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**MINUTES OF MEETING
TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District was held on Wednesday, October 11, 2023 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. Field called the meeting to order.

The Board members and staff introduced themselves for the record.

Present and constituting were:

Gene Field	Chairman*
Tracy Falkowitz	Supervisor*
Richard Diaz	Supervisor*
Don Oneal	Supervisor*

* Constituting quorum

Also present were:

Patricia Thibault	Director, Breeze Management
Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Community Director

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

Pledge of Allegiance

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

SECOND ORDER OF BUSINESS- Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Supervisor Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – CDD Focus For 2023.

Mr. Field reviewed the topics that are front and center for the CDD for 2023-24 with discussion to follow on many of the items.

1 **FIFTH ORDER OF BUSINESS – Approval of Minutes**

2

3 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diez WITH ALL IN FAVOR, the Board
4 approved the Minutes of the September 13, 2023 CDD Board Meeting.

5

6 On MOTION by Mr. Diez, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
7 approved the Minutes of the September 13, 2023 CDD Workshop Meeting.

8

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

10 Gene Field noted that the checks had been reviewed for consistency and the missing
11 checks appropriately reported as void.

12

13 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
14 approved the Disbursements for the month ending August 31, 2023 in the amount of
15 \$198,684.42.

16

17 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

18

19 **◆ Neighborhood Updates**

20 Ms. Wilson reported on the results of the OLM
21 inspection that occurred earlier in the week and that the
22 property continues to provide an upscale appearance. She noted
23 that the Fall annuals had been planted and were comprised of
24 two types of Marigolds. She noted that there were few types of
25 annuals available.

26 Additionally, the mums have arrived and been installed.
27 This year the plans is for all yellow mums, to provide additional
28 color at the entrances and contrast with the turf.

29
30 She noted that the mums' blooms are barely showing
31 but should begin to open in a week or so.



1 ◆ **Reserve Entry**

2 Ms. Wilson briefed the meeting on a serious and
3 difficult to repair irrigation mainline break at the entrance to
4 the Reserve. Extra equipment was ordered to effect high
5 velocity pumping and the was repaired. Water supply was
6 returned to the entrance area and the annuals installed. It was
7 determined that there was damage to the entry fountain pump
8 and that was replaced.



Community Updates
Reserve Entry

- Mainline Break
 - Reserve Entry
 - Water-Filled (? Source)
 - Pumped / Repaired
- Entry Fountain
 - Would Not Restart
 - Feature Pump Replaced
- Area Restored

9

10 ◆ **Cul de Sac Improvements**

11 Ms. Wilson reported on the projects to
12 revitalize the cul de sacs, especially at this time of year with
13 the approaching holidays as the cul de sacs are right in front
14 of residents' homes.

15 She reported on the work in Manchester and
16 Wellington.



Around the Neighborhood
Cul de Sac Restoration

- Holidays Coming
 - 54 Cul de Sacs
 - Residents' Front Doors
- Recently Updated
 - Manchester
 - Wellington

17

18 ◆ **Commercial Area Wall Restorations**

19 Further Ms. Wilson reviewed work on the walls
20 associated with the commercial facilities at Amberly / BB
21 Downs. The walls were very unsightly, some landscape
22 behind the sign hid a “hangout” for some folks, possibly
23 homeless. She noted that the walls were cleaned, repaired in
24 places and painted.



Boulevard Walls
Commercial Areas

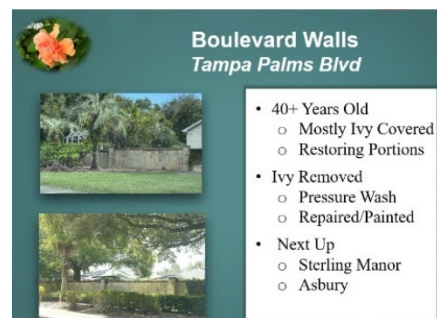
- Palm Lake Walls
 - Dirty / Unkempt
 - Hidden Niche
- Cleaned & Painted
- Niche Opened-Up

25

26 ◆ **Future Wall Projects**

27 Ms. Wilson reviewed the next wall projects which
28 include unsightly walls along Tampa Palms Blvd adjacent to
29 Asbury and Sterling Manor.

