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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, February 8, 2023 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 Richard Diaz	Supervisor*
18 Don ONeal	Supervisor*
19 Mike Gibson	Supervisor*

20  
21 \* Constituting quorum

22  
23 Also present were:

24 Patricia Thibault	Director, Breeze Management
25 Maggie Wilson	Consultant/Resident
26 Warren Dixon	TPOA Business Consultant
27 Brian Koerber	TPOA Property Manager
28 22 Residents	

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

31  
32 **Pledge of Allegiance**

33 Mr. Diaz led the recitation of the Pledge of Allegiance.

34  
35 **SECOND ORDER OF BUSINESS- FDOT Presentation**

36  
37 Greg Dietz, accompanied by Lori Buck, both from FDOT, presented a concise but  
38 thorough review of the multiplicity of projects, both in progress and planned, by FDOT .

39  
40 Both during and after the presentation they answered questions and took comments  
41 and input.

42  
43 The presentation follows these minutes. A brief recess was called after the FDOT  
44 presentation and the CDD minuting continued.

1 **THIRD ORDER OF BUSINESS – CDD Focus For 2023.**

2 Mr. Field discussed the CDD Focus for FY 2022-23 which includes those items of  
3 strategic emphasis for the organization.

4  
5 **FOURTH ORDER OF BUSINESS - Public Comments.**

6 Warren Dixon, TPOA Business Manager, discussed the progress made by the EPC  
7 noting that the EPC had ordered full restoration and that the illegal developers had now  
8 engaged FDEP in formulating their final proposal.

9  
10 **FIFTH ORDER OF BUSINESS - Board Member Discussion Items**

11 Supervisor Diaz asked if the bike path was to be included in the restorations. Ms.  
12 Wilson said that there are no indications on the plans so far and requests have and will be again  
13 made. She noted an extreme lack of funds and wondered if a return of the transportation tax  
14 funds might offer relief.

15 Supervisor Oneal mentioned the ungainly bushes remaining in the median between  
16 Sterling Manor and Westover. Ms. Wilson said that they were cutback from the cold, she will  
17 have them removed and she wondered if a tree might be more appropriate

18  
19 **SIXTH ORDER OF BUSINESS – Approval of Minutes**

20  
21 On MOTION by Mr. Diaz, SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board  
22 approved the Minutes of the January 11, 2023 Board Meeting.

23  
24 **SEVENTH ORDER OF BUSINESS - Approval of District Disbursements**

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

27  
28 On MOTION by Ms. Falkowitz SECONDED by Mr. Gibson WITH ALL IN FAVOR, the  
29 Board approved the Disbursements for the month ending Decemberr 31, 2022 in the amount  
30 of \$248,512.82.

1 **EIGHTH ORDER OF BUSINESS - Consultant Reports**

2

3 **◆ Neighborhood Updates**

4 Ms. Wilson reviewed the effects of both record cold and  
5 record hot weather on the landscape, noting that some shrubs  
6 required cutback for the most part the obvious damage was to  
7 the turf, both from the cold and from fungus that accompanies  
8 high humidity and shortened sunlight. The fungus is being  
9 treated and most turf should survive.



**Neighborhood Updates...**

- Been A Struggle ....
  - Record Cold
  - Record Hot
  - High Winds
- Battling Fungus
  - Short Days
  - Humidity
- OLM Inspection
  - Respectable 93.5%

10

11 After a discussion of the effects on the current annual plantings  
12 of the several hours of high winds causing some plants to blow  
13 over. current annual plantings, Ms. Wilson reviewed the Spring  
14 annuals planned for the second week of March of marigolds and  
15 lavender salvia.



**Neighborhood Updates  
Spring Soon**

- Spring Annuals
  - Marigolds
  - Lavender Salvia
- First Weeks of March

16

17 Ms. Wilson reviewed the recent severe pruning of the  
18 trees and shrubs at the locations where streets cross the power  
19 corridor. While the plantings are necessary to block noise rolling  
20 up the corridor from I-75, FERC standards imposed on the power  
21 companies mandate distance to the connectors and if Tampa  
22 Palms does not trim them, they will be ripped out.




**Neighborhood Updates  
Power Corridor Crossings**

- Noise Protection
- Limitations
  - FERC Strict
  - Lidar Required
- TECO Works w/ ABM
  - Trim vs Rip Out
  - Will Restore

23

24 **◆ Cash Management**

25 Ms. Wilson reviewed the economic indicators driving  
26 increased costs in almost every area CDD operations. There was  
27 general discussion about on-going expense management and the  
28 CDD's prudent and insured investment plan under the direction  
29 of Chairman Field that will assist in keeping Tampa Palms in a  
30 manner that owners expect while minimizing financial stress.



**Cash Management  
Not Business As Usual**

- Economic Indicators Mixed
  - JOLTS Report
  - Employment Cost Index
  - Fed Chair Statements
- CDD Steps
  - Prudent & Safe Invest
  - Managing Expense
  - Yielding Results

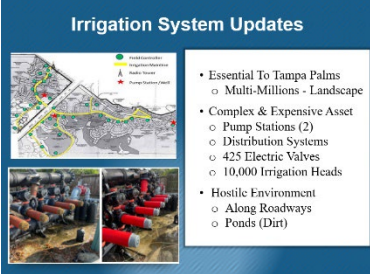
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32

1 ♦ **Irrigation Systems Updates**

2 Ms. Wilson generally updated the members on both the  
3 value and complexity of the irrigation systems which operate in  
4 relatively hostile environment along roadways and served by  
5 holding ponds which collect dirt and muck.

6 She further detailed the recently completed project whereby the  
7 filtration system for Area 1 was cleaned.



**Irrigation System Updates**

- Essential To Tampa Palms
  - Multi-Millions - Landscape
- Complex & Expensive Asset
  - Pump Stations (2)
  - Distribution Systems
  - 425 Electric Valves
  - 10,000 Irrigation Heads
- Hostile Environment
  - Along Roadways
  - Ponds (Dirt)

The slide includes a map of the irrigation system and two photographs showing maintenance work on the system.

9 ♦ **Rebuilding Kensington Wall**

10 Ms. Wilson reviewed an upcoming project that is both  
11 vital to the appearance of Tampa Palms and required for safety,  
12 the removal and rebuilding of 167 feet of the wall along  
13 Kensington. The project for the most damaged portion (in which  
14 bricks are falling off the wall and the wall is leaning  
15 dangerously) will commence as soon as the bricks and blocks  
16 can be sourced, followed by the less damaged portions that is less a danger.



**Community Appearance Restorations**

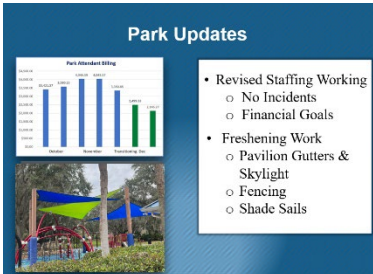
- Cul de Sacs
  - Fresh Plants
  - Mulch
- Kensington Wall
  - Leaning, Separating
  - Tree Damage

The slide features a photograph of a residential street with a cul-de-sac and a photograph of a damaged brick wall.

18 ♦ **Park Updates**

19 Ms. Wilson reviewed the improved staffing plan and  
20 noted that it appeared to be working well from both an  
21 operational and financial stand point.

22 She noted that elements of Hampton Park, such as the shade sails  
23 and roof, had been cleaned and the good news is that the sails  
24 appear to continue to serve the park well without replacement.




**Park Updates**

- Revised Staffing Working
  - No Incidents
  - Financial Goals
- Freshening Work
  - Pavilion Gutters & Skylight
  - Fencing
  - Shade Sails

The slide contains a bar chart titled 'Park Resident Rating' and a photograph of a park area with shade sails.

26 ♦ **Tampa Palms Blvd**

27 Ms. Wilson reviewed the upcoming repaving project  
28 planned for Tampa Palms Blvd by the City of Tampa. She noted  
29 that while there has been substantial design and planning work  
30 being conducted by the City, actual construction will commence  
31 the first week of March and conclude by the end of October.



**Tampa Palms Blvd**

- Repaving Set To Begin
- Contractors In Place
  - Start Mar 2023
  - End Oct 2023
- Basic Reclamation Paving
  - Always Passable
  - Safety Improvements
  - Speed (35 MPH)
  - Safety Lights

The slide includes a map of Tampa Palms Blvd showing the repaving project area and a photograph of the road.

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 **NINTH ORDER OF BUSINESS – Other Matters**

5 There being none, the next item followed.

6 **TENTH ORDER OF BUSINESS – Public Comments**

7 There being none, the next item followed.

8 **ELEVENTH ORDER OF BUSINESS - Supervisor Comments**

9 There being none, the next item followed.

10 **TWELTH ORDER OF BUSINESS - Adjournment**

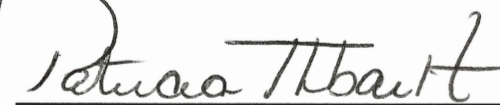
11 There being no further business,

12 On MOTION by Mr. Diaz SECODED by Mr. Falkowitz ALL IN FAVOR, the meeting was  
13 adjourned.

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

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

19 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**  
20 **publicly noticed meeting held on March 8, 2023.**

21 

22 **Signature**

23 Patricia Thibault

24 **Printed Name**

25 **Title:**

26  **Secretary**

27  **District Manager**

21 

22 **Signature**

23 Gene Field

24 **Printed Name**

25 **Title:**

26  **Vice Chairperson**

27  **Chairperson**