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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 January 12, 2022 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**

15 Gene Field	Chairman
16 Don Oneal	Supervisor
17 Tracy Falkowitz	Supervisor
18 Michael Gibson	Vice Chair (By Zoom)

19
20 **Also present were:**

21 Maggie Wilson	Consultant/Resident
22 Warren Dixon	TPOA Business Consultant
23 Brian Koerber	TPOA Property Manager
24 Chris Fetguson	Resident
25 Bill Schneider	Resident
26 Joe Esposito	Resident
27 Raymond Lotito	DPFG
28 Chris Cleveland	DPFG

29
30 Mr. Field established that a quorum was present.

31
32 **Pledge of Allegiance**

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

34
35 **SECOND ORDER OF BUSINESS – Strategic Planning Review & Annual Review**

36
37 Mr. Field reviewed the most current Focus 2022, concentrating on those issues which
38 have immediate impact and noting that the Board Book contained the full examination. Then
39 he reviewed the Mission, Direction, Core Values and Assignments of the CDD for 2022. The
40 full strategic plans and 2021-22 Focus and organization information are included in the
41 advance Board Package; a copy of which is attached hereto and made a part of the public
42 record.

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

2 Don Oneal asked a question regarding the Signature Project monies, specifically what
3 happens to the unspent monies and where are they located. Chairman Field explained that they
4 are an allocation of the monies within the carryforward balance and are part of the CDD funds
5 on deposit.

6 Ms. Wilson explained that the Signature projects are suspended for products, labor and
7 “upcoming construction” such as the paving of TP Blvd. She noted that just a portion of the
8 walls along BB Downs had been secured.

9

10 **FOURTH ORDER OF BUSINESS – Public Comments**

11 Joes Espisito (Tremont) asked questions about tree protections and the pruning and
12 cutting of trees along the roads.

13 Ms. Wilson noted that the City owns the trees along the roads and that any pruning or
14 removal needs City permission. Further trees 24” or greater in circumference at chest high
15 require a City permit to even prune on private property.

16 Warren Dixon discussed the situation regarding the illegal construction and the EPC
17 activities. Bill Schneider asked a question about the monies spent on TP Blvd.

18

19 **FIFTY ORDER OF BUSINESS - Approval of the November 10, 2021 Minutes**

20

21 On MOTION by Ms. Falkowitz, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the
22 Board approved the Minutes of the November 10, 2021 CDD Board Meeting.

23

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

25

26 Mr. Field noted that the check register had been reviewed.

27 On MOTION by Mr. Oneal SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board
28 approved the Disbursements for the month ending October 31, 2021 in the amount of
29 \$227,721.49

30 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
31 approved the Disbursements for the month ending November 30, 2021 in the amount of
32 \$168,044.96

1 A copy of the Board Financial Analysis, Financial Statements and Check Register are attached
2 hereto and made a part of the public record.

3
4 **SEVENTH ORDER OF BUSINESS – Consultant Reports**

5 **◆ New Team Member**

6 Ms. Wilson advised that Chris Cleveland would be
7 leaving Tampa Palms and returning to HOA work to reduce time
8 away from his family.

9 She introduced Ray Lotito from DPFG who would be
10 stepping into Chris' position



New Team Member

Welcome Raymond Lotito

- Chris Cleveland
 - Returning to HOA Mgmt
 - o Less Night Travel
 - o Less Family Impact
- Raymond (Ray) Lotito
 - Both Business & Community Experience
 - o 4 Years DPFG
 - o Wide Range of Districts

11
12 **◆ Neighborhood Updates**

13 Ms Wilson reported that the maintaining the proper
14 appearance of Tampa Palms remains a struggle due in part to the
15 changeable weather (very hot, followed by cold with resulting
16 fog) the continuing problems of staffing and the limits on plan
17 availability. Still the OLM rating was a respectable 90%.



... Neighborhood Update

- Community Look A Struggle
 - Weather
 - Staffing
 - Plant Availability
- Still Tampa Palms Shined For 2021 Holidays
 - OLM Rating 90

18
19 The weather has contributed to substantial brown patch fungus
20 which is being treated with moderate success. Both the weather
21 and the staffing issues have caused the delay of two projects, the
22 vine removal from the brick Reserve walls and the refurbishing
23 of the entry from TPOST 3 at Wyndham. They should both
24 proceed in the coming weeks.



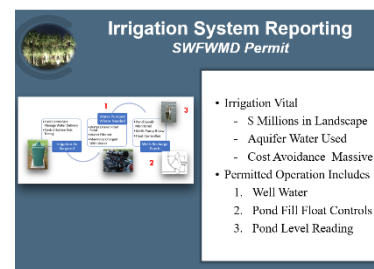
... Neighborhood Update
Weather & Staffing Impacts

- High Heat/ No Cold / Humidify
 - Turf Fungus
 - Unseasonable Growing
- Projects Delayed
 - Reserve Wall
 - Entry From TPOST 3

25
26 **◆ Irrigation System Reporting**

27 Ms. Wilson on the complex operation that provides
28 irrigation water for the 150 plus acres of CDD and City or
29 County property maintained by the CDD.

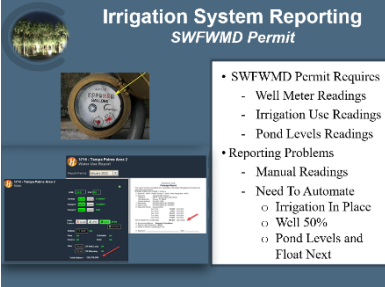
30 She noted that the system was complex but the cost avoidance
31 obtained by using it was significant.



Irrigation System Reporting
SWFWMD Permit

- Irrigation Vital
 - 5 Millions in Landscape
 - Aquifer Water Used
 - Cost Avoidance Massive
- Permitted Operation Includes
 1. Well Water
 2. Pond Fill Float Controls
 3. Pond Level Reading

1 Ms. Wilson explained the problems stemming from
2 manual readings and noted that she was working with both
3 Hoover Pumping and SWFWMD to fully automate all
4 readings. This will be done in conjunction with the already
5 planned replacement of the fill management systems.



**Irrigation System Reporting
SWFWMD Permit**

- SWFWMD Permit Requires
 - Well Meter Readings
 - Irrigation Use Readings
 - Pond Levels Readings
- Reporting Problems
 - Manual Readings
 - Need To Automate
 - o Irrigation In Place
 - o Well 50%
 - o Pond Levels and Float Next

6
7 **◆ Solid Waste Changes**

8 Ms. Wilson reminded everyone that as a result of the
9 county bids last year, new haulers will take over Jan 31, 2022
10 and there will be different haulers and different collection
11 dates for areas 1 & 2.



Solid Waste Changes

Beginning Jan 31st (3 Weeks)

- New Haulers
 - o Waste Management
 - o Republic
- Area 1 & 2 Different Days
- Collection Begins 6 AM

12
13 **◆ Cash Management**

14 Ms. Wilson and the chairman reviewed the cash
15 management objectives, restrictions and the current state of
16 affairs regarding bank cash on hand and the lack of need on
17 the part of the banks for attractive offers for additional
18 deposits . Discussion will be deferred at least until the end of
19 February.



Cash Management

- Invest Excess Funds
 - Tax Rec'd Nov/Dec
 - Spent During Year
 - Reserved Funds
 - Moderates Assessments
- 2022 Difficult
 - Banks Are Cash-Rich
 - Don't Need Deposits
- Current Recommendation
 - Hold – No Action

20 **◆ I-75 Express Lanes**

21 Ms. Wilson discussed the I-75 Express lanes which are
22 slated to run from just north of the BB Downs / I-75 crossover
23 south to the Riverview area.

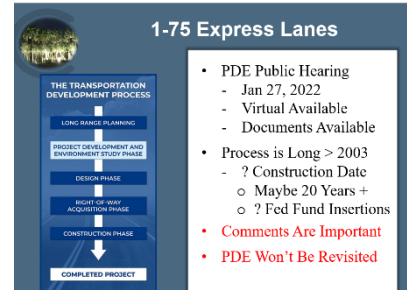


I-75 Express Lanes

- Two Projects / Four New Lanes Proposed
 - #1 Starts at BB Downs
 - #1 Ends Riverview Area
- 2 In Each Direction
 - New Lanes In Middle

24 The preliminary information is that the lanes will be built in
25 the middle of the existing roadway and no land in Tampa Palms
26 will be affected.

27 She noted that there will be a PD&E Public Meeting
28 held on 1/27/22 and that documents regarding the lanes are
29 available at sever locations.