30 They will be restored with pressure washing to
31 repainting as was done with the others.



Boulevard Walls
Tampa Palms Blvd

- 40+ Years Old
 - Mostly Ivy Covered
 - Restoring Portions
- Ivy Removed
 - Pressure Wash
 - Repaired/Painted
- Next Up
 - Sterling Manor
 - Asbury

1 ♦ **City Street Repairs**

2 Ms. Wilson reported on initial City reluctance to
3 make repairs to City-owned streets with pavers, stating in
4 part that they were the responsibility of the TPOA or CDD.
5 The dedication documents from the 1980's – which are
6 public record – indicate that is not a fact. It appears that the
7 City agrees and the staff was to check with the legal dept
8 and nothing was heard after they did that.

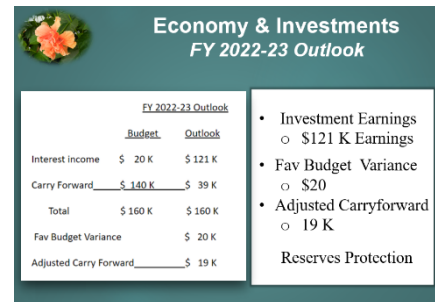


Public Streets In Tampa Palms
Review For Board

- Pothole @ Stonington Pavers
 - City Stated HOA/CDD Responsible
 - City Fixed Pothole
- City Accepted ROW In 1987
 - City Council
 - Mayor
 - City Engineer
 - City Surveyor
- Tampa Palms Owns No ROW
- Ball In City's Ct / Reviewing
 - Expect City Will Agree

9
10 ♦ **Economy & Investments**

11 Ms. Wilson reviewed the outlook for the FY 2022-
12 23 investments which have been designed by the chairman
13 and confirmed by the board to reduce the effects of the
14 hyper inflation on the CDD. She noted that at this time it
15 appears that the use of the reserves will be minimal.

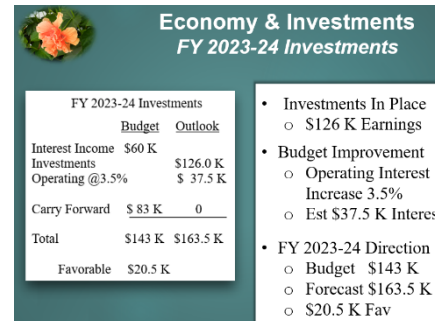


Economy & Investments
FY 2022-23 Outlook

	Budget	Outlook
Interest Income	\$ 20 K	\$ 121 K
Carry Forward	\$ 140 K	\$ 39 K
Total	\$ 160 K	\$ 160 K
Fav Budget Variance		\$ 20 K
Adjusted Carry Forward		\$ 19 K

- Investment Earnings
 - \$121 K Earnings
- Fav Budget Variance
 - \$20
- Adjusted Carryforward
 - 19 K
- Reserves Protection

16 Ms. Wilson reviewed the FY 2023-24 investments
17 noting that as in place at this time the earnings equal \$125K.
18 In addition, the interest on the operating account has been
19 increased to 3.5%. Directionally it appears that interest
20 from investments and bank accounts will result in \$20K
21 favorable position and no use of reserve funds in the carry
22 forward.
23



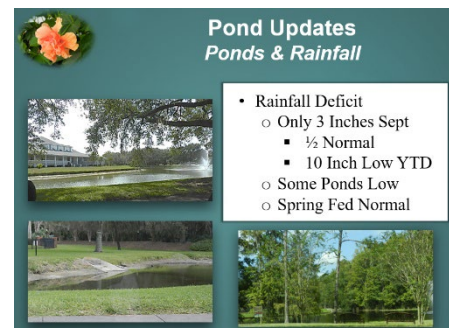
Economy & Investments
FY 2023-24 Investments

