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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 9 , 2019 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 a quorum were:

15 Gene Field	Chairman
16 Jim Soley	Vice Chairman
17 Jessica Vaughn	Supervisor
18 Mike Gibson	Supervisor

19
20 Also present were:

21 Lore Yiera	District Manager
22 Maggie Wilson	Consultant/Resident
23 Warren Dixon	TPOA Business Consultant
24 Brian Koerber	TPOA Property Manager
25 John Angeli	Resident
26 Chris Ferguson	Resident

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

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31 **Pledge of Allegiance**

32 Ms. Vaughn led the recitation of the Pledge of Allegiance.

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34 **SECOND ORDER OF BUSINESS- Strategic Planning & Annual Review**

35 Mr. Field reviewed the most current strategic plans, noting that the focus is on those
36 issues which have the most immediate impact.

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38 The full strategic plans and significant events were included in the advance Board Package; a
39 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.

Mr. John Angeli of Wyndham provided a copy of a screen shot of a prior CDD meeting presentation where it was asserted that some of the recommendations were deemed “reckless” by the CDD’s attorney. He then read a statement that asserted that he never suggested that eminent domain could be used by the CDD to take control of the power corridor and never asked the CDD attorney if eminent domain could be used to take control of the power corridor. He provided an aerial photo from the Property Appraiser site and noted that some of the shrubbery maintained by the CDD along the City ROW appears to be on power company property. (Copy of Mr. Angeli’s handouts attached.)

FIFTH ORDER OF BUSINESS - Approval of the September, 2019 Minutes

On MOTION by Mr. Gibson, SECONDED by Ms. Vaughn, WITH ALL IN FAVOR, the Board approved the Minutes of the September, 2019 Board Meeting.

SIXTH ORDER OF BUSINESS - Approval of District Disbursements

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

On MOTION by Mr. Soley SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending August 31, 2019 in the amount of \$169,150.33.

SEVENTH ORDER OF BUSINESS - Consultant Reports

◆ **Signature Projects**

1 Ms. Wilson updated the Board and visitors as to the
2 progress of the Signature Projects, discussing plantings both
3 at the Amberly entrances and those plantings behind the new
4 pillars and fencing.



6 Ms. Wilson reported on the County pond, noting that
7 many of the concerns raised by the late Bill Shimer about the
8 effects of such a large littoral shelf area on weed and algae
9 production were spot on. She noted that the pond company
10 was testing a chemical that can be used and not harm
11 beneficial plantings.



13 Ms. Wilson reviewed the plans for the Area 2
14 wayfinding sign, and stated that the sign met with approval by
15 the Grace Church team and they had confirmed in writing that
16 this sign would satisfy the requirement in the County's taking
17 order for a sign at that location.



19 On MOTION by Mr. Gibson, SECONDED by Ms. Vaughn, WITH ALL IN FAVOR, the
20 Board approved building the wayfinding sign at the corner of Tampa Palms Blvd and Amberly,
21 adjacent to the County pond, for a construction cost of \$31,000.

23 ♦ **Community Appearance**

24 Ms. Wilson reviewed the general appearance of the
25 community noting that the high heat and high humidity were
26 continuing. Some of the areas affected were the sod was quite
27 old, such as the Reserve entry, the sod had to be replaced. She
28 noted that the Fall annuals and mums were in place.



1 Ms. Wilson reported that the ponds were functioning
2 well, even with the substantial rainfall. She detailed the
3 expansive land tracts in the village of Stonington and noted
4 that unlike many landtracts which are adjacent to conservation
5 areas, the ones in Stonington must be managed more like
6 boulevard landscape due to the proximity to homes.

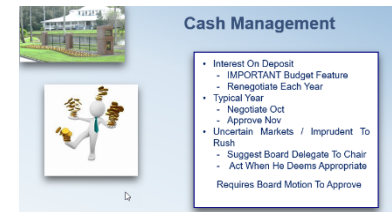


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9 Ms. Wilson reviewed the Reserve fountain projects,
10 noting that Jason Rinard was on board and that all rejuvenation
11 projects and designs would be brought to the board for
12 approval.



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14 ♦ **Cash Management**

15 Ms. Wilson reported that the calendar year 2019 cash
16 management agreement negotiated with CenterState Bank
17 expires January 2020. She noted that the chairman normally
18 oversees review of the cash management plan and is prepared
19 to do so this time.



20 Further, Ms. Wilson recommended that the Board officially delegate this responsibility to the
21 Chairman.

22 On MOTION by Mr. Gibson, SECONDED by Ms. Vaughn, WITH ALL IN FAVOR, the
23 Board approved delegating the responsibility for negotiating the 2020 cash management plan
24 to the Chairman, Gene Field.

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26 ♦ **Transportation Projects**

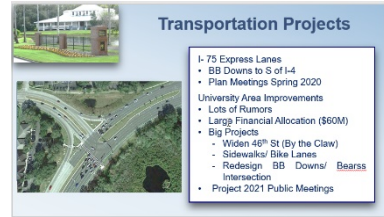
27 Ms. Wilson reported that the efforts of Councilman
28 Viera have paid off and that Tampa Palms Blvd in Tampa
29 Palms will be paved in two phases; the design in 2020 and the
30 actual construction in 2021.



31 The project had been left out of the 2020 City Budget entirely, due to uncertainty as to funding.

32

1 Ms. Wilson reported on the County project to improve
2 the area around the Bearss/ BB Downs intersection and
3 reported on the progress with FDOT's project to add express
4 lanes to I 75 from Tampa Palms to south of I-4.



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6 **Additional Advanced Board Package Materials:**

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

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

11 There being none, the next item followed.

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

14 Mr. Dixon representing the TPOA noted that in the various requests and demands
15 made by Mr. Angeli regarding the power corridor, he never defined what his intentions were.
16 Nothing actionable was ever presented.

17 Bill Schneider asked about the Christmas decoration and would the new gfencing be
18 included and he was told yes it would be included.

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

21 There being none the next item followed.

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23 **ELEVENTH ORDER OF BUSINESS - Adjournment**

24 There being no further business,

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26 On MOTION by Mr. Soley, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the meeting
27 was adjourned.

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

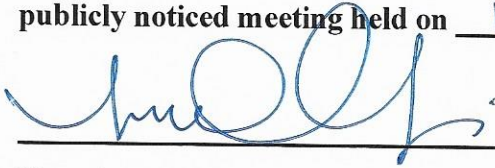
1 *Each person who decides to appeal any decision made by the Board with respect to any matter
2 considered at the meeting is advised that person may need to ensure that a verbatim record of
3 the proceedings is made, including the testimony and evidence upon which such appeal is to
4 be based.

5

6 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
7 publicly noticed meeting held on 11-13-19.

8

9



10 Signature



Signature

11

12 Lore Yeira

13 Printed Name

Gene Field

Printed Name

14 Title:

15 Assistant Secretary

16 District Manager

Title:

Vice Chairperson

Chairperson