of
3 \$134,814.28

4
5 A copy of the Board Financial Analysis, Financial Statements and Check Register are attached
6 hereto and made a part of the public record.

7
8 **SEVENTH ORDER OF BUSINESS – Consultant Reports**

9 **◆ Signature Update**

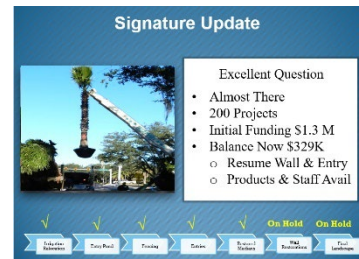
10 Ms. Wilson advised that Chris Cleveland would be leaving Tampa Palms and returning
11 to HOA work to reduce time away from his family.

12 She introduced Ray Lotito from DPFPG who would be stepping into Chris' position

13
14 **◆ Neighborhood Updates**

15 Ms Wilson provided a detailed review of the Signature
16 projects passed, present and future.

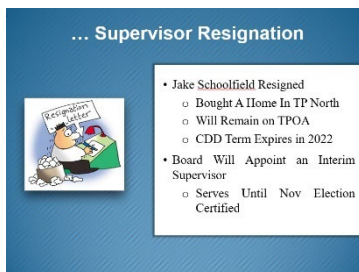
17 She noted that there are remaining projects, specifically
18 wall mediation along BB Downs and landscape of the main
19 entry and they are on old at this time; the wall due to available
20 contractor and product and the entry due both to the 5G installations and awaiting City plans
21 for repaving.



22
23 **◆ Supervisor Resignation**

24 Ms. Wilson advised that Supervisor Jake Schoolfield
25 had resigned and a copy of his resignation letter was in the
26 packet. Mr. Schoolfield did so because he sold his home in
27 Tampa Palms.

28 The Board will consider applications from interested
29 residents.

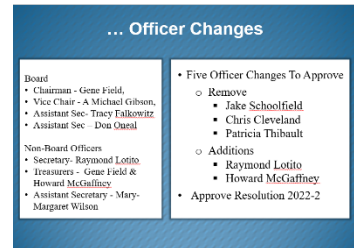


30 Any member appointed by the Board will serve until the Nov elections.

31
32 Ray Lotito asked if a notice had been placed on the website and was told by Ms. Wilson
33 no but that would be done now that the resignation had been announced and accepted by the
34 Board.

1 ♦ **Officer Changes**

2 Ms. Wilson detailed the changes in officers that had
3 occurred in the last month, the departure of not only Jake
4 Schoolfield but also Patricia Thibault (DPFG) and Chris
5 Cleveland (PFG).



6 She reviewed the emergency meeting that had taken place
7 the previous week to appoint Howard McGaffney, DPFG VP, as a District Officer so that the
8 financial management provided by DPFG could proceed unimpeded (meeting minutes were
9 provided in the packet) and the addition of Raymond Lotito as District Secretary.

10 Ms. Wilson noted that Resolution 2022-2 was provided to officially certify the changes
11 and confirm all existing officers, both voting Board Members and officers who serve at the
12 Board's pleasure.

13 On MOTION by Mr. Gibson SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
14 Resolution 2022-2 Election of Officers: Gene Field (Board Member) as Chairman; Mike
15 Gibson (Board Member) as Vice Chairman; Tracey Falkowitz (Board Member) as Assistant
16 Secretary; Donald Oneal Jr. (Board Member) as Assistant Secretary; Mary-Margaret Wilson
17 as Assistant Secretary; Raymond Lotito as Secretary; Howard McGaffney & Gene Field as
18 Treasurers.

19
20 ♦ **Neighborhood News**

21 Ms. Wilson detailed the effects of the recent cold snap,
22 the first actual freezing temperatures that have occurred in more
23 than three years.



24 She noted that the damage was minimal and that steps
25 would be taken to invigorate the turf roots to save turf
26 replacement and cutback shrubs as soon as the threat of
27 additional freezing temperatures had reasonably passed. There will be a greater emphasis on
28 shrub restoration than might have happened in the past due to the limited availability of plants.

29 Ms. Wilson described the irrigation woes associated
30 with continual damage, particularly of mainlines along the
31 boulevards. There is nowhere else to place the mainlines and
32 the vehicles that often cause thw damage have the right to park
33 on the ROW. Ms. Falkowitz noted that parking off the road is
34 safer in this time of texting etc and driver inattention.



1 ♦ **Neighborhood Projects**

2 Ms. Wilson detailed the pump station automation project
3 that has been under discussion for two years. (The main project,
4 the automation of the well activation floats was a 2021 project
5 deferred due to Covid limitations on personnel and products.)

6 The proposed project will automate the well fill floats and
7 make the quantities pumped digitally available on the existing
8 Hoover systems which is required by SWFWMD. The upgrades will additionally automate
9 the recording and reading of the pond levels in the two irrigation ponds, one each in Area 1
10 and Area 2. This is also a SWFWMD requirement.

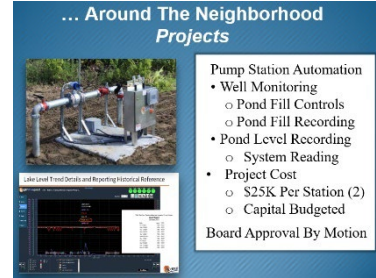
11 Ms Wilson noted that the total cost per station is \$25,000 and is funded in the Capital
12 Projects portion of the budget.