	Budget	Outlook
Interest Income	\$60 K	\$126.0 K
Investments		\$ 37.5 K
Operating @3.5%		\$ 37.5 K
Carry Forward	\$ 83 K	0
Total	\$143 K	\$163.5 K
Favorable		\$20.5 K

- Investments In Place
 - \$126 K Earnings
- Budget Improvement
 - Operating Interest Increase 3.5%
 - Est \$37.5 K Interest
- FY 2023-24 Direction
 - Budget \$143 K
 - Forecast \$163.5 K
 - \$20.5 K Fav

24
25 ♦ **Pond and Rainfall**

26 Ms. Wilson reviewed the condition of the ponds
27 many of which are very low due to the lack of rainfall. She
28 mentioned that while Sept is normal a low rainfall month,
29 this year the CDD received less than half the normal
30 amount. Some ponds are higher as they receive water from
31 springs.
32



Pond Updates
Ponds & Rainfall

- Rainfall Deficit
 - Only 3 Inches Sept
 - ½ Normal
 - 10 Inch Low YTD
 - Some Ponds Low
 - Spring Fed Normal

1 ♦ **Insurance Renewal**

2 Ms. Wilson reported that it is not just residents who
3 are afflicted with ever increasing insurance rates. The CDD
4 insurance was renewed and the property increased 72% (note
5 there was no increase last fiscal year). She mentioned that
6 the rates paid by the CDD are similar to those paid by other
7 communities.

Insurance Renewal
It's Not Just Homeowners

Insurance Renewal FY 2023-23 Increase		
	% Incr.	Amt Incr.
Property	72%	\$6.6 K
Liability	10%	.5 K
Total		\$7.1 K Unfav.

Directors & Terrorism	
% Incr.	Amt Incr.
0%	0\$

- Property & Liability 48% Incr.
 - Property 72% Incr.
 - Liability 10% Incr.
- Directors & Terrorism 0% Incr.
- No Property Increase FY 22-23

10 ♦ **December Meeting**

11 Ms. Wilson noted that it has been the practice of
12 the CDD not to meet in December. If a meeting were
13 required, a simple notice would be published and the
14 meeting could be held.

15 She asked the board if that was their plan for Dec
16 2023.

December Meeting
It's almost That Time of Year

DECEMBER

- No CDD Meeting In Dec.
 - Tampa Palms Custom
 - Residents' Holiday Plans
- Special Meeting If Needed
 - Simple Notice
- Requires Board Motion

18 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
19 approved cancellation of the December 2023 meeting.

21 ♦ **Supervisor Resignation**

22 Ms. Wilson read to the board and attendees a letter she received via email moments
23 before the meeting began from Supervisor Mike Gibson.

24 Supervisor Gibson stated that due to “personal family circumstances”. He noted that it was his
25 privilege to work alongside such a dedicated team and expressed his heartfelt gratitude to
26 Chairman Gene Field for his experience, wisdom and leadership.

27 A copy of the letter follows these minutes.

29 On MOTION by Mr. Diaz, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
30 with a great deal of regret accepted the resignation of Supervisor A. Michael Gibson.

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

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

4

5 **EIGHT ORDER OF BUSINESS – Other Matters**

6 There being none, the next item followed.

7

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

9 There being none, the next item followed.

10

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

12 Supervisor Diaz discussed and the confusions associated with the Budget Hearings and
13 questionable outcomes.

14 It was also discussed that 40% of the land managed by the CDD for the good of the
15 community, are owned by public entities, the City of Tampa and Hillsborough County.

16

17 **ELEVENTH ORDER OF BUSINESS - Adjournment**

18 There being no further business,

19

20 On MOTION by Ms. Falkowitz SECODED by Mr. Diaz ALL IN FAVOR, the meeting was
21 adjourned.


22

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

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

28

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
2 publicly noticed meeting held on November 8, 2023.

3
4 

5 **Signature**

6

7 Patricia Thibault

8 **Printed Name**

9 **Title:**

10 **Secretary**

11 **District Manager**



Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson