

1 **MINUTES OF MEETING**  
2 **TAMPA PALMS**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 The Regular Meeting of the Board of Supervisors and 2022-23  
6 Budget & Assessment Hearings for the Tampa Palms Community  
7 Development District were held on Wednesday, July 13, 2022 at 6:00 p.m. at  
8 Compton Park, 16101 Compton Drive, Tampa, Florida.



9 **FIRST ORDER OF BUSINESS – Roll Call**

10 Mr. Field called the meeting to order.

11 Present and constituting a quorum were:

12 Gene Fields	Board Supervisor, Chairman
13 Tracy Falkowitz	Board Supervisor, Assistant Secretary
14 Mike Gibson	Board Supervisor, Vice Chairman
15 Don Oneal	Board Supervisor, Assistant Secretary
16 Richard Diaz	Board Supervisor, Assistant Secretary

17 Also present were:

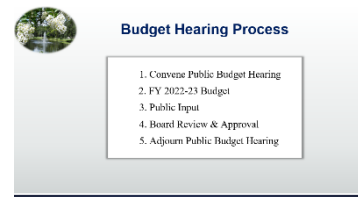
18 Raymond Lotito	DPFG Manager
19 Maggie Wilson	Consultant / Resident
20 Warren Dixon	TPOA Business Manager
21 Brian Koerber	TPOA Property Manager
22 <b>James Ferguson</b>	<b>Resident</b>
23 <b>Brandy Tomer</b>	<b>Resident</b>
24 <b>Jody Clayton</b>	<b>Resident</b>

25 **SECOND ORDER OF BUSINESS – FY 2022-2023 Budget & Assessment Hearing**  
26 **Budget & Assessment Hearings Open**

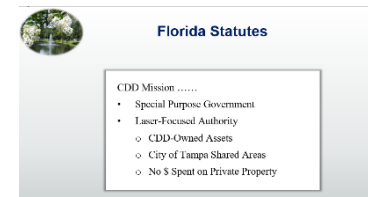
27 On a MOTION by Ms. Falkowitz, SECONDED by Mr. FGibson, WITH ALL IN FAVOR, the Board  
28 convened the **FY 2022-23 Public Budget and Assessments Hearings** for the Tampa Palms Community  
29 Development District.

30 **Proposed Budget Review**

31 Mr. Field presented an overview of the Budget Hearing process,  
32 explaining how the budget would be presented including how it was  
33 developed, how it would be reviewed and that public input would be both  
34 solicited and incorporated in to the process and finally, how the budget would  
35 be approved.



36 Mr. Field reviewed the mission of the CDD, the CDD's position as a  
37 special purpose government and how the Tampa Palms mission dovetails with  
38 the Florida statutes which govern the actions of all CDD's in the State of  
39 Florida.



1 Next Mr. Field reviewed the essentials driving the leadership  
 2 agenda, specifically competent and respected leadership to maintain the  
 3 in excess of \$20 Million in community-owned assets.



6 Mr. Field noted that in every effective organization there must be  
 7 metrics that define the manner in which the organization defines success.  
 8 Mr Field he reviewed the manner in which Tampa Palms defines success,  
 9 eg responsible assessments and sustainable property value as measured  
 10 against other similar communities.



12 Mr. Field noted as a measure of the multi-year stewardship the  
 13 assessments reflect a conservative approach that has been in place for  
 14 many years.



16 Further Mr. Field displayed a chart that demonstrated the increase  
 17 in Tampa Palms values as reported by the Hillsborough County Property  
 18 Appraiser. He noted that the 24% increase was as of 12/31/2021 and did  
 19 not include the substantial increases in property values that have occurred  
 20 in 2022.



22 Mr. Field noted that the current economic situation is  
 23 unprecedented and many of the signposts for future action are less than  
 24 clear paths ahead at all levels with 40-year high inflation and everyone  
 25 agreed that these are uncharted waters.



27 Mr. Field displayed a chart that depicted quarterly inflation since  
 28 2019, ranging from a 2.1 in 2019 to the 8.6 CPI announced for quarter 3  
 29 of 2022.



31 Mr. Field noted that the Fed is doing its job to try and manage  
 32 inflation and the CDD is participating to the degree that it can. The Tampa  
 33 inflation rate is 11.8%, the nation 8.6% but the CDD proposed increases  
 34 remain at 5%.



1 A chart was presented that overviewed the Tampa Palms CDD  
 2 Budget for FY 2022-23 showing that the revenues were increasing by 5%,  
 3 augmented by carryforward monies and the expenses were increasing by  
 4 5%.

	FY 2021-22		FY 2022-23		% INCR (DCR)	
	Adopted	Proposed	VS 2021-22	VS 2021-22	VS	VS
REVENUE (000)						
Assessments	2,737	2,874	136,000	5%		
Early Payment Discount	-208	-114	63	3%		
Interest Income	26	20	-	0%		
Special Fees	15	0	(15)	-100%		
Carry Forward & Misc.	111	141	34	31%		
<b>Total Revenue</b>	<b>\$2,779</b>	<b>\$2,920</b>	<b>141</b>	<b>5%</b>		
EXPENDITURES						
Normal Operations	2,319	2,442	123	5%		
Project Driven	459	478	19	4%		
<b>Total Expenses</b>	<b>\$2,779</b>	<b>\$2,920</b>	<b>\$141</b>	<b>5%</b>		

6 The normal operation expenses are favorably impacted, even with rising  
 7 inflation, by the structure of the landscape agreement, which moderates  
 8 grounds maintenance increases and for FY 2022-23 they will increase only  
 9 5%. These services includes the landscape, lighting, irrigation and park  
 10 support for Tampa Palms.

	FY 2021-22		FY 2022-23		% INCR (DCR)	
	Adopted	Proposed	VS 2021-22	VS 2021-22	VS	VS
TOTAL EXPENSE	\$2,319	\$2,442	\$122	5%		

12 Project driven expenses were also reviewed. The project driven  
 13 expenses form a small portion of the budget than normal operations and are  
 14 also budgeted to increase 4% for FY 2022-23.

(000)	FY 2021-22		FY 2022-23		% INCR (DCR)	
	Adopted	Proposed	VS 2021-22	VS 2021-22	VS	VS
Renewal & Replacement	\$210	\$218	\$8	4%		
Capital Projects	190	198	8	4%		
Water	59	62	3	5%		
<b>Total Project Driven Expenses</b>	<b>\$459</b>	<b>\$478</b>	<b>\$19</b>	<b>4%</b>		

16 Next followed a discussion of the types of projects that are included in the project driven expenses.  
 17 Mr. Field advised that project driven expenses reflect the funding of the various renewal and replacement  
 18 and capital projects.

**Project Driven Expenses**

**Capital Improvements 4%**

- Programmed Improvements
- Building Improvements
- Pond Controls
- Park Amenities
- Replacement Trees

**Project Driven Expenses**

**Renewal & Replacement 4%**

Ongoing Revitalization

- Tree Removals & Trimming
- City-Owned Cul de Sac
- Entry Displays

26 Mr. Field noted that the budget is available for public review and  
 27 suggestions and to facilitate that a letter had gone to each owner of property  
 28 with the full budget and soliciting questions or suggestions.

**Public Review & Input**

Ideas  
 Suggestions  
 Questions

30 Next Mr. Field reviewed the Board's responsibilities in the matter of  
 31 budget approval, that of evaluating ideas, questions and suggestion and asked  
 32 for public input on both the specifics of the budget and the general means of  
 33 funding and operating the CDD before formally approving the budget. No  
 34 public input was received.

**Board Responsibilities**

- .....Evaluate..... Ideas, Questions, Suggestions
- .....Decision..... OK as is ... or what to change
- .....Resolution..... Formally approve decision

1 Mr. Fields presented **Resolution 2022 - 6** Proposed Budget Resolution and asked if there was any  
2 comments, questions or changes to the Budget from the Board.

3 There being none,

4 On a MOTION by Mr. Oneal, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the Board adopted  
5 **Resolution 2022-6** Proposed Budget for FY 2022-2023 for the Tampa Palms Community Development  
6 District.

