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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, Aug 11, 2021 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 Mike Gibson	Supervisor*
18 Don Oneal	Supervisor*

19 * Constituting quorum
20

21 Also present were:

22 Chris Cleveland	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. Oneal led the recitation of the Pledge of Allegiance.
33

34 **SECOND ORDER OF BUSINESS- Strategic Planning**

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

1 Mr. Oneal stated that he was honored to join such a well organized board. He noted
2 that he in running a small business for nearly 40 years, he has observed many boards and never
3 observed the corporate knowledge, banking experience and legal familiarity present in this
4 board. He noted he would like to contribute information on safety and curb appeal.

5 Mr. Gibson welcomed Mr. Oneal, noting that he and the member looked forward to
6 working with him.

7
8 **FOURTH ORDER OF BUSINESS - Public Comments.**

9 Warren Dixon, Business Manager for the TPOA, recapped the status of the City's
10 actions vis a vis the illegal construction/destruction of the wetlands.

11
12 **FIFTH ORDER OF BUSINESS - Approval of the July 14, 2021 Board Meeting and Budget**
13 **Hearing Minutes**

14
15 On MOTION by Ms. Falkowitz, SECONDED by Mr. Gibson WITH ALL IN FAVOR, the
16 Board approved the Minutes of the July 14, 2021 Board Meeting and FY 2021-22 Budget
17 Hearing

18
19 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

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

23
24 On MOTION by Mr. Gibson SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
25 approved the Disbursements for the month ending June 30, 2021 in the amount of \$ 211,973.82.

26
27 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

28 ♦ **Covid / Community Updates**

29 Ms. Wilson reviewed for the Board the latest Covid
30 information and the actions taken by major government,
31 health and business organizations. She noted that given the

CDD Covid Update
Helping Residents Protect Themselves

Florida HEALTH COVID-19 RESPONSE

Florida HEALTH

- Covid Cases Increasing
- Current Responses
 - Government Sectors
 - Large Companies
 - Hospitals
- CDD Facilities
 - No Action Proposed

1 fact that the CDD has no indoor community- center operations, no changes in the CDD
2 operations were suggested.

3

4 ♦ **Community Updates**

5 Ms. Wilson Oct the board and attendees on the general
6 conditions of the community including the favorable grade on
7 the recent OLM inspections (92%), stating the boulevards are
8 inviting and the entry color vivid, despite the heat and rain.

9

10 She noted that the heavy rains are flooding the street-side
11 swales, making mowing difficult or impossible without creating
12 damage. Further cars that either park or pull off the roads badly
13 damage the turf, some of which must be replaced, some can be
14 repaired.

15 Ms. Wilson described the tree damage that has occurred
16 in numerous places in Tampa Palms, though not affecting trees
17 either owned by or watched by (City) the CDD. The most visible
18 a large collapse along Tampa Palms Blvd, another on a utility
19 tract. The trees all showed signs of rot, some visible before the
20 collapse, some not.

21 Ms. Wilson reported that the damage done to the entry
22 median by the “hit and run” driver that abandoned his car at the
23 site has been repaired. The damaged bushes are being gently
24 restored through pruning and feeding in hopes they will recover.
25 Replacement is hampered by the lack of such mature materials
26 in nurseries.

27 Ms. Wilson reported that the former Kindercare building
28 is being acquired and will be used as a Green Montessori School.
29 This is a relief to the community as this iconic building is an
30 identifying feature of Tampa Palms and left unoccupied it would
31 certainly fall into deterioration.

32

... Around The Neighborhoods



- General Appearance
 - Summer Green
 - Positive Inspection
 - Boulevards Inviting
- Entry Color
 - Heat Resistant
 - Very Visible

... Around The Neighborhoods



- Theme Is Heat & Rain
 - Turf Inundated
 - Areas Too Wet To Mow
- Turf Damage
 - Car & Truck Damage
 - Replace As Needed

... Around The Neighborhoods



- Tree Failures
 - Usually Rotting
 - TP Blvd @ CC
 - Deterioration Visible
 - Sometimes Hidden

... Around The Neighborhoods



- Area 1 Entry Median
 - Accident Damage
 - Curb Replaced
 - Shrubs Left Now

... Around The Neighborhoods



- Kindercare Sold
 - Green Montessori
 - Grades K-8
- Vital To Tampa Palms
 - Main Entry
 - Identifying Feature

1 Ms. Wilson reported that she was advised that Duke
2 Energy will be taking some action to manage the vegetation on
3 its transmission easement that passes through, though is not a
4 part of, Tampa Palms. Ms. Wilson reported that the Duke
5 management stated that they use herbicides and the treatments
6 will be specific and targeted.

... Around The Neighborhoods

- Duke Work On Easement
 - Vegetation Removal
 - Herbicide
- Tampa Palms / Crossings
 - 4 Roadways
 - Contacted Duke Staff
 - Minimal In Area

7
8 **◆ Updating CDD Officers**

9 Ms. Wilson noted that with any change in the Board make-up,
10 the officers (both board/voting and non-board/non-voting)
11 should be reapproved. Mr. Don Oneal was appointed to the
12 Board in July of 2021 and the officers should be re-confirmed.

**Updating CDD Officers
Resolution Approval**

<p>Board</p> <ul style="list-style-type: none"> • Chairman - Gene Field • Vice Chair - A Michael Gibson • Assistant Sec - A Michael Gibson • Assistant Sec - Jake Schoolfield • Assistant Sec - Don Oneal <p>Non-Board Officers</p> <ul style="list-style-type: none"> • Secretary - Chris Cleveland • Treasurers - Gene Field & Patricia Comings-Thibault • Assistant Secretary - Mary-Margaret Wilson 	<ul style="list-style-type: none"> • Don Oneal <ul style="list-style-type: none"> ○ New Supervisor ○ Need Confirm Officers • Replace VP <ul style="list-style-type: none"> ○ Usually By Tenure ○ Mike Gibson • Requires Formal Approval <ul style="list-style-type: none"> ○ All Officers <p>Resolution 2020-6</p>
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14 On MOTION by Ms. Falkowitz, SECONDED by Mr. Oneal, WITH ALL IN FAVOR, the
15 Board adopted Resolution 2021-6; Election of Officers: Gene Field (Board Member) as
16 Chairman; Mike Gibson (Board Member) as Vice Chairman; Jake Schoolfield (Board
17 Member) as Assistant Secretary; Tracey Falkowitz (Board Member) as Assistant Secretary;
18 Donald Oneal Jr. (Board Member) as Assistant Secretary; Mary-Margaret Wilson as Assistant
19 Secretary; Chris Cleveland as Secretary; Patricia Comings-Thibault & Gene Field as
20 Treasurers.

21
22 **◆ Financial Audit**

23 Ms. Wilson stated each year the District must
24 confirm the auditor engagement and cost for the audit. The
25 proposed cost for the engagement is \$6,600 and is within the
26 budget. Staff requests a motion to approve the engagement
27 letter.

Auditor Engagement Approval

- Annual Audit Required
- Prior RFP Issued
 - Grau Selected
 - Confirmation For 2021
- Engagement - \$6,600
- Budget Amount \$6,983

Motion To Approve Grau & Associates & The Cost

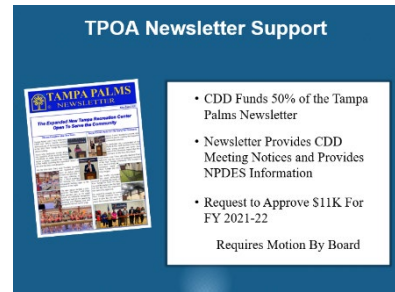
28 Mr. Field noted that the audit costs, which have remained modest for more than 18
29 years are a reflection of the proper and uncomplicated financial management provided by the
30 DPFG team.

