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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, February 10, 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
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- Strategic Planning**

Mr. Field reviewed the most current strategic plans, focusing on those issues which have immediate impact and noting that the Board Book contained the full examination. The full strategic plans and significant events were included in the advance Board Package; a copy of which is attached hereto and made a part of the public record.

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

There being none, the next item followed.

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

There being none, the next item followed.

**FIFTH ORDER OF BUSINESS - Approval of the January 11, 2021 Minutes**

On MOTION by Mr. Soley, SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the Board approved the Minutes of the January 11, 2021 Board Meeting.

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

Mr. Field noted that the check register had been reviewed. A copy of the Board Financial Analysis, Financial Statements and Check Register are attached hereto and made a part of the public record.

On MOTION by Mr. Gibson SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending December 31, 2020 in the amount of \$174,081.50.

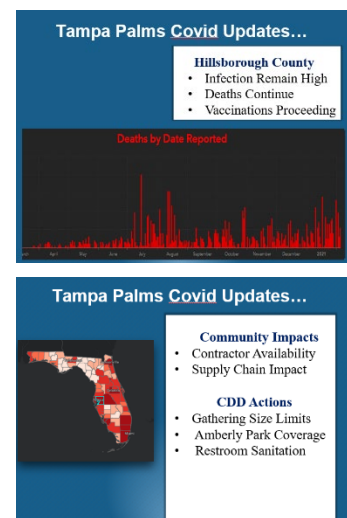
**SEVENTH ORDER OF BUSINESS - Consultant Reports**

◆ **Covid Update**

Ms. Wilson updated the Board and visitors as to the current Covid situation as reported by the FL Dept of Health numbers of infections and deaths.

Ms. Wilson also reviewed the impacts on Tampa Palms (mostly personnel and supply chain problems.)

There was a discussion of the continuing efforts by the CDD to make the parks as safe and as open and available as possible.



♦ **Cash Management For 2021**

Ms. Wilson reported on the progress of the cash management plan for 2021. The CenterState Bank, which is the current banking partner, made an offer which is attractive under the current conditions:

- All funds on deposit are fully FDIC insured (QPD)
- .5% for the insured cash sweep service (QPD)
- 12-month commitment
- Minimum \$2.5M balance or possible re-negotiation of rate.
- .025% for funds in the operating account



The Chairman concurred that Tampa Palms should proceed with the CenterState Bank offer, as it best fits the needs of Tampa Palms at this time. This decision should be confirmed by motion during the meeting.

On MOTION by Mr. Soley, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the Board approved the proposed cash management plan for calendar year 2021 provided by Centerstate Bank, a QPD, for all funds on deposit fully insured and an interest rate of .5% on invested funds in the cash sweep account and .25 % on funds in the operating account. Minimum balance for the cash sweep of \$2.5 M and the operating account of \$1,000.

♦ **Officer Appointments**

Ms. Wilson reported that the District was welcoming two Board member, Tracy Falkowits and Adisa Michael Gibson and the DPFPG has assigned a new District Manager/ Secretary, Chris Cleveland. With Board concurrence Mr. Cleveland will act as District Manager and will be appointed a Secretary for the District.

Ms. Wilson notes that with the exception of Board Members, CDD "officers", are not elected and they have no voting powers: they are individuals who serve for the Board and at the pleasure of the Board.



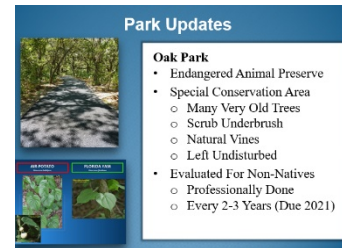
On a MOTION by Mr. Soley, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the Board adopted Resolution 2021 - 2 Election of Officers: Gene Field (Board Member) as Chairman; Jim Soley (Board Member) as Vice Chairman; Jake Schoolfield (Board Member) as Assistant Secretary; Tracy Falkowitz (Board Member) as Assistant Secretary; A. Michael Gibson (Board Member) as Assistant Secretary; Mary-Margaret Wilson as Assistant Secretary; Chris Cleveland as Secretary; Patricia Comings-Thibault & Gene Field as Treasurers.

◆ **Park Updates**

Ms. Wilson reviewed Oak Park which is a special conservation area, noting that in the original development plans Oak Park was slated to be mostly cleared, to have a parking lot, roadway and be generally open as are Hampton and Amberly parks but a After discussions with the City of Tampa Parks and Rec and the Fla FWC those plans were scrapped in favor of an extended conservancy and upland habitat for many “critters”.

Every two to three years the park is professionally inspected, in part to make certain that invasive, non-native plants and especially vines have not encroached. This process is done by professionals because sometimes naturally occurring vines can look similar to invasive species if location at Compton or Hampton parks would be effective.

Ms. Wilson reviewed the work in Hampton Park and noted that the court restorations were approaching completion. She also pointed out the parks were well used by families.



◆ **... Around the Neighborhoods**

Ms. Wilson noted that per the OLM property inspection the property continued to present an upscale “look” despite the weather impacts, which varied from minor frost to unseasonable heat. She also detailed the continuing restoration work, replacing old shrubs with “new models”.

It was discussed that the winter annuals performed well despite the weather and would be changed to the spring flowers of marigolds and begonias the first weeks of March.

It was reported that the spring cutbacks had begun and while the shrubs look a little forelorn for a few weeks, they will soon restore.



Ms. Wilson reviewed the weevile infestation of three years ago and the manner in which it was treated, through the use of systemic pestacides.

She explained that the trees would be re-inspected this year and a decision would be made to reinnoculate or not by mid-March.

Ms. Wilson reported on higher than normal water retention in certain wetlands and displayed how the water is balanced between ponds and wetlands by City of Tampa conveyances.

It was noted that high water in one pond, Wyndover Rd in Cambridge II, was alarming. The City cleaned all of the conveyances and noted blockage in some inflows. The ponds was cleaned of muck and roots and will be restored to proper operation.

#### ♦ Tampa Palms Blvd Project

There was a discussion of the pending project for restorations of Tampa Palms Blvd which will be in multiple phases, design, paving and finally intersection safety improvements.

#### ♦ City of Tampa PURE Project

The project was described as one of many projects in the state focused on insuring safe and sufficient water for Tampa. It includes treating the output of the Curren Plant (55M GPD) dumped into the bay and storing it underground to stave off salinity and provide water to insure the flows of the Hillsborough River while still allowing the City to use the river water to treat for potable use and not have to buy EXPENSIVE water from Tampa Bay Water, a private utility set up to pump water from a number of well-fields, substantially providing water to Pinellas and Pasco counties.



....Around The Neighborhoods



**Palm Tree Evaluation**

- Weevil Damage 2017
- Major Loss
- Systemic Insecticide Used
  - Injected 2 Years
  - Effective 1-3 Years
- ABM Examining Palms
  - Treat Cost \$65/Tree
  - Remove & Replace \$2 K/Tree

Wetland Increases



**Wetland Changes**

- Increasing Wetlands
- Higher Water
- Reduced Upland
- Working W/ City

Pond Impacts



**Restoration Commencing**

- Remove Dirt
- Stabilize Rear Bank
- Re-Landscape

Tampa Palms Blvd Project




**City on Target**

- Design This Year
- Resurfacing
  - Sharrows
  - Intersection Improvements
- Phase 1
  - Resurfacing & Sharrows
- Phase 2
  - Intersection Work
  - Roundabout

Public Meeting Feb 24 at Compton Park


City PURE Project



**The Project Is Complex**

- Secure Cost-Effective Drinking Water
- Stabilize the River Flows
- Stave Off Salinity
  - In the River
  - In the Aquifer
- Eliminate Discharge Into Bay

City PURE Project



**The Project**

- Insert Water Into Wells
  - Highly Treated
  - Currently Discharged
- Used To Manage Flows
  - Below Water Plant
  - Flows Mandated By SWFWMD
- Defense Against Salinity

**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. Dixon updated the Board and residents as to the status of the City and HCEPC efforts to illegally drain the wetlands and construct roads and ponds between the CC and the river.

Warren Dixon also 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.

Mr. O’Neal commented on the monument signs and also noted that the repairs to the fencing along BB Downs looked good.

**TENTH ORDER OF BUSINESS - Supervisor Comments**

Supervisor Schoolfield about the new traffic controlsigns and a discussion followed about upgrades to the warning signs at Amberly but the rathe garish red signs beside SunTrust would remain as is to be more effective.

Mr. Field discussed the importance of the NPDES audit and the detail required to satisfy the audit requirements

**ELEVENTH ORDER OF BUSINESS - Adjournment**

There being no further business,

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



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

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

6  
7 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a  
8 publicly noticed meeting held on March 10, 2021.

9   
10 \_\_\_\_\_  
11 Signature

  
\_\_\_\_\_  
Signature

12   
13 \_\_\_\_\_  
14 Printed Name

Gene Field  
\_\_\_\_\_  
Printed Name

15 Title:

16 ☐ Assistant Secretary

17 ☒ District Manager

Title:

☐ Vice Chairperson

☒ Chairperson