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**MINUTES OF MEETING
TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District was held on Wednesday, January 13, 2021 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. Field called the meeting to order.

The Board members and staff introduced themselves for the record.

Present and constituting were:

Gene Field	Chairman*
Jim Soley	Vice Chairman*
Tracy Falkowitz	Supervisor*
Jake Schoolfield	Supervisor*
Mike Gibson	Supervisor (via Zoom)

* Constituting quorum

Also present were:

Chris Cleveland	District Management (via Zoom)
Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Property Manager

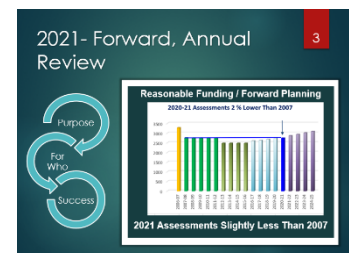
Mr. Field established that a quorum of the Board was present.

Pledge of Allegiance

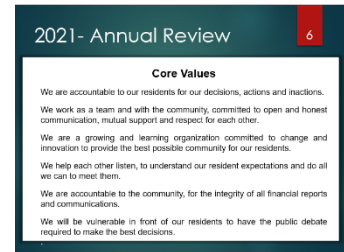
Ms. Falkowitz led the recitation of the Pledge of Allegiance.

SECOND ORDER OF BUSINESS- Annual Review

Ms. Wilson led the annual discussion of the CDD purpose of the CDD, responsibility for the property of more than 10,000 residents with almost a billion dollars in value. It was noted that this has been accomplished with assessments slightly less in 2021 than in 2007.



1 The Mission and Directions statements were reviewed as
2 they are the “rules of the road for the CDD. Finally the Core Values
3 which constitutes the Board’s commitment to the residents and
4 their commitment to one another.



5 This review is done annually to provide an opportunity for
6 the board to make changes if desired. No changes were made. It was noted that the documents
7 are present on the CDD portion of the Tampa Palms web page.
8 The full strategic plans and significant events were included in the advance Board Package; a
9 copy of which is attached hereto and made a part of the public record.

10
11 **THIRD ORDER OF BUSINESS - Board Member Discussion Items**

12
13 There being none, the next item followed.

14
15 **FOURTH ORDER OF BUSINESS - Public Comments.**

16 Warren Dixon commented on behalf of the TPOA that portions of the employee manual
17 had been revisited to deal with sick leave, noting the new wording differentiated between
18 exempt and non-exempt employees.

19
20 **FIFTH ORDER OF BUSINESS - Approval of the November, 2020 Minutes**

21
22 On MOTION by Mr. Soley, SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the
23 Board approved the Minutes of the November, 2020 Board Meeting.

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

26 A copy of the Board Financial Analysis, Financial Statements and Check Register are
27 attached hereto and made a part of the public record. Mr. Field noted that the check register
28 had been reviewed. Due to the fact that there was no December meeting, both the October and
29 November registers will be
30

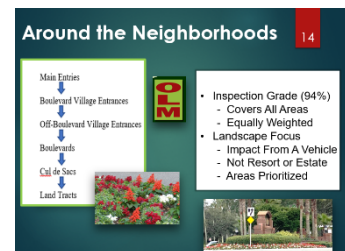
On MOTION by Mr. Schoolfield SECONDED by Mr. Soley WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending October 31, 2020 in the amount of \$231,412.51.

On MOTION by Mr. Schoolfield SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending November 30, 2019 in the amount of \$213,278.39.

SEVENTH ORDER OF BUSINESS - Consultant Reports

◆ Around the Neighborhood

Ms. Wilson updated the Board and visitors as to the inspection of the property for January, explaining that the inspections are performed by OLM, a national contract compliance company. She noted that all areas are inspected and also discussed the priorities for landscape maintenance in Tampa Palms..



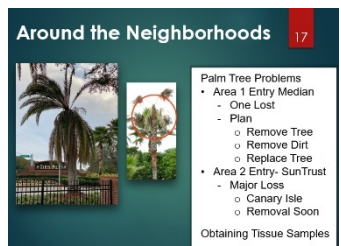
Ms. Wilson reviewed the impact on the turf of the fungus which is the indirect result of no high humidity combined with reduced sunlight hours (winter) and complicated by a few minor frosts. She noted that the areas are being treated and at this time loss of turf is anticipated.



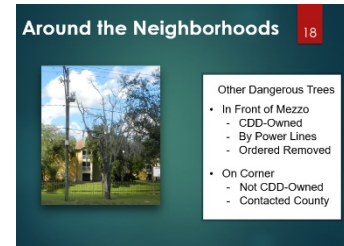
There was a review of the holiday lighting which was a success and the holiday plantings that equally provided a festive look for the community. Ms. Wilson noted that a mixture of annual types were used to respond to either cold weather or unseasonably warm weather.



Ms. Wislon reported on more palm problems at the main entries. One Washingtonian palm has died in Area 1 and one of the two Canary Isle palms at the Area 2 entrance is dying. They will both be tissue tested to determine of the cause of death can be determined.



Ms. Wilson discussed a tree on CDD property along BB Downs which is dead and may cause some problems to the overhead power and communications equipment if it falls during a storm. The tree maintenance company used by the City was called to remove it rather than ABM as they work all over the City where there are overhead lines which are not normally present in Tampa Palms.

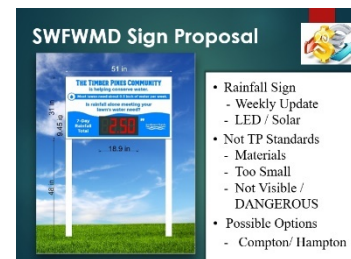


Ms. Wilson noted that the wayfinding sign at the corner of Tampa Palms Blvd and Amberly, Area 2, was complete. Decorative landscape was added to the surroundings and lighting was installed.



◆ SWFWMD Sign Proposal

It was discussed that SWFWMD proposed adding a sign to the main entries to display the weekly rainfall to encourage conservation. During the review all agreed that such a sign beside an eight lane highway (BB Downs) would not be effective and possibly dangerous. Ms. Wilson wondered if location at Compton or Hampton parks would be effective.



Supervisor Schoolfield made the suggestion that SWFWMD could post updates on the Tampa Palms website. Ms Wilson and Brian Koerber would discuss with SWFWMD.

◆ Cash Management

Ms. Wilson reported that the calendar year 2020 cash management agreement negotiated with Sunshine Bank expires January 2021. The Board-established cash management priorities previously established by the Board as a basis for the decision were reviewed. A firm offer has not yet been received, in part because of the condition of the financial markets at this time.



◆ Board Member Appointment

Ms. Wilson led the discussion of the need for the Board to appoint a member for Seat 5.



Due to confusions with the US Mail and the Covid crises, a portion of Supervisor Gibson's application to run was never received by the Supervisor of Elections and his name was not on the ballot. No other resident applied to run.

The vacancy must be filled by the Board. The vacancy and situation was announced at the TPOA Annual Meeting, reviewed the Tampa Palms newsletter and discussed at the Oct and Nov 2020 CDD meetings. No other applicant came forward. Mr. Gibson agreed to serve.

On MOTION by Ms. Falkowitz, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the Board appointed Mr. Adisa Michael Gibson to the Unexpired Term of Office of Voting District 5.

♦ **Dumping and Damage in Tampa Palms**

Ms. Wilson detailed a number of incidents where serious accident and even intentional misbehavior had damaged Tampa Palms. Most likely the worst of these was a fiery crash on Amberly Drive which took out signs and a light pole and set the area on fire.



Community Damage & Dumping

- Incidents Increasing
 - 1-3 Weekly
- Accidents
 - Tragedy Thanksgiving
 - Fiery Crash Xmas
- Intentional
 - Day B/4 Christmas
 - Close To Village Power
- Very Disturbing

♦ **New District Manager Introduced**

Ms. Wilson introduced Chris Cleveland from DPGF, who joined the meeting on Zoom. Chris' extensive background in CDD and HOAs was discussed, along with the fact that he had once worked for the financial consultant, Bill Rizetta, that set up Tampa Palms.



Welcome Chris Cleveland

- Chris Cleveland
 - DPGF District Manager
 - Governance Oversight
- Major Community Experience
 - CDDs
 - HOAs

♦ **New State Employment Law**

Ms. Wilson reviewed the new requirement for the immigration status of all persons hired after 1/1/2021 to be confirmed by E-Verify. The CDD will be enrolled, though there is limited application.



Verification of Immigration Status

- New Florida Law
 - Requires Use of E-Verify
- Tampa Palms CDD Included
 - Minimal Applicability
- TP Partners Already Use

FS 448.095 (2)(a) Beginning January 1, 2021, every public employer, contractor, and subcontractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees.

Additional Advanced Board Package Materials:

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

EIGHTH ORDER OF BUSINESS – Other Matters

There being none, the next item followed.

NINTH ORDER OF BUSINESS – Public Comments

Mr. Schneider questioned the reporting status of the new district manager, concerned in part that someone brand new to Tampa Palms would be running the district. It was explained the District Manager’s responsibilities were primarily governance and he reported to DPFG which reports to the Board. Mr Schneider inquired would Ms. Wilson report to him and was told no, she reports to the Board.

Warren Dixon reported on the on-going steps taken by the TPOA to maintain resident protections from Covid and provide as much access to facilities as is reasonable and safe.

TENTH ORDER OF BUSINESS - Supervisor Comments

Supervisor Schoolfield noted that he was pleased at the resolution to a temporary power problem that existed for several months and thanked staff for the assistance.

Mr. Field discussed the importance of the cash management plan and raised the issue of risk alert, noting that interest income totaling \$ 330 K thru FY 2024-25 was modeled based on projected Fed rate increases through 2020. The Covid crises and general economic tumult are cause for serious reconsideration. The Five-Year Financial Model will be adjusted and represented in the March - April time frame.

ELEVENTH ORDER OF BUSINESS - Adjournment

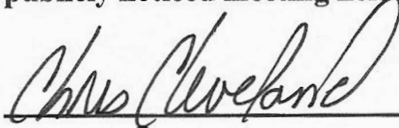
There being no further business,

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

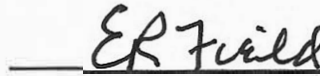
**These minutes were done in summation format, not verbatim.*

**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.*

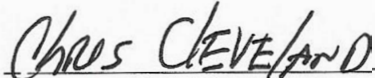
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 2-10-2021.



Signature



Signature



Printed Name



Printed Name

Title:

☐ Assistant Secretary

☒ District Manager

Title:

☐ Vice Chairperson

☒ Chairperson