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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 October 14, 2020 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

Gene Field	Chairman
Jim Soley	Vice Chairman
Jessica Vaughn	Supervisor
Mike Gibson	Supervisor
Jake Schoolfield	Supervisor

Also present were:

Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Property Manager
Ken Joines	DPFG
John Angeli	Resident

Mr. Field established that a quorum, as modified by the Governor's Executive Order, of the Board was present.

Pledge of Allegiance

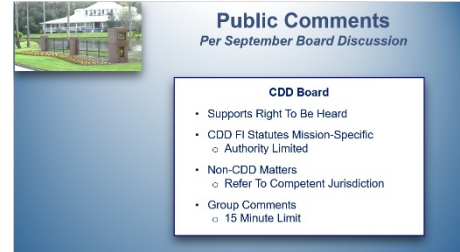
Ms. Vaughn led the recitation of the Pledge of Allegiance.

SECOND ORDER OF BUSINESS – Strategic Planning Review

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.

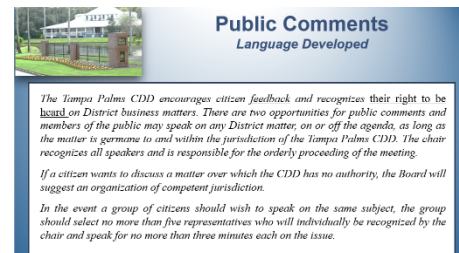
THIRD ORDER OF BUSINESS - Public Comments.

Ms. Wilson introduced a matter which had been discussed extensively at the September meeting during the final Board Comments - the difficulties stemming from public comments that are on matters outside the control of the CDD. She noted that public comments are an important part of governing and a right for all members of the public. She mentioned important improvements that have come about based on public input such as the boulevard benches suggested by Roger Beaubien.



She she also noted that it was discussed that CDDs are limited purpose governments and have statute-specific responsibilities. When matters outside those responsibilities are brought to the table but not acted upon it can give the incorrect impression that the Board shirks its duties or "doesn't care"

Ms. Wilson provided the language that was proposed for framing public comments, noting that major contributions were made during the meeting by Supervisors Gibson and Vaughn. That language was



The Tampa Palms CDD encourages citizen feedback and recognizes their right to be heard on District business matters. There are two opportunities for public comments and members of the public may speak on any District matter, on or off the agenda, as long as the matter is germane to and within the jurisdiction of the Tampa Palms CDD. The chair recognizes all speakers and is responsible for the orderly proceeding of the meeting.

If a citizen wants to discuss a matter over which the CDD has no authority, the Board will suggest an organization of competent jurisdiction.

In the event a group of citizens should wish to speak on the same subject, the group should select no more than five representatives who will individually be recognized by the chair and speak for no more than three minutes each on the issue.

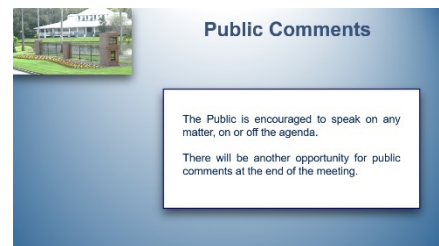
The language was reviewed and discussed and proposed framework is to be provided on agendas going forward as of November 2020.



On MOTION by Ms. Vaughn, SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the Board approved that members of the public may speak on any District matter, on or off the agenda, as long as the matter is germane to and within the jurisdiction of the Tampa Palms CDD. The chair recognizes all speakers and is responsible for the orderly proceeding of the meeting and should wish to speak on the same subject, the group should select no more than five representatives who will individually be recognized by the chair and speak for no more than three minutes each on the issue.

THIRD ORDER OF BUSINESS - Public Comments Continued

Mr. Angeli asked to show pictures that he had emailed to the CDD to be provided to the Board. He stated there were four, Ms. Wilson noted she had received three but there was possibly one corrupted file attached. Mr. Angeli stated that the missing picture was of mowing he had done



along the power corridor west of Halsey Rd and asked if anyone knew why the path seemed wider and had it been paved recently. No one present was aware of any post-developer paving.

He next showed a picture of a swale-based inlet that he located behind a home and asked who was responsible for such inlets.

Ms. Wilson said that there were hundreds of such inlets in Tampa Palms; most likely the owner of the location had responsibility for the inlet and she stated that many/most are on public rights of way. She noted that most of the inlets which are located in Tampa Palms are connected to underground conveyances in the public rights of way through a few are on private property where there are normally easements in favor of the City or the CDD for access by the City for maintenance.

She stated that the City of Tampa provides exceptional support for the stormwater conveyances and if flooding is ever detected to just call them.

Mr. Angeli mentioned that the CDD had warning signs along Oak Park which may be in the corridor. Ms. Wilson said that those had been put in place in conjunction with conversation with TECO, the FWC and with the permission of the then-owner. The signs were a warning for truck and mowers not to damage the gopher tortoise burrows during the installation of the new power lines.

1 Mr. Angeli stated that mowing and even burning of land was good for the tortoises per
2 a FWC fact sheet. Ms. Wilson referred him to specific language of the FWC fact sheet which
3 addresses pine forests which shield out the sun and prevent the vegetation that the gophers
4 need to survive and recommends burns to allow the sun to the forest floor.

5 Mr. Angeli asked if he could borrow CDD equipment to mow the corridor and the
6 Chairman said no. Ms. Wilson noted later that the CDD does not own mowing equipment.

7 Mr. Angeli asked if the CDD knew how to reach the new owner of the area along Oak
8 Park and the answer was no.

9 Mr. Angeli asked that the TPOA cease to include comments about trespassing on the
10 corridor in the TPOA newsletter. The chairman noted that this was not a TPOA meeting and
11 Ms. Wilson remarked that she was unaware of any such comment in the TPOA Newsletter.

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13 **FOURTH ORDER OF BUSINESS – Supervisor Comments**

14 There being none, the next matter followed.

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16 **FIFTY ORDER OF BUSINESS - Approval of the September, 2020 Minutes**

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18 On MOTION by Mr Soley, SECONDED by Ms. Vaughn WITH ALL IN FAVOR, the Board
19 approved the Minutes of the September 12, 2020 CDD Board Meeting.

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

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

24 On MOTION by Mr. Schoolfield SECONDED by Mr. Gibson WITH ALL IN FAVOR, the
25 Board approved the Disbursements for the month ending August 31, 2020 in the amount of
26 \$210,554.90.

27
28 A copy of the Board Financial Analysis, Financial Statements and Check Register are attached
29 hereto and made a part of the public record.

30
31 **SEVENTH ORDER OF BUSINESS – Consultant Reports**

◆ **Signature Projects**

Ms. Wilson reviewed the continuing story of the wayfinding sign, noting that it had finally be completed and even inspected (passed) and is legal,

She noted other brickwork which were repairs were completed at the same time.

Ms. Wilson reviewed the Area 2 entry pond noting that all the difficulties anticipated by Supervisor Shimer when he saw the littoral shelf design have certainly come true. The pond maintenance company is keeping it relatively free of noxious plants and the berm is doing its job hiding the difficulties with plants.

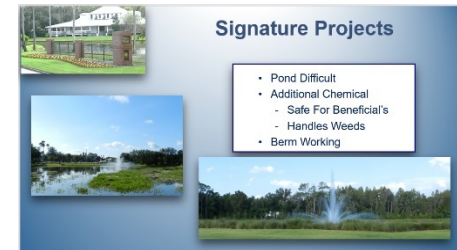
Ms. Wilson noted that in the continuing saga of signature project difficulties, the railings ran into a snag. The general contractor replaced the concrete with no road blockage and no problem; the railing subcontractor was observed too close to traffic and the county forced the creation of a MOT plan that closes the lane all the way to Sterling Manor. The plan has been devised and approved; the work is scheduled for 10/27.

◆ **Community Appearance**

Ms. Wilson discussed the condition of the turf along the boulevards noting an improvement in fungus control and the continuing problem with weeds, especially for those villages, boulevards and non-boulevard entries near the power corridor.

Ms. Wilson stated that the community continues to provide an upscale appearance and that the inspection score reflected that (90%).

She noted that while areas of attention were prioritized and she listed the priorities; the inspection covered all the property and was equally weighted.



Ms. Wilson noted that the fall plantings were in place, both the annuals which are marigolds and geraniums, and the fall mums.

The mums are slow to open, in part due to the unending heat each day.

Ms. Wilson discussed the unusual impact on community appearance in 2020. The first is the continuing heat. In Tampa Palms the average temperature for Sept was one of the three highest in 50 years.

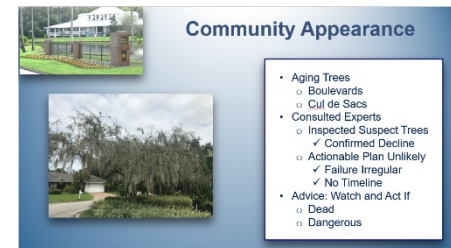
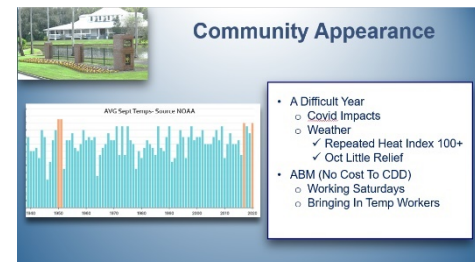
This combined with the Covid crises and the availability of employees put a strain on ABM. She noted that at no cost to the CDD, ABM was bringing in temporary workers and working Saturdays.

Ms. Wilson discussed the aging tree issue and noted that she had reached out to experts (private and government) and the bottom line is that while some trees are in decline, there is no actionable timetable. The key is to observe and remove if dead or dangerous.

Ms. Wilson reviewed the pond performance which operationally has been excellent; the ponds are doing the retention and proper flow as designed.

Multiple years with effective no winter are yielding a bumper crop of weeds. The pond company is addressing the issues.

Ms. Wilson discussed the next steps for entry refreshing. Palma Vista as two entries and it is close to BB Downs making it a major entry. It will be restyled to relieve the crowded look with cleaner lines and smaller plants.



◆ **Supervisor Appointment**

Ms. Wilson noted that a part of the documentation for Supervisor Gibson's application to run for his seat fell victim to the Covid crises as the offices were closed and the US Mail failed to deliver his check in time.



As required by the statutes, the Board will appoint a replacement within 90 days of the second Tuesday after the election.

◆ **Cash Management**

Ms. Wilson noted that Covid, the economy and the political situations have created a perfect storm and the time to relook the cash management agreements should probably be after the election.



Mr. Field noted that the CDD had investigated the use of treasuries for the excess cash but examining that option at this time is not useful as the daily treasury real time yield curve rates are currently negative. This will be revisited in Nov.

◆ **Park Updates**

A small accident in Amberly Park was discussed. Someone mistook drive for reverse. The column sustained damage but it was minor and has been repaired.



Ms. Wilson reviewed the park improvements which are scheduled for 2022, in particular the surfaces for the tennis courts and the basketball courts. She noted that after the first 10 years, court surfaces need to be resurfaced every 5 to 7 years depending on use. The projects would be provided to the board for consideration.



Ms. Wilson also spoke to improvements for the volleyball courts which are gaining more use but need to be rebuilt to limit sand erosion. She is investigating options and reviewing with members of the City of Tampa Parks Dept that have been very helpful in the past.



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

Don Oneal of Huntington had a few comments. First he asked about the entry median in Area 2, the one closest to Amberly Dr and said it appeared somewhat shabby. Ms. Wilson noted that finishing the median improvements were held until the palms were settled and the supports could be removed. She would confirm timing.

He also had a question about the stolen gator and no fishing signs. It was discussed that additional signs have been ordered and a mechanism to weld them or otherwise make them less theft-easy was under investigation,

Finally, he asked about repair of the jogging path which is rapidly deteriorating between Huntington and Wellington, a single location where there was an accident a few months ago. Ms. Wilson will contact the City for spot repairs.

Warren Dixon, TPOA Business Manager, had several comments. The first concerned the difficulties getting the police to dispatch for fishermen. He stated that after he explained that an owner has the right to establish restrictions on property, and residents are not owners of the ponds, the police were more receptive.

Next Mr. Dixon discussed the criteria for board appointment and made the suggestions that the board should consider appointee involvement in the community, meeting attendance, committee membership and avoid people who are single issue people.

Finally he reported on the improvements in River Park and noted that work had commenced that day on the restoration of the long bridge.

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 Ms. Vaughn SECONDED by Mr. Soley, 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 November 11, 2020.


Signature

Mary-Margaret Wilson

Printed Name

Title:

☒ Assistant Secretary

☐ District Manager


Signature

Gene Field

Printed Name

Title:

☐ Vice Chairperson

☒ Chairperson