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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, March 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 Ms. Falkowitz WITH ALL IN FAVOR, the Board approved the Minutes of the February 10, 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.

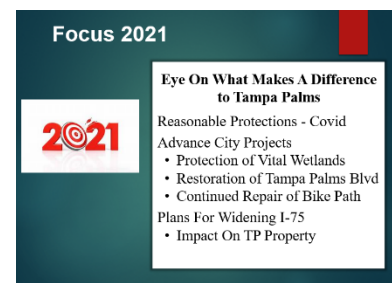
On MOTION by Mr. Schoolfield SECONDED by Mr. Soley WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending January 31, 2021 in the amount of \$126,380.57.

**SEVENTH ORDER OF BUSINESS - Consultant Reports**

◆ **Focus 2021**

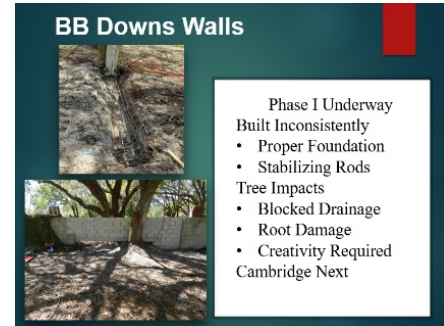
Ms. Wilson updated the Board and visitors as to those items which are under scrutiny for the good of the community during 2021.

The matters included reasonable covid protections for citizens and workers, conservation area protections from illegal construction and various City and State projects such as the reconstruction of Tampa Palms Blvd, bike path improvements and new transit lanes for I-75 that are pending for I-75 adjacent to Tampa Palms.



◆ **Bruce B Downs Walls**

Ms. Wilson reported on the progress wall repairs along Bruce B downs, noting that poor initial construction in some places and significant tree intrusion makes the projects slow and tedious. She noted that the work is progressing and the neighbors seem pleased with the progress.



◆ **.... Around the Neighborhoods**

Ms. Wilson briefed on the general appearance of the community including the positive recent inspection, the recovery of the turf from the winter fungus.

The weekly leaf collection was discussed along with the fact that the leaf drop season will end soon. It was noted that the 5G work continues.



Ms. Wilson reviewed the new annual plantings that were being installed. It was discussed that plants in general, both large shrubs and annual plants are limited in supply.

Due to these same supply issues, a substitution was made and magenta vinca was placed outlining the marigolds in the annual beds.



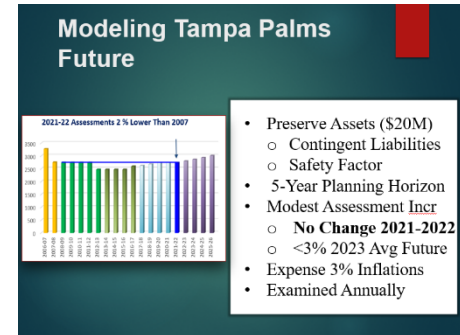
Ms. Wilson noted that the dead palm at the Area 1 entry had been replaced after substantial soil was removed and tested. (No obvious ph or other problems) and the palms did not have any obvious disease.

Ms. Wilson discussed the juniper that was replacing old jasmine in many medians for a cleaner and newer look.



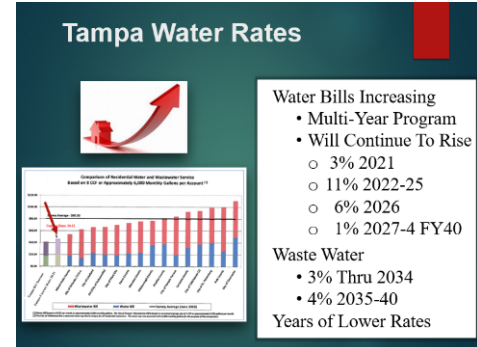
♦ **Modeling Tampa Palms Future**

Ms. Wilson commented on the 5-Year financial model contained in the March Board Book noting that the financial profile was a forward look with no change in assessments for FY 2021-22 and 3% average increase thereafter and expenses modeled at a 3% increase annually. The model is examined annually and adjusted to meet current conditions.



♦ **Tampa Water Rates**

Ms. Wilson reviewed the ongoing changes in water rates in the City of Tampa, noting that residents are calling the TPOA and CDD and that the CDD has experienced the increases as well. She noted that there is a plan to increase the rates over time that was adopted in the fall of 2019.



Many owners appear to be of the opinion that Tampa water rates are much higher than other jurisdictions and it was demonstrated that the opposite is true. The City of Tampa water rates are much lower than Hills County, Pasco, Pinellas and many others.

♦ **E-Verify**

Ms. Wilson reviewed the new requirement that units of State of Florida government must be signed up for E-Verify, a voluntary US government application used to confirm that potential employees are eligible to work in the US.

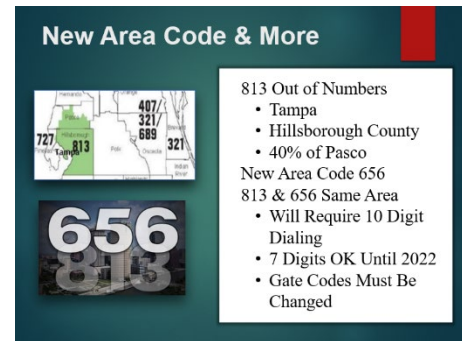
Tampa Palms is registered as required.



♦ **New Area Code For Tampa**

Ms. Wilson discussed the introduction of a new area code for Tampa/ Hillsborough County and substantial portions of Pasco County.

The new area code (656) will exist with the 813 thus making it necessary to dial 10 digits for all calls. It will be fully operational in Jan 2022.



♦ **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. He noted that the court date had been delayed for two months.

Mr. Dixon also commented on the ribbon cutting for the New Tampa Rec Center, noting in part the tremendous contribution made by Supervisor Tract Falkowitz.

Mr. O’Neal commented on the paving of Tampa Palms Blvd and the new caution signs.

**TENTH ORDER OF BUSINESS - Supervisor Comments**

There being none, the next item followed.

**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.*

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- 7    **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
- 8    **publicly noticed meeting held on 3-10-2021.**

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Chris J Cleveland  
Signature

ER Field  
Signature

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Chris J Cleveland

Gene Field

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**Printed Name**

**Printed Name**

15

**Title:**

**Title:**

16

☐ Assistant Secretary

☐ Vice Chairperson

17

☒ District Manager

☒ Chairperson