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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 June 8, 2022 at 6:00 p.m. at the Compton Park
8 Recreation Building, 16101 Compton Drive, Tampa, Florida.

9
10 **FIRST ORDER OF BUSINESS - Welcome New Supervisor & 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 Tracy Falkowitz	Supervisor
17 Michael Gibson	Vice Chair
18 Don Oneal	Supervisor
19 Richard Diaz	Supervisor

20
21 **Also present were:**

22 Maggie Wilson	Consultant/Resident
23 Warren Dixon	TPOA Business Consultant
24 Brian Koerber	TPOA Property Manager
25 Raymond Lotito	DPFG
26 Jim Ferguson	Resident

27
28 Mr. Field established that a quorum was present.

29
30 **Pledge of Allegiance**

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

32
33
34 **SECOND ORDER OF BUSINESS – Strategic Planning Review & Annual Review**

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36 Mr. Field reviewed those items which are the primary focus and have immediate impact
37 on Tampa Palms in the near term, noting that the full strategic plans and Focus items were
38 included in the advance Board Package; a copy of which is attached hereto and made a part of
39 the public record.

40
41

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

2 Mr. Diaz inquired as to if there were plan dates released for the plans for the repaving
3 of Tampa Palms Blvd. Ms. Wilson said that previously it was determined by the City that the
4 funds for the project were FY 2022-23 so realistically the plans are set but work is unlikely
5 before Oct 2022.

6 Mr. Diaz inquired about the cost of rubbish removal and wondered if the amount of
7 trash had increased. Ms. Wilson stated that the question was timely as Dede Collins had just
8 negotiated a multi-year agreement at 50% of the current rate and a guaranteed increase ceiling
9 of 7% for years two and three.

10 Mr. Diaz also has questions about the Securitas agreements, asking in part were they
11 approximately \$10,000 monthly. Ms. Wilson answered that is approximately the amount.
12 There are two engagements Hampton Park About \$5,200 [billed every two weeks] and the
13 rover that is billed monthly at about \$4,500.

14 Ms. Falkowitz mentioned that the City was in the final stages of approving the Parks
15 Master Plan and there were many great things in store for the Tampa Palms / New Tampa area.

16 Mr. Gibson mentioned that he had been contacted by SouthState Bank regarding the
17 particulars for the investment account. Mr. Field and Mr. Gibson stated it was important for
18 the them to get together to discuss the various bank accounts.

19 It was agreed that there would be a short workshop following the next [July 8] CDD
20 meeting where they could discuss the mechanics of operating the already board-approved
21 banking accounts.

22

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

24 There being none, the next matter followed.

25

26 **FIFTY ORDER OF BUSINESS - Approval of the April 13, 2022 Minutes**

27

28 On MOTION by Mr. Diaz, SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board
29 approved the Minutes of the May 11, 2022 Board Meeting.

30

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

32

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

1 On MOTION by Mr. Diaz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
2 approved the Disbursements for the month ending April 30, 2022 in the amount of
3 \$220,109.29.

4
5 A copy of the Board Financial Analysis, Financial Statements and Check Register are attached
6 hereto and made a part of the public record.

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8 **SEVENTH ORDER OF BUSINESS – Consultant Reports**

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10 **◆ Neighborhood Updates**

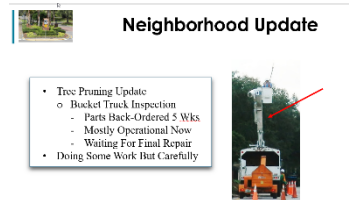
11 Ms. Wilson reviewed the general status of the
12 neighborhood and mentioned that the OLM inspection conducted
13 earlier in week was positive with a 91.5% “score”. She noted that
14 the major “to do” was weed control. She also mentioned that the
15 final fertilizer for the summer was down and that the turf and
16 summer flowers such as the agapanthus were doing well.



Neighborhood Update

- Positive OLM Inspection
 - 91.5%
 - Focus on Weeds
- Pre-Summer Fertilizer
 - Turf Greening
 - Spring Flowers
- Fertilizer Ban In Effect

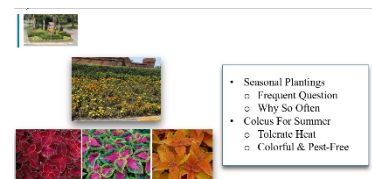
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18 Ms. Wilson updated the board regarding the tree pruning
19 and situation regarding the “bucket truck” which has been down
20 due to repairs and the back-order of some very routine parts. She
21 stated that they were continuing carefully where work could be
22 accomplished with ladders etc.



Neighborhood Update

- Tree Pruning Update
 - Bucket Truck Inspection
 - Parts Back-Ordered 5 Wks
 - Mostly Operational Now
 - Waiting For Final Repair
- Doing Some Work But Carefully

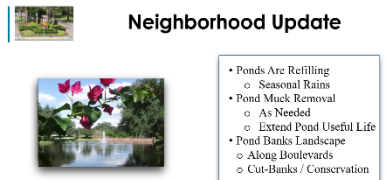
23
24 There was a discussion if seasonal plantings and why they are
25 short-lived and the type of plants that will be installed in the
26 coming week which is coleus. Coleus are colorful and both heat
27 tolerant and are relatively pest-free.



Neighborhood Update

- Seasonal Plantings
 - Frequent Question
 - Why So Often
- Coleus For Summer
 - Tolerate Heat
 - Colorful & Pest-Free

28
29 It was noted that with the arrival of summer rains, the
30 ponds were filling nicely. There was a discussion of the muck
31 removal that has been completed at a few ponds; it was
32 described as a maintenance strategy to keep the ponds
33 operating as they were initially designed.



Neighborhood Update

- Ponds Are Refilling
 - Seasonal Rains
- Pond Muck Removal
 - As Needed
 - Extend Pond Useful Life
- Pond Banks Landscape
 - Along Boulevards
 - Cut-Banks / Conservation

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Ms. Wilson described the situation where trees have been planted along / on pond banks. This was a practice of the original developers in several places in Tampa Palms and the long term results are a problem due to the fact that the trees can collapse into the ponds and demonstrated several that are being monitored at this time.

Neighborhood Update



- Trees On Pond Banks
 - Developer Planted
 - Poor Practice
 - Numerous Locations
- Remain Stable For Years
 - Monitor Failure
 - Remove When Needed
 - One Village Has Many

Ms. Wilson reported on the project to repair the Kensington / Reserve wall where the brick is delaminating from the block wall. Essentially the project is on hold waiting for a mason to become free.

Neighborhood Update

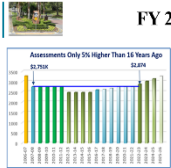


- Wall Repairs
 - Kensington Arca
 - Brick Delaminating
 - Waiting For Mason
 - Not ATM
- Pressure Wash Next

◆ **FY 2022-23 Budget Planning Re-Presented**

Ms. Wilson represented the FY 2022-23 Budget which had been preliminarily approved at the May 2022 Meeting. She noted that the budget is consistent with the 5-year model and that after three years of no increase, the assessment would increase only 5%.

FY 2022-23 Budget




- Proposed Budget On Target With Financial Model
- Assessments Increase By 5%
- Proposed Assessments Can Be Lowered But Not Raised
- Public Notices for July 13th
 - Newspaper (2)
 - Letters To Every Owner

Ms. Wilson noted that the proposed date for the Budget Hearing is July 13, 2022 and also reviewed the public notices (two) will be published and that a letter would be sent to each owner.

◆ **CDD Audit Report**

Ms. Wilson stated that Grau & Company were working to complete the audit. June 30th and given the fact that there are no meetings before that date, she suggested that the Board appoint the chairman to review and approve the audit for publication to the State in time for the June 30th deadline.

Audit Update



- Grau & Co Examines:
 - Financial Reports
 - Financial Health & Processes
- FY 2020-21 Audit Report Is Late
 - Due to State June 30th
- Staff Suggests Board Approve Chair Review & Approve
 - Board Approve In July
 - Required Board Motion For Approval

On MOTION by Mr. Diaz, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the Board Approved appointing the Chairman Gene Field to approve the 2021 Audit for publication to the State of Florida.

1 ♦ **Illegal Construction In Tampa Palms**

2 Ms. Wilson reported on the progress in putting in place the
3 cash management / investment plans put into place by Board
4 approval last month. She noted that the account had been
5 established, that as required all funds were 100% FDIC insured and
6 all securities were one year maturity. She stated that the chair and vice chair were overseeing
7 the activities.

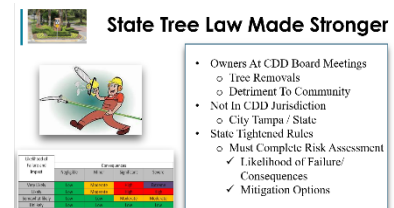


Cash Management Update

- Chairman Field Managing
 - Opened Wealth Account
 - Shared Investment Policy
 - ✓ 100% FDIC Guaranteed
 - ✓ 1 Year Securities
 - ✓ Chair & Vice Chair Access
- Process Developed
- Confirmed By Bank Officials

8
9 ♦ **Florida Tree Law Changed**

10 Ms. Wilson noted that the Florida tree law had been
11 clarified as it applies to residential property and explained the
12 improvements. While the does not strictly apply to CDD
13 activities, it is presented because residents have come to the CDD
14 to discuss tree removals at recent meetings.

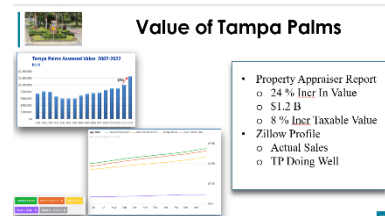


State Tree Law Made Stronger

- Owners At CDD Board Meetings
 - Tree Removals
 - Detriment To Community
- Not In CDD Jurisdiction
- City Tampa / State
- State Tightened Rules
 - Must Complete Risk Assessment
 - ✓ Likelihood of Failure/Consequences
 - ✓ Mitigation Options

15
16 ♦ **The Value of Tampa Palms**

17 Ms. Wilson reported that per the Property Appraiser the
18 assessed value of Tampa Palms had increased 24%. She noted
19 that in part due to the “save our homes” laws, the taxable value
20 had increased only 8%. She further reported that the sales
21 value, as reported by Zillow, shows Tampa Palms very
22 competitive with other communities in New Tampa.



Value of Tampa Palms

- Property Appraiser Report
 - 24 % Incr In Value
 - \$1.2 B
 - 8 % Incr Taxable Value
- Zillow Profile
 - Actual Sales
 - TP Doing Well

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 **NINTH ORDER OF BUSINESS – Public Comments**

31 Warren Dixon reported on a number of issues related to Tampa Palms and the
32 homeowners end of the business including the illegal construction and recent information sent

1 to general counsel, plans to modify the TPOA documents to more effectively address aspects
2 such as RMCs and voting.

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

4 Chairman Field discussed referring questions to staff in order to make certain that a
5 consistent message was provided.

6

7 **ELEVENTH ORDER OF BUSINESS - Adjournment**

8 There being no further business,

9

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

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

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

17 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
18 publicly noticed meeting held on July 13, 2022**

19 
20

21 **Signature**

22 Raymond J Lotito

23 **Printed Name**

24 **Title:**

25 **Secretary**

26 **DPFG**



Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson