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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, October 13, 2021 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 and constituting were:

15 Gene Field	Chairman
16 Tracy Falkowitz	Supervisor
17 Mike Gibson	Vice Chair
18 Don Oneal	Supervisor
19 Jake Schoolfield	Supervisor

20
21
22 Also present were:

23 Chris Cleveland	District Management
24 Maggie Wilson	Consultant/Resident
25 Warren Dixon	TPOA Business Consultant
26 Brian Koerber	TPOA Property Manager
27 Debbie Liberty	Tampa Palms Resident
28 James Ferguson	Tampa Palms Resident
29 Bill Schneider	Tampa Palms Resident

30
31
32
33 Mr. Field established that a quorum of the Board was present.

34
35 **Pledge of Allegiance**

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

37
38 **SECOND ORDER OF BUSINESS- Strategic Planning**

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

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THIRD ORDER OF BUSINESS - Board Member Discussion Items

There being none, the next item followed.

FOURTH ORDER OF BUSINESS - Public Comments.

There being none, the next item followed.

FIFTH ORDER OF BUSINESS - Approval of the September 8, 2021 Board Meeting and Budget Hearing Minutes

On MOTION by Mr. Gibson, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board approved the Minutes of the September 8, 2021 Board Meeting.

SIXTH ORDER OF BUSINESS - Approval of District Disbursements

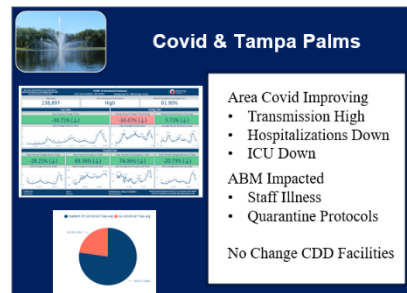
Mr. Field noted that the check register had been audited by him for consistency. A copy of the Board Financial Analysis, Financial Statements and Check Register are attached hereto and made a part of the public record.

On MOTION by Mr. Oneal SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending August 30, 2021 in the amount of \$168,413.95.

SEVENTH ORDER OF BUSINESS - Consultant Reports

◆ **Covid / Community Updates**

Ms. Wilson reviewed for the Board the latest Covid information and detailed the reported improvements in infection rates and hospitalizations. She also noted that the levels of infection remain significant in the County but that given the fact that the CDD has no indoor amenities, no further action is required by the CDD.



1 ♦ **Around the Neighborhoods**

2 Ms. Wilson reviewed the general conditions of the
3 community including the favorable grade on the recent OLM
4 inspections (90%), stating in part that labor and product
5 shortages continue make keeping the appearances up
6 difficult. ABM is both focusing on the routine and catching
7 up on projects that will add sparkle.

Around the Neighborhoods
General Appearance

- Main Entries
- Boulevard Village Entrances
- Off-Boulevard Village Entrances
- Boulevards
- Cul de Sacs
- Land Tracts

ABM Balancing

- Labor Shortages
- Stifled Hiring
- Focused Attention
 - Routine Mtc
 - Improvements

OLM Passing

8
9 Ms. Wilson reviewed the entry appearance and noted
10 that both the Fall annuals and the Fall mums had arrived and
11 were in place. She noted that there are concerns about the
12 continued high mid-day heat does not serve the typically Fall
13 plants but the entry trees are helping

Around the Neighborhoods
Seasonal Improvements

- Fall Annuals Arrived
 - Supply Limited
 - Looking Good
- Fall Mums In Place
 - Yellow This Year

14 Ms. Wilson reviewed areas of special consideration
15 with the upcoming holiday season including the 54 City-
16 owned cul de sacs (5 very large and 49 tiny “lollipop size”)
17 She also reviewed landtracts along Tampa Palms Blvd that
18 make major contributions to the ambiance of the community
19 and require ongoing special attention.

Around the Neighborhoods
Areas of Focus

Holidays Coming

- 54 Cul De Sacs
 - 49 Tiny Lollipops
 - 5 Very Large
 - Stonington – 4
 - Ashmont - 1

Boulevard Tracts

- Visitor Welcoming

20
21 Ms. Wilson reviewed a project conceived in 2020 to
22 replace oak trees removed from Yardley Way by power
23 companies to secure the lines. The project includes planting
24 thick rows of bottlebrush trees that will help block the
25 sounds from the I 75 from rolling down the power corridor
26 into the villages from Tremon & the Enclave to Stonington
27 and Wyndham.

Around The Neighborhoods
Sound Protection New I-75 Lanes

- New Transit Lanes (4)
- Existing GUL (3)
- Existing Edge/Road & Entry (2)

28 Ms. Wilson also pointed out to highlight the staffing difficulties, the fact that on the
29 tractor and actually planting the trees was Joe Laird, ABM. She joked that Joe advised her that
30 next week she will be trained in a stick edger. Quite seriously, she remarked that the struggles
31 to hire and retain trained staff continues for ABM and even the TPOA for park attendants.

1 Ms. Wilson reviewed the upcoming routine cleaning
2 for the monument signs. This is usually done ever twelve to
3 eighteen months and the gold inlay is repaired at the same
4 time if needed.

5 She also noted that when inspecting the signs for
6 need, she observed that someone had “egged” the Wellington
7 sign.

8

9 ♦ **Park Updates**

10 Ms. Wilson confirmed that the arborist-directed
11 safety tree trimming done along the paths Oak Park. Oak
12 Park enjoys a conservation easement over the entire park
13 Warning signs will be posted at all entries, even from the
14 power corridor.

15 Ms. Wilson mentioned that new swing seats and
16 chains had been ordered for both Hampton and Amberly
17 parks.

18 She also reviewed the community-based security
19 roving that will commence on 10/25. Securitas has staff in
20 place and has been running in training mode for two weeks.

21

22 ♦ **December Meeting**

23 Ms. Wilson asked if the board wished to continue
24 the tradition of the CDD not meeting in December.
25 She noted that DPFG would notice the cancellation and so
26 would the web site.

27 Ms. Wilson explained that should something that
28 requires attention during December, a special meeting
29 could be called with proper notice in the same way a special meeting could be called anytime
30 during the year

**Around The Neighborhoods
Boulevard Improvements**

- Routine Cleaning
- Done Annually
- Gold Repaired
- Wellington News
- Wellington “Egged”
- New Crosswalk

Park Updates

- Oak Park Trimming
- Arborist Directed
- Safety-Driven

Paths Inside The Park

- Branches Secured
- ? 1 or 2 Signs

Park Updates

- Fall Inspection
- Swings Replaced
- Both Parks

Roving Guard Services

- Training On-Going
- Start Date Nov.

December Meeting

- No CDD Meeting in Dec.
 - Tampa Palms Custom
 - Residents’ Holiday Plans
- Special Meeting Available
 - Simple Notice
- Requires Board Approval By Motion

31 On MOTION by Mr. Gibson, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the
32 Board approved the cancellation of the December CDD Board Meeting.

1 ♦ **Reminder New Area Code**

2
3 Ms. Wilson reminded everyone that in January there
4 will be a new area code (656) serving Hillsborough County
5 and portions of Pasco County.

6 When the code becomes effective in Jan of 2022, all
7 813 numbers and the new 656 number will require the full
8 10 digits to be dialed to complete calls.




Reminder New Area Code

- New Area Code 656
 - Hillsborough County
 - Portions of Pasco
- Systems In Place Now
- Going To 10 Digit Dialing
 - All 813 Numbers
 - All 656 Numbers
- 7 Digit Working Now
 - Slows Calling
 - Jan 2022, No 7 Digit

9
10
11 ♦ **City of Tampa Budget/ Tampa Palms Blvd**

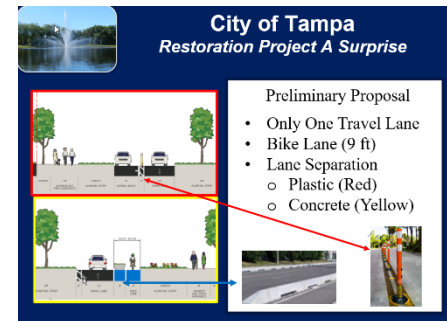
12 Ms. Wilson reported that although the repaving of
13 Tampa Palms Blvd had not been included in the 2022 Budget,
14 the Mayor had worked with Councilman Viera and the money
15 had been secured by the Mayor. A number of private citizens
16 also appealed directly to the Mayor and Councilman



**City of Tampa
Tampa Palms Blvd Background**

- Failed Roadway
 - Not Included In 2022 Budget
 - Councilman Viera Appealed To Mayor
 - Citizens Appealed to Mayor
 - Mayor Found Funds

17
18 The proposed plan for paving came as a surprise to many
19 dismayed residents as the preliminary plan called for removal
20 of one travel lane to be replaced by a 9 ft bike land. The bike
21 lane would be separated from the travel lane by concrete
22 stanchions for most the way through Tampa Palms and
23 TPOST 3. In two areas (from Hampton Park to Sterling manor
24 plastic lane separators would be used and from Halsey Rd to
25 Tuscany in TPOST 3 the plastic dividers would be used.



**City of Tampa
Restoration Project A Surprise**

- Preliminary Proposal
 - Only One Travel Lane
 - Bike Lane (9 ft)
 - Lane Separation
 - o Plastic (Red)
 - o Concrete (Yellow)

26
27 Additional enhancements including roundabouts at the north
28 and south intersections with Compton dr are under
29 consideration but would be implemented in the future.

30 She also noted that flashing beacons will also be
31 considered for strategic crossings. It was noted that the plans
32 were preliminary.



**City of Tampa
Restoration Project A Surprise**

- Other Proposal Items
 - School Queues
 - o ½ Mile From School (Chiles)
 - o Mile Long (TPE)
 - Roundabouts
 - Flashing Beacons
 - o ? Locations

1 Ms. Wilson mentioned that residents were focused
2 on saving the look of Tampa Palms and agreed that safety
3 should be a prime consideration.

4 Suggestions made for safety improvements
5 included a consistent 35 MPH speed limit, raised
6 crosswalks and NOT plastic lane dividers.

7 A community meeting is scheduled for 11/3/2021 at
8 Compton Park.



The slide features a blue header with the text "City of Tampa Plan" and "Help The City Protect Tampa Palms". It includes three images: a fountain, a street view, and a crosswalk. A list of items for consideration is provided, along with meeting details.

City of Tampa Plan
Help The City Protect Tampa Palms

For Consideration

- Save The "Look"
- Make It Safer
 - A Consistent 35 MPH
 - Install Bike Sharrows
 - Raised Crosswalks
 - Flashing Beacons

Community Meeting W/ City
Councilman Viera
Compton Park November 3rd
6 PM

9
10 ♦ **Additional Advanced Board Package Materials:**

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

13

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

15 There being none, the next item followed.

16

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

18 Warren Dixon, Business Manager for the TPOA discussed the use of the TPOA logo
19 and name by Warren Kinsler for the new apartment complex which is within the Tampa Palms
20 DRI – the prior trigger for allowing use.

21 Mr. Schneider asked some questions about the boundaries of Tampa Palms and which
22 places were in and out of Tampa Palms.

23

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

25 Tracy Falkowitz made a public statement of appreciation for Councilman Luis Viera,
26 noting in particular his work in securing the funds for the repaving of Tampa Palms Blvd, as
27 well as, his continuing and tireless work for New Tampa.

28 Don Oneal questioned the tree removal at Compton Park and Ms. Wilson explained the
29 evaluation of the aging trees that was done and subsequent report stating that some trees are
30 an immediate threat to life and property. The TPOA is removing the trees that are a threat and
31 has commissioned a plan for tree replacement.

32

1 **ELEVENTH ORDER OF BUSINESS - Adjournment**

2 There being no further business,

3

4 On MOTION by Mr. Oneal, SECONDED by Ms. Falkowitz with ALL IN FAVOR, the
5 meeting was adjourned.

6

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

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

12

13 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
14 **publicly noticed meeting held on _____.**

15

16 _____

17 **Signature**

18

19 Chris Cleveland

20 **Printed Name**

21 **Title:**

22 **Assistant Secretary**

23 **District Manager**

24

Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson

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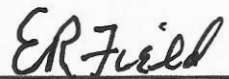
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9 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
10 *the proceedings is made, including the testimony and evidence upon which such appeal is to*
11 *be based.*

12

13 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
14 publicly noticed meeting held on 11-10-2021.

15

16 
17 **Signature**

16 
17 **Signature**

18

19 Chris Cleveland

19 Gene Field

20 **Printed Name**

20 **Printed Name**

21 **Title:**

21 **Title:**

22 Assistant Secretary

22 Vice Chairperson

23 District Manager

23 Chairperson

24