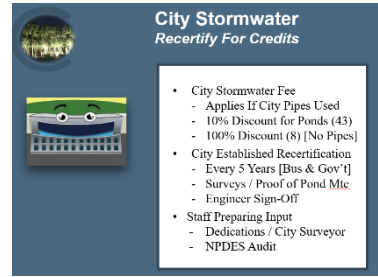
I-75 Express Lanes

- PDE Public Hearing
 - Jan 27, 2022
 - Virtual Available
 - Documents Available
- Process is Long > 2003
 - ? Construction Date
 - o Maybe 20 Years +
 - o ? Fed Fund Insertions
- **Comments Are Important**
- **PDE Won't Be Revisited**

30 Comments are important, as no matter when built, this is the
31 opportunity for citizen input.

1 ♦ **City Stormwater Project**

2 Ms. Wilson briefed the board on the requirements of the
3 City for recertification of the credits given under the stormwater
4 assessment program. She noted that staff is providing the
5 information as required.



City Stormwater
Recertify For Credits

- City Stormwater Fee
 - Applies If City Pipes Used
 - 10% Discount for Ponds (43)
 - 100% Discount (8) [No Pipes]
- City Established Recertification
 - Every 5 Years [Bus & Gov't]
 - Surveys / Proof of Pond Mic
 - Engineer Sign-Off
- Staff Preparing Input
 - Dedications / City Surveyor
 - NPDES Audit

6
7 ♦ **Supervisor Resignation**

8 Ms. Wilson noted that Supervisor Jake Schoolfield
9 would be resigning from the board due to the fact he was moving
10 to Tampa Palms North. The press of business kept him from
11 attending but his resignation would be forthcoming. The Board
12 can appoint a replacement; this will be an interim replacement as
13 Mr. schoolfield's term ends Nov 2022.

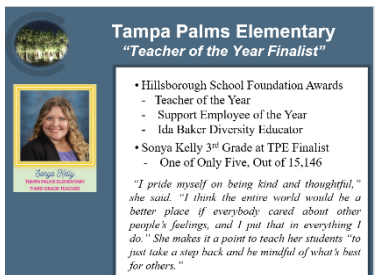


Supervisor Resignation
Reluctantly

- Jake Schoolfield Is Resigning
 - Bought A Home In TP North
 - Will Remain on TPOA
 - CDD Term Expires in 2022
- Board Will Appoint an Interim Supervisor
 - Serves Until Nov Election Certified

14
15 ♦ **Tampa Palms Elementary News**

16 Ms. Wilson advised that Sonia Kelly, a third grade
17 teacher has been nominated as a finalist for Hillsborough
18 County Teacher of the Year (one of five out of 15,146 teachers)



Tampa Palms Elementary
"Teacher of the Year Finalist"

- Hillsborough School Foundation Awards
 - Teacher of the Year
 - Support Employee of the Year
 - Ida Baker Diversity Educator
- Sonya Kelly 3rd Grade at TPE Finalist
 - One of Only Five, Out of 15,146

"I pride myself on being kind and thoughtful," she said. "I think the entire world would be a better place if everybody cared about other people's feelings, and I put that in everything I do." She makes it a point to teach her students "to just take a step back and be mindful of what's best for others."

19
20 **Additional Advanced Board Package Materials:**

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

23
24 **EIGHTH ORDER OF BUSINESS – Other Matters**

25 There being none, the next item followed.

26
27 **NINTH ORDER OF BUSINESS – Public Comments**

28 Mr. Schneider questioned as to if vines damage the walls and was advised that they
29 certainly impact the paint but do not damage the concrete blocks.

30
31 **TENTH ORDER OF BUSINESS - Supervisor Comments**

1 Ms. Falkowitz thanks Chris Cleveland for his service to the district and said that the
2 decision to leave to be more family engaged was certainly something she could and did
3 understand.

4

5 **ELEVENTH ORDER OF BUSINESS - Adjournment**

6 There being no further business,

7

8 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal, WITH ALL IN FAVOR, the
9 meeting was adjourned.

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

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

15 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
16 publicly noticed meeting held on Feb 9, 2022**

17

18 

19 **Signature**

20 Raymond J Lotito

21 **Printed Name**

22 **Title:**

23 **Secretary**

24 **DPFG**

18 

19 **Signature**

20 Gene Field

21 **Printed Name**

22 **Title:**

23 **Vice Chairperson**

24 **Chairperson**