7  
8 Mr. Fields presented **Resolution 2022 - 7** approving the levy of assessments asked the Board  
9 members if there were any comments, questions or changes to the Budget.

10 There being none,

11 On a MOTION by Ms. Falkowitz, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the Board adopted  
12 **Resolution 2022 - 7** approving the levy of Assessments for FY 2022-2023 for the Tampa Palms Community  
13 Development District.

14  
15 **Budget Hearing Closed**

16 On a MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board adjourned  
17 the Budget & Assessment Hearings For FY 2022-2023 for the Tampa Palms Community Development  
18 District.

19

20 **THIRD ORDER OF BUSINESS – Board Member Discussion Items**

21 Mr. Diaz had a question about the cybercrime legislation that was recently enacted by the  
22 legislature. Ms. Wilson said that while it appeared to apply to special districts, the impacts would most  
23 likely be minimal due to the fact that CDDs do not provide critical services.

24 She mentioned that she had inquired of corporate counsel and as the impacts are not yet fleshed  
25 out, there is no news.

26 Ms. Falkowitz spoke about the new offerings that will be coming to the City parks in the area with  
27 the new budget and noted how important this will be to the youth of the area.

28

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

30 There being none, the next item followed.

31

32 **FIFTH ORDER OF BUSINESS – Approval of June Minutes**

33 **Approval of Minutes of June 8, 2022 Meeting**

34 Mr. Field presented the minutes of June 2022 meeting, and asked for comments and questions.

35

36 On a MOTION by Mr. Gibson, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board approved  
37 the minutes of the Board of Supervisors' meeting held on June 8, 2022 for the Tampa Palms Community  
38 Development District.

1  
2  
3 **SIXTH ORDER OF BUSINESS – Approval of May District Disbursements**  
4

5 Mr. Field presented the May 31, 2021 District Disbursements in the amount of \$228,168.47 and  
6 asked for any comments and questions.

7 Mr. Field noted that he had examined the checks including the order and all was correct.  
8

9  
10 On a MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board approved  
11 May 31, 2022 District Disbursements in the amount of \$198,313.78.  
12

13  
14 **SEVENTH ORDER OF BUSINESS – Consultant Reports**  
15

16 **Neighborhood Updates**  
17

18 Ms. Wilson reported on the landscape appeal of the community and  
19 noting that the high heat and humidity which make difficult to keep up with  
20 weed management and shrub growth, also make the landscape very  
21 appealing to the eye. The OLM inspection was acceptable but noted the weed  
22 growth.



23 Ms. Wilson noted that the retention ponds had been very low,  
24 exposing banks and encroaching vegetation and making it difficult to treat the  
25 water, but with the commencing of rains, the ponds were filling. Some  
26 residents were concerned about “global waring tuning the ponds” and this  
27 will alleviate their fears.



28 Ms. Wilson discussed the fountains which are an exception amenity  
29 for the community. She noted that two are scheduled for pump and motor  
30 replacement soon [Stonington and Asbury] and that they have served Tampa  
31 Palms well since installed in 2003.



32  
33 Ms. Wilson suggested upgrading the fountain at the Huntington pond to a  
34 larger fountain with the tiara nozzles as it is in a very visible spot and appears  
35 small for the large pond that it is serving.  
36



37  
38  
39 On MOTION by Ms. Falkowitz, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board approved  
40 the \$15,000 expenditure from Capital Projects to upgrade the Huntington fountain.

1 Ms. Wilson reported on the guard and park attendant services  
2 including the hours of coverage per week. She noted that the coverages appear  
3 adequate and that the “community-based roving guard” was working well.  
4 She also noted that the parks are well used.



5 Ms. Wilson reported that some of the safety tiles had begun to lift and  
6 that she had contacted the manufacturer. The manufacturer, SofTiles, will  
7 have a team on site the second week of July to review and repair any lifting  
8 tiles at Hampton and Amberly parks and Compton Park/  
9



### 2020-21 Audit Approval

10  
11 Ms. Wilson presented the final audit report for 2020 noting that it  
12 was a no comment, no recommendation audit. Chairman Field spoke on the  
13 number of years (20) that the District had received no comment audits and  
14 all this entails on the part of the district’s financial partners.



15 Ms. Wilson noted that the audit should be approved by motion of the Board.

16 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board approved  
17 the Audit of the FY 2020 Financial Statements.

### 18 Sterling Manor Tract

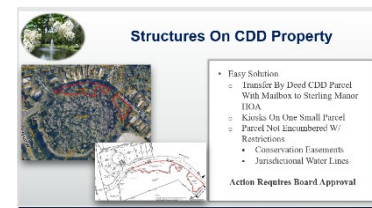
19 Ms. Wilson disclosed that it had been discovered that there were  
20 private structures belonging to the Sterling Manor HOA located on a CDD-  
21 owned land tract. The HOA was unaware that they did not own the property.  
22



23  
24 The property was the site of two building used for drive around mailbox  
25 access, a sitting area and a community bulletin board. The driving area has  
26 recently been paved and the whole area is in pristine condition.  
27



28 Fortunately there appears to be a simple and inexpensive solution: the CDD  
29 can deed the tract to Sterling Manor. Staff suggested that district counsel be  
30 engaged to evaluate the proposed option and if it is found to be viable,  
31 produce a deed which can be signed and recorded.

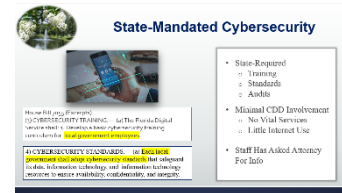


32 On MOTION by Mr. Diaz, SECONDED by Ms. Falkowitz, WITH ALL IN FAVOR, the Board approved  
33 the referring the Sterling Manor land tract to counsel with the intent to deed it to Sterling Manor.



**Cybersecurity Legislation.**

Ms Wilson reviewed the new cybercrime legislation that requires to requiring training, cyber audit and reporting of all state agencies in Florida. It also disallows the payment of any ransom should facilities be hacked and taken over. Corporate counsel is reviewing.



**EIGHTH ORDER OF BUSINESS – Other Matters**

There being none, the next item followed

**NINTH ORDER OF BUSINESS – Public Comments**

Mr. Dixon reviewed with the members the work of EPC regarding the illegal construction.

Jody Clayton from the Estates at River Park discussed the difficulties experienced at their community from being at the end of Yardley and as one approaches the community there is no identifying markings, monuments as are present in Tampa Palms. He wondered if one could be built for the Estates in their area.

Brandy Tomer, also from the Estates, echoed Jody’s remarks noting that they wanted to avoid being considered “mosquito alley”.

Ms. Wilson noted that the monuments were not the product of the CDD but of the developers of each separate village. She questioned if there was any space in the area of the Estates to construct a monument, noting the only land owned by the CDD is a 25 ft strip across the street with a berm separating the area from the power corridor.

Ms. Wilson thanked Brandy, noting that it was her information the previous year that led to the bottlebrush trees planted along the corridor edge, with the permission of the power company.

Ms. Wilson agree that the Tampa Palms team would look for possible improvement solutions.

**TENTH ORDER OF BUSINESS – Supervisor Comments**

Mr. Oneal reported dead plants at the Area 2 entry, noting that the presence of barriers thrown on them by the cable contractors probably doesn’t help.

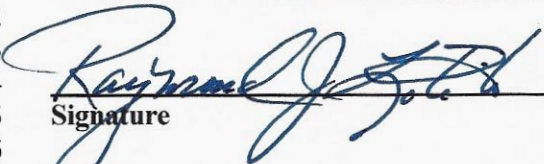
**ELEVENTH ORDER OF BUSINESS – Adjournment**

1 On a MOTION by Ms. Falkowitz, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board  
2 adjourned the meeting for the Tampa Palms Community Development District.

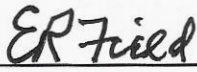
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9

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

10 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
11 meeting held on August 10, 2022.

12  
13   
14 \_\_\_\_\_  
15 Signature

16  
17 Raymond Lotito  
18 Printed Name  
19 Title: X Assistant Secretary

  
\_\_\_\_\_  
Signature

Gene Field  
Printed Name  
Title: X Chairman  Vice Chairman