31 On MOTION by Mr. Gibson, SECONDED by Ms. Falkowitz, WITH ALL IN FAVOR, the
32 Board approved the agreement with Grau to perform the audit for the fiscal year ending
33 September 30, 2021 for an engagement cost of \$6,600.00

1 ♦ **Tampa Palms Newsletter**

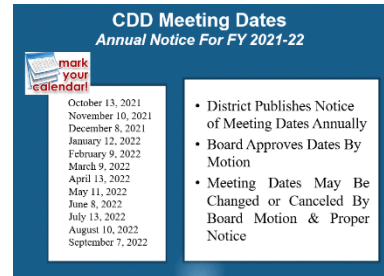
2 Ms. Wilson stated in past years the Board has normally
3 funded 50% of the Tampa Palms newsletter. The newsletter
4 provides a means for the CDD communicate with the residents
5 and meet the requirements of the NPDES MS4 permit.

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



9 On MOTION by Mr. Oneal, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the Board
10 approved the expense of \$11,000.00 paid to the TPOA for 50% of the newsletter.

11
12 Ms. Wilson reviewed proposed CDD Meeting Dates for FY
13 2021-22. She advised that they were based on continuing the same
14 plan of the second Wed of each month. She stated that the dates can
15 be changed or cancelled with published notice. She also noted that the
16 dates should be approved by the Board and the dates would be publicly
17 noticed in the newspaper, as well as, confirmed on the Tampa web
18 site.



19
20 On MOTION by Ms. Falkowitz, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the meeting
21 dates as proposed for the FY 2021-22 as second Wednesday of each month were approved to publish.

22
23
24 ♦ **Additional Advanced Board Package Materials:**

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

27
28 **EIGHTH ORDER OF BUSINESS – Other Matters**

29 There being none, the next item followed.

30
31 **NINTH ORDER OF BUSINESS – Public Comments**

32 There being none, the next item followed.

33

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

2 Don Oneal questioned as to the status of a limb that extends along the sidewalk at
3 Sterling Manor. Ms. Wilson noted that the City of Tampa Forester (not the current one but a
4 prior) had noted it should be left alone and if removed the damage would be irreparable. Kathy
5 Beck concurred.

6 It was noted at the time by the City that it was high enough off the sidewalk so as not
7 to block passage, even if it required being careful to walk under.

8 Ms. Wilson noted that the branch had been delicately propped up to off the sidewalk
9 by ABM last year to make it higher and wondered if a warning sign might be a good idea.

10 Tracy Falkowitz spoke about the hospital over-crowding due to Covid that was now
11 occurring and noted that some emergency patients are being refused at hospitals and then have
12 to be rerouted to other hospitals.

13 Ms. Falkowitz also noted that some of the hospitals were ceasing to schedule surgical
14 procedures. St Joseph's was mentioned, and someone mentioned that they read that some
15 Advent Hospitals were doing the same thing.

16 There was discussion about the incidence of Covid in the hospitals and the impact on ICUs
17 due to the unvaccinated.

18

19

20 **ELEVENTH ORDER OF BUSINESS - Adjournment**

21 There being no further business,

22

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

25

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

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

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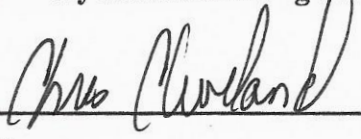
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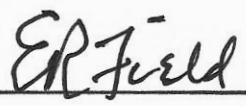
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30 *be based.*

31

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
2 publicly noticed meeting held on 9-8-2021.

3 
4
5 Signature


Signature

6
7 CHRIS CLEVELAND
8 Printed Name

Gene Field
Printed Name

9 Title:
10 Assistant Secretary
11 District Manager

Title:
 Vice Chairperson
 Chairperson

12