13 On MOTION by Ms. Falkowitz SECONDED by Mr. Gibson WITH ALL IN FAVOR, the
14 Board approved the automation project for the two CDD pump stations in the amount of
15 \$25,000 per station.

16
17 Ms Wilson reported on a repair project that is required
18 for the CDD maintenance center. The lift station has suffered
19 repeated failures due to the need to replace certain critical
20 parts. The company which had previously maintained the
21 system was not able to be located. Staff contacted A&A
22 General Contractors and they will have the system repaired in
23 the next two weeks.

24
25 Ms. Wilson advised that the project to clean and
26 expose the very beautiful brick walls along the Reserve and
27 Kensington is in progress. It is a project that starts and stops
28 based on worker availability.

29 The landscape at the base of these walls is being
30 removed for replacement: this landscape was damaged by the
31 City path restorations and never recovered.



1 Ms. Wilson detailed substantial damage to the walls
2 near Kensington entrance that was discovered. The damage
3 included delamination of the brick from the block wall and
4 separation of the top of the wall, splitting the wall into two
5 segments.

6 A contractor has been contacted to make repairs.

7
8 Separations were discovered by the TPOA Amenities
9 Manager between some of the safety tiles at Hampton Park.
10 These looked as though they were the result of the cold (rubber
11 shrinks) but should not have occurred. The tile company was
12 contacted and they will inspect all parks and make the
13 necessary repairs.

14 Ms. Wilson reported on the granite cleaning for the 75
15 signs within Tampa Palms. It was approximately 50%
16 complete and will be finished by early March.

17 The company is also inspecting the signs for any cracks in the
18 granite or signs of settling/ sinking.


19
20 ♦ **Twenty-Year Stormwater Needs Analysis**

21 Ms. Wilson briefed the Board as to the legislatures
22 requirement that all cities, counties and special districts provide
23 a 20-year stormwater needs analysis complete with funding
24 estimates and funding sources. Tampa Palms participates in
25 only a limited fashion in stormwater management – the
26 retention ponds. The report will be provided by in-house staff.

27
28 ♦ **CDD Parks and Employment Manuals**


29 The Board members were provided with with the 2022 versions of the operating
30 manuals and no changes as applies to the CDD were suggested.

... Around The Neighborhood Projects




- Brick Continues to Kensington
- Wall Damaged
 - Top Separating
 - Back Falling Off
 - Front Crumbling
- Contractor Engaged

... Around The Neighborhood Projects



- Hampton Surface
 - Observed By Andi Braboy
 - Separating Tiles
 - Possibly Cold Failure
- Contacted Mfr
 - Will Inspect & Make Corrections
 - Also Inspecting Amberly & Compton

... Around The Neighborhood Projects



Locations	Sign Faces
Main Entry Signs	4
Reserve Entry	2
Welcome Sign	1
Village Entries*	61
Parks	3
Wayfinding Signs	4

- Every 2-3 Years
 - Cleaned & Polished
 - Inlay Inspected
- 75 Signs
- 50% Completed
- Finished By March

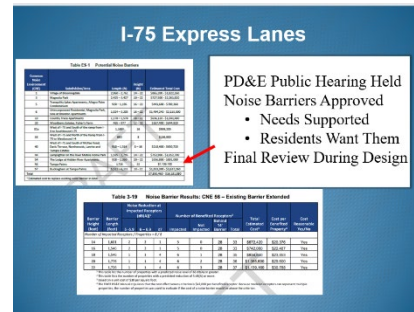
Legislature Mandated Report
Stormwater Needs Analysis



- Four Topics Required
 1. Current Systems
 2. Maintenance and Ops
 3. Projects (Resiliency etc)
 4. Funding Sources & \$\$\$
 - 5 Past Years
 - Projected 20 Years
- Provided To County
- June 2022 Due Date

1 ♦ **I-75 Express Lanes**

2 Ms. Wilson discussed the I-75 Express lanes which are
3 slated to run from just north of the BB Downs / I-75 crossover
4 south to the Riverview area. She noted that it was important
5 that residents show their support for the noise walls along
6 portions of the Tampa Palms boundary with I-75



7
8
9 **Additional Advanced Board Package Materials:**

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

12
13 **EIGHTH ORDER OF BUSINESS – Other Matters**

14 There being none, the next item followed.

15
16 **NINTH ORDER OF BUSINESS – Public Comments**

17 There being none, the next item followed.

18
19 **TENTH ORDER OF BUSINESS - Supervisor Comments**

20 There being none, the next item followed.

21
22 **ELEVENTH ORDER OF BUSINESS - Adjournment**


23 There being no further business,

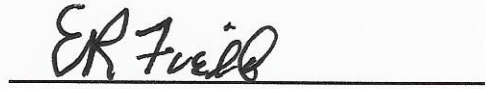
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25 On MOTION by Ms. Falkowitz SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the
26 meeting was adjourned.

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

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

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
2 publicly noticed meeting held on March 9, 2022.

3 
4 _____
5 Signature
6 Raymond J Lotito

7 
8 _____
9 Signature
10 Gene Field

7 Printed Name

7 Printed Name

8 Title:

8 Title:

9 X Secretary

Vice Chairperson

10 DPMG

Chairperson