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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 March 9, 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 & 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
19 **Also present were:**

20 Maggie Wilson	Consultant/Resident
21 Warren Dixon	TPOA Business Consultant
22 Brian Koerber	TPOA Property Manager
23 Andrea Braboy	TPOA Amenities Manager
24 Raymond Lotito	DPFG

25
26 Mr. Field established that a quorum was present.

27
28 **Pledge of Allegiance**

29 Mr. Gibson led the recitation of the Pledge of Allegiance.

30
31 **SECOND ORDER OF BUSINESS – Strategic Planning Review & Annual Review**

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

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

40 There being none, the next item followed.

1

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

3 Warren Dixon updated everyone on the situation regarding the illegal construction and
4 the EPC activities.

5 **FIFTY ORDER OF BUSINESS - Approval of the February 9, 2022 Minutes**

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7 On MOTION by Mr. Gibson, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the
8 Board approved the Minutes of the February 9, 2022 Board Meeting.

9

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

11

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

13 On MOTION by Ms. Falkowitz SECONDED by Mr. Gibson WITH ALL IN FAVOR, the
14 Board approved the Disbursements for the month ending January 31, 2022 in the amount of
15 \$395,838.52

16

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

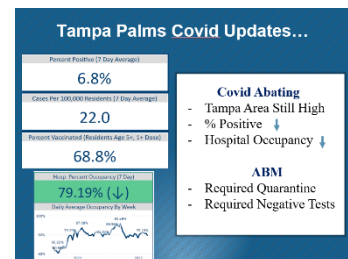
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20 **SEVENTH ORDER OF BUSINESS – Consultant Reports**

21 **◆ Covid Update**

22 Ms Wilson provided what she said was probably a final
23 update regarding Covid as it appears to be abating in this area.

24 The percent of positivity has dropped dramatically and the hospital
25 occupancy is down to 79 % and while still significant, it is down
26 from 91% only weeks ago.



27

28 **◆ Neighborhood Updates**

29 Ms. Wilson reported that the community inspection of
30 the property for March resulted in a score of 92% despite the
31 several days of below freezing temperatures. She noted that the
32 curbacks would begin soon, along with tree trimming followed
33 by Spring fertilizer.



34

1 She stated that the Spring annuals are being installed; the
2 installation was delayed for a couple weeks to allow the plants to
3 further mature. It was fortunate that most of the outgoing annuals
4 survived the freezes and looked attractive.

Around the Neighborhood
Next Step - Entries

- Spring Annuals
 - New Color For Entries
 - Delayed Planting
 - ✓ Annuals Recovered
 - ✓ New Going In Now
- Caladiums Follow

5 In late March or early April the caladiums will return to the
6 beds around the entry trees.

7 Ms. Wilson reported that despite resident concerns, the low
8 water levels in the ponds is seasonally normal. The low water and
9 limited to no rain does make treatment of some aquatic plants
10 difficult so they must be treated slowly and carefully so as not to
11 result in a mass of dead and dying plant materials.

Around the Neighborhood..
Little Rain - Ponds Low

- Ponds Low
 - Annual Event
 - Resident Concerns
 - Not Global Warming
- Pond Weeds Difficult
 - High Heat / Fertilizer
 - Low Water
 - Submersibles Treated
 - Lilies Treated Carefully

12
13 Ms. Wilson reported that the biennial restoration of the
14 mini-buildings in Tampa Palms such as the faux guard houses at
15 the main Area 1 entrance and the two along Bruce B Downs south
16 of Amberly, as well as, the Huntington entrance would begin in
17 April. This will include pressure washing, painting and any needed
18 repairs.

Around the Neighborhood..
Biennial Clean-Up

- Mini-Building Maintenance
 - Pressure Wash
 - Wood & Roof Repairs
 - Paint

19
20 ♦ **Modeling Tampa Palms Future**

21 Ms. Wilson introduced the 2022 version of the multi-year
22 financial models. She noted this was a model designed to provide
23 supervisors to examine the impacts of known events and estimate
24 the results of emerging trends and policies.

Modeling Tampa Palms Future.
Attempting To Minimize Surprises

- Model Is Not A Plan
- Strategy To Approach Future Uncertainties
 - Fiscal & Monetary Policies
 - Geopolitical Events
 - Inflation & Shortages
- Examines Impact
 - No Action Versus
 - Intelligent Action

25 The model provides a realistic view of future financial
26 positions to assist supervisors in the preservation of the \$20M in
27 CDD assets.

Modeling Tampa Palms Future
Continual Re-Examination

- Realistic Judgement
 - Preservation of Assets (\$20M)
 - Contingent Liabilities
 - Safety Factor
 - Moderate Approach 22-23
 - Assessment Iner 3.5%
 - 3% General Expense

2023 Assessments 2.9% Higher Than 2007
\$1,794K vs \$1,819K

28 As presently modeled, a modest increase in 2023
29 assessments for 3.5% yields an outcome only 2.9% higher than
30 2007, a year AFTER the CDD bonds were paid.

31
32

◆ **Park Updates**

Ms. Wilson reported on the progress with the community-based roving guards and said that the program was working well.

She noted that as with all salary updraft happening nationwide the use of the rover made a big difference for Amberly Park. She also noted that salary equals guard quality. At this time the employee receives 68% of the cost to Tampa Palms with the balance going to taxes and corporate profit.

Ms. Wilson noted that it was time to clean the pavilions in Amberly and Hampton parks. This will include pressure washing, floor restoration and painting as needed. She noted that there is a bit of a push to get this done between rainstorms as Spring Break is approaching and many families use the parks.

It was reported that there have been a series of sewer back-up problems in Amberly Park over the last few months, caused by paper towels and sanitary wipes clogging the pipes. The paper towels were replaced with electric dryers and there are signs posted warning that wipes should not be flushed – no matter what the container says. If the back-ups continue, the next step is to scope the sewer pipe between the pavilion and the road.

Ms. Wilson suggested a change in the parks manual language that specifically forbids any advertising for activities in the parks and makes the rules more clear.

The manual already deals with commercial activities such as selling products in the park.

Park Updates
Securing Amberly & Oak Parks

Category	Percentage
Salary	68%
Taxes	19%
Profit	13%

- Shared Roving Guard
 - Working Well
 - Better Coverage
 - Less Budget Drain
- Salary Updraft Reality
 - All Guard Companies
 - Salary = Guard Quality

Park Updates
Enhancing the Residents Experience

- Hampton & Amberly Park Pavilions (Inside & Out)
 - Pressure Wash
 - Repair Wood & Paint
 - Repair & Recoat Floors
 - Gutters & Skylights
- Completed Every Year

Park Updates..
Amberly Park Sewer Problem

- Toilets Blocked- Repeatedly
 - Paper Towels & Wipes
 - Dryers Replaced Towels
 - "No Wipes" Signs Going In
- Possible Pipe Issue
 - Long Stretch to Sewer
 - 30 Y/O Pipe
 - Plan To Scope Pipe

Park Updates..
Improve Parks Manual

- Commercial Activity Not Allowed
 - Selling Products
 - Using Parks For Ads
- Request Ban Tennis Coaches
 - 4 Coaches – All Residents
 - Same Court Access As Any Resident
- Suggest Refining Language
 - Change to Ban **Advertising** For Activities in Parks

On MOTION by Ms. Falkowitz SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board approved a language change for the parks handbook, removing ~~for whom donations or charges are accepted~~, and adding "advertising."
Final wording to read **The parks are not available for commercial purpose, which is to say that they may not be used by anyone, resident or member advertising for activities conducted in the parks.**

1 ♦ **Supervisor Appointment**

2 Ms. Wilson reviewed the application of Richard Diaz to
3 serve for the unexpired portion of Jake Schoolfield’s seat. Ms.
4 Wilson described his background along with the fact that many
5 years ago Mr. Diaz was part of the original development teams
6 responsible for the initial stormwater designs. She also noted the
7 synergies between Supervisor Falkowitz’s extensive work with Joshua House and Mr, Diaz’s
8 years of volunteering, and position as Board Chair -Emeritis, for the MacDonald Training
9 Center.



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11 On MOTION by Ms. Falkowitz SECONDED by Mr. Gibson WITH ALL IN FAVOR, the
12 Board approved appointment of Mr. Richard Diaz to CDD Seat Number 2.

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14 ♦ **Audit Updates**

15 Ms. Wilson advised that the audit was not ready and that
16 DPEFG was working through some issues of changing personnel
17 that had hampered the final audit.

18 She noted that some corrections had been made and that
19 she would either have the completed audit or report the progress
20 in April.



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22 ♦ **Amberly Sign**

23 Ms. Wilson reported that the City and the Shoppes of
24 Amberly are still working on issues associated with the potable
25 water pipe that hampers the placement of the snow sign.



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28 **Additional Advanced Board Package Materials:**

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

31
32 **EIGHTH ORDER OF BUSINESS – Other Matters**

1 There being none, the next item followed.

2

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

4 There being none, the next item followed.

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

7 There being none, the next item followed.

8

9 **ELEVENTH ORDER OF BUSINESS - Adjournment**

10 There being no further business,

11

12 On MOTION by Ms. Falkowitz SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the
13 meeting was 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 April 13, 2022.**

21

22 
23 Signature

23

24 Raymond J Lotito

25 **Printed Name**

26 **Title:**

27 **Secretary**

28 **DPFG**

21 
22 Signature

23 Signature

24 Gene Field

25 **Printed Name**

26 **Title:**

27 **Vice Chairperson**

28 **Chairperson**