

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

**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, June 9, 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*
Tracy Falkowitz	Supervisor*
Mike Gibson	Supervisor*
Jim Soley	Supervisor*

* Constituting quorum

Also present were:

Chris Cleveland	District Management
Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Property Manager
Don O'Neal	Resident
Chris Ferguson	Resident

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

Pledge of Allegiance

Mr. Soley led the recitation of the Pledge of Allegiance.

SECOND ORDER OF BUSINESS- Strategic Planning

Mr. Field and Ms. Wilson 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

Ms. Falkowitz discussed the creation by the City of Tampa Parks & Rec a city-wide Parks Master Plan. She noted that the City was soliciting input and was in the process of providing a web site that would describe the process and provide an avenue for comment and citizen participation.

Ms. Falkowitz also announced improvements to the New Tampa Rec Center that will greatly add to the options available to New Tampa citizens, specifically an unique basketball complex. This is especially important for those who do not live in Tampa Palms and may not have access to basketball facilities.

FOURTH ORDER OF BUSINESS - Public Comments.

Nome

FIFTH ORDER OF BUSINESS - Approval of the May 12, 2021 Minutes

On MOTION by Mr. Gibson, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board approved the Minutes of the May 14, 2021 Board Meeting.

SIXTH ORDER OF BUSINESS - Approval of District Disbursements

Mr. Field noted that the check register had been audited by him for consistency. 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 Ms. Falkowitz SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending April 30, 2021 in the amount of \$210,272.93.

SEVENTH ORDER OF BUSINESS - Consultant Reports

♦ **Community Updates**

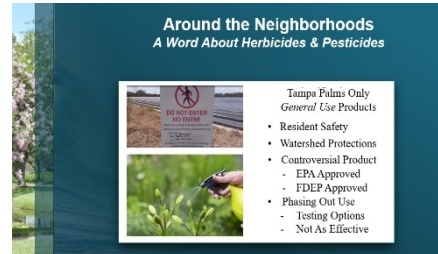
Ms. Wilson updated the board on the general property condition, the completion of the last fertilizer until Oct and



1 that turf improvements are beginning to be noticeable due to the commencement of summer
2 rains.

3 She noted that the OLM inspection indicated that the OLM inspection rated the property at
4 89% and that weeds and woody vines were recurring problems.

5 She furthered reviewed the difference between
6 restricted use herbicides and pesticides which are legally
7 used with permits on areas such as golf courses and power
8 corridors BUT are never used by Tampa Palms.



9 She noted that there exists a controversial herbicide
10 that is widely used in Tampa Palms by private landscapers and is approved for residential use
11 by the EPA and FDEP but due to the controversy surrounding it, Tampa Palms uses it sparingly
12 (raised beds and path crack weeds) and is phasing it out entirely.

13 Ms. Wilson reported that the caladiums for summer
14 show at the entries are beginning to display and that the
15 summer annuals are being installed.

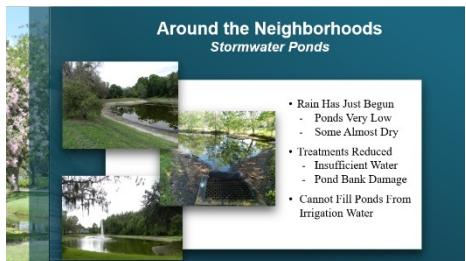


16 She noted that annuals are used in locations where there is
17 sufficient room to display them:

- 18 • The entries
- 19 • Village entries with medians
- 20 • Several group beds along the boulevards

21 They are not used in front of village monuments where the room available is not conducive to
22 a proper display.

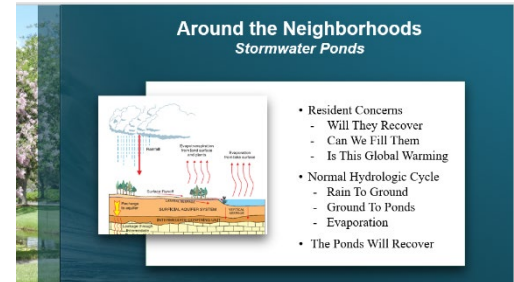
23 Ms. Wilson reported that the stormwater ponds are
24 very low, some that are small and serve only a few
25 residences are almost dry.



26 To prevent bank damage treatment of these ponds
27 has been suspended but will resume when there is more rain.

28 Ms. Wilson noted that there have been numerous requests to use the irrigation water
29 for pond filling but that use is not supported by the SWFWMD permit. The request is often
30 generated by the fact that some ponds are naturally filled by springs, making it look as though
31 they were artificially filled.

Ms. Wilson reported that many residents are concerned that the pond conditions are a function of global warming. She recounted how the cycle of rain, evaporation etc affects the ponds and noted that the ponds are often this low before the summer rains fully take effect.

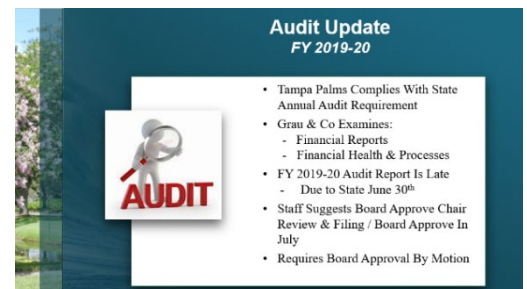


Ms. Wilson reviewed the operation and complexity of the irrigation systems. She noted in particular that while the systems were not the most interesting element of the CDD landscape, they were responsible for maintain the more than \$2 Million dollar asset that is Tampa Palms landscape.



◆ Financial Audit

Ms. Wilson advised that each year a professional accounting firm prepares a financial audit which is submitted to the State of F, as required by June 30th. The FY 2019-20 audit is in progress but not yet complete due to the various shutdowns imposed on the accounting firm.



Ms. Wilson suggested that the Board delegate by motion to the chairman authority to accept the 2019-20 audit when presented in order to allow it to be submitted to the state as required by June 30th. The Board will then memorialize that approval at the July CDD meeting.

On MOTION by Ms. Falkowitz, