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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, September 14, 2022 at 6:00 p.m. at the
8 Compton 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 Richard Diaz	Supervisor*
18 Don ONeal	Supervisor*
19 Mike Gibson	Supervisor*

20
21 * Constituting quorum

22
23 Also present were:

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

28
29
30
31 Mr. Field established that a quorum of the Board was present.

32
33 **Pledge of Allegiance**

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

35
36 **SECOND ORDER OF BUSINESS- Strategic Focus**

37 Mr. Field reviewed those items which are the primary focus and have immediate
38 impact on Tampa Palms in the near term, noting that the full strategic plans and Focus items
39 were included in the advance Board Package; a copy of which is attached hereto and made a
40 part of the public record.

41

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

2 Warren Dixon, TPOA Business Manager, discussed the progress made by the EPC in
3 the matter of the illegal construction. He noted the EPC order of restoral and reviewed private
4 discussions where there were indications that the criminals may be looking for a way to comply
5 and “get out” of the matter while saving some of their investment. It was noted that they might
6 use the area as a mitigation bank and place a conservation easement over the entirety of the
7 land.

8 **FOURTH ORDER OF BUSINESS - Board Member Discussion Items**

9 Supervisor Diaz questioned if it were possible given that the area had possibly served
10 as mitigation for Tampa Palms. Warren Dixon noted that when Tampa Palms was developed
11 the mechanisms for mitigation had not existed in the current manner and there was no
12 conservation easement over the property.

13 Supervisor Falkowitz noted that the EPC Board is the Hillsborough County
14 Commission and that at some point public outcry might be needed. It was agreed but noted not
15 at this time.

16 **FIFTH ODER OF BUSINESS - Approval of the July 13, 2022 Board Meeting and Budget
17 Hearing Minutes**

18
19 On MOTION by Mr. Diaz, SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board
20 approved the Minutes of the Aug. 10, 2022 Board Meeting.

21
22 **SIXTH ODER OF BUSINESS - Approval of District Disbursements**

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

26
27 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
28 approved the Disbursements for the month ending July 31, 2022 in the amount of \$268,430.44.

29
30 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

31 **◆ Community Appearance**

1 Ms. Wilson reported that the community continues to show
2 well despite the uncertainties of the weather; first there was high
3 heat and little rain in July and now high heat and above average
4 rain. The result is very happy weeds and overworked landscape
5 crews. She noted that the national weather outlook indicates the
6 potential for another non-winter and that impacts weed growth.

**Around The Neighborhoods...
Overall Appearance**

- Community Shows Well
- Intense Rains
 - After Dry July
 - Unseasonable Heat
- Fall Forecast Cautions
 - Higher Avg Heat
 - Above Normal Rain
- 3 Years No Winter
 - Weeds Flourish
 - No Vine Die-Back

7
8 Ms. Wilson reviewed the entry appearance and noted that
9 the entrances are vital to how Tampa Palms is perceived, by both
10 the owners and visitors. She stated that the fall annuals would be
11 installed during the final weeks of September and that the fall mums
12 would follow by the end of September.

**Around the Neighborhood
Entries Are First**

- Entry Appearance Vital
 - Color at The Entries
 - Inviting- Sets The Tone
- Fall Annuals Next Week
 - Marigolds and Begonias
 - Some Coleus
- Fall Mums Follow

13
14 Ms. Wilson reported that the building structures at the
15 entrances to Huntington had been “refreshed” with wood repairs as
16 needed and everything pressure washed and painted.

**Around the Neighborhood..
Building & Fountain Improvements**

- Huntington Entry
 - Freshened & Restored
 - Lighting Sparkles
- Fountain In Place
 - Better Fit
 - Greater Visibility
 - Lovely at Night

17 She reported on the installation of the new fountain in the
18 Huntington/Wellington pond and noted that it was well suited to the
19 location.

20
21 Ms. Wilson discussed several incidents of median damage.
22 In one case a palm was destroyed by a driver arrested for DUI and
23 in the other, someone purposely drove what appeared to be a truck
24 over two large medians, straddling the medians and destroying the
25 planting. This was intentional vandalism.

**Community Appearance
Roadway Damage**

- Impaired Driver
 - Steering Manor
 - Palm Tree
- Vandalism
 - Amberly Drive
 - Plants Ripped Out

26
27 ♦ **Park Updates**

28 Ms. Wilson discussed the continuing importance to Tampa
29 Palms of the park amenities and noted that they are well used from
30 the athletic pursuits [basketball/tennis/racquetball] to the
31 playgrounds and to the picnic and other family gathers that take
32 place in the parks.

Park Updates

- Three CDD Parks
 - Valuable Amenities
 - Public Available
 - Hampton Crowded
 - Amberly Less
 - Very Family Friendly

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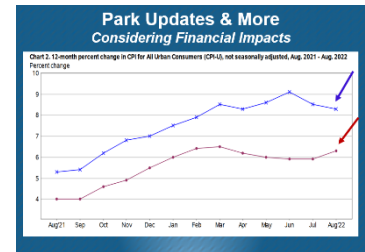
She reported on one mishap in Hampton park where a young woman was learning to drive and became confused when she tried to park the vehicle and lurched forward, hitting a sign but fortunately missing the palm behind the sign and the building. The damage was minimal and all was repaired.

Park Updates
Recent Incident



- o Lucky Accident
 - 15 Y/O Driving
 - No License
 - Modified Car
- o Failed To Stop
 - Hit Sign
 - Missed Palm & Bldg
 - Sign Restored

Ms. Wilson reviewed the financial realities of managing the park amenities and noted that personnel costs in particular had skyrocketed. She examined not only the most recent general CPI but also contrasted that with the core CPI and noted that the trending is up and even when moderated, it is unlikely that costs will recede.



Ms. Wilson reviewed the operation of Hampton Park to examine the staffing both from the point of view of the hours expended and assignments required. It was discussed that profile for the “park attendant” had changed dramatically, changed from local high school and college kids to general employees creating difficulties in recruiting from availability, salary demands and training.

Park Updates
Staffing Consideration For Hampton Park

Hours Per Month	
Guards	220
Park Attendants	390

Current Annual Costs	
Guards	220 \$89,268
Park Attendants	390 \$88,240
	\$145,814

Guards Only Annual	
Guards	390 \$105,066

- o Guards + Attendants
- o Assignments
 - Open & Close
 - Reservations / IDs
 - Restrooms & Courts
- o Concerns
 - Recruiting /Availability
 - Cost
- o Guards Only
 - Reliability/Back-Up
 - Cost

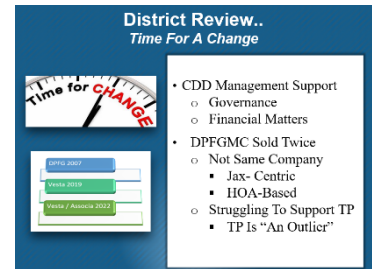
Ms. Wilson asked that the board consider for the future the possibility of changing the support for Hampton Park to one provided solely by Securitas guards. Currently Hampton has park attendants from opening to closing with guards on duty from 2 PM to closing.

There was substantial discussion with the board opting to move immediately into a single Securitas guard from opening to closing, taking into consideration a 60 day transition period.

On MOTION by Mr. Gibson, SECONDED by Mr. Oneal, WITH ALL IN FAVOR, the Board approved the transition to a Securitas guards-only support profile with a 60 day transition period and intermediate reports.

◆ **District Review**

Ms. Wilson explained that there had been numerous changes in the make-up and support profile of the company that the CDD board had selected for district support (governance and financial management) almost fifteen years earlier. The company has been solid twice in the last 2-3 years.

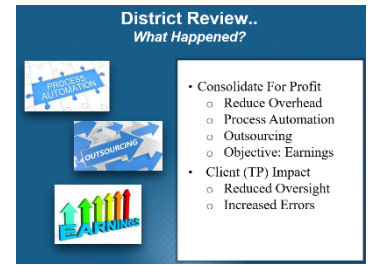


District Review..
Time For A Change

- CDD Management Support
 - Governance
 - Financial Matters
- DPFMC Sold Twice
 - Not Same Company
 - Jax- Centric
 - HOA-Based
 - Struggling To Support TP
 - TP Is "An Outlier"

The resulting company is HOA and Jacksonville-based. The DPFG staff has been struggling to support Tampa Palms, doing everything they can to meet the requirements of Tampa Palms and do so in a manner required by the district, as it differs substantially from the more "cookie cutter" processes of the corporate owners.

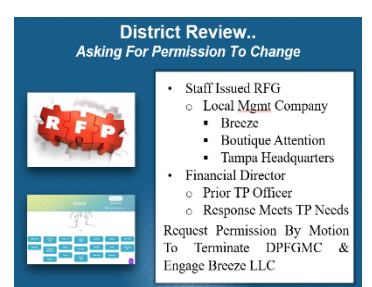
Ms. Wilson explained that consolidations such as occurred with the DPFG/DPFGMC/Vesta/Associa are done to reduce overhead costs and accomplished by strategies such as process automation and outsourcing. The objective is enhanced corporate earnings but sometimes results in reduced outcome oversight and increased errors. It works well for some but does not meet the needs of Tampa Palms which has always depended on the support of a "boutique" operation.



District Review..
What Happened?

- Consolidate For Profit
 - Reduce Overhead
 - Process Automation
 - Outsourcing
 - Objective: Earnings
- Client (TP) Impact
 - Reduced Oversight
 - Increased Errors

After a number of difficulties, district staff surveyed the available management companies. Most were the large centralized operations such as DPFG had become and one or two that were boutique in design, were insufficiently local to meet Tampa Palms needs. One, a relatively new company created by a major developer group- Breeze Home, appeared to meet the needs and an RFP was issued.



District Review..
Asking For Permission To Change

- Staff Issued RFG
 - Local Mgmt Company
 - Breeze
 - Boutique Attention
 - Tampa Headquarters
- Financial Director
 - Prior TP Officer
 - Response Meets TP Needs

Request Permission By Motion To Terminate DPFMC & Engage Breeze LLC

The results of the RFP indicate a good match with Tampa Palms operations and it is recommended that Tampa Palms terminate the DPFG agreement and move to approve engaging Breeze Home .

On a MOTION by Mr. Gibson, SECONDED by Mr. Oneal, WITH ALL IN FAVOR, the Board move to approve terminating the management agreement with DPFG and approved the agreement as represented in the RFP with Breeze Home.

1 ♦ **Quarterly Ethics Report**

2 Ms. Wilson reminded the board that the State of Fla Ethics
3 Commission requires a quarterly report if any gifts are received.
4 She noted that there has been a gift received and reported but noted
5 that a reminder is a required.



7 ♦ **Shoppes of Amberly Sign**

8 Ms. Wilson reported that after much discussion and many
9 submissions the City has apparently approved the revitalized
10 Shoppes of Amberly sign. The sign is located on an easement
11 granted by the CDD many years ago and no change to that
12 easement is required so no action is required by the board.



14 ♦ **Additional Advanced Board Package Materials:**

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

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

19 There being none, the next item followed.

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

22 There being none, the next item followed.

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

25 There being none, the next item followed.

27 **ELEVENTH ORDER OF BUSINESS - Adjournment**

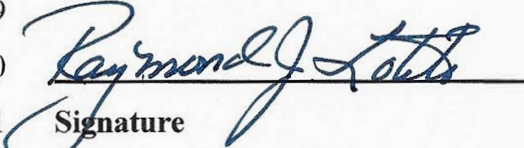
28 There being no further business,

30 On MOTION by Ms. Falkowitz SECONDED by Mr. Gibson ALL IN FAVOR, the meeting
31 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 October 12, 2022.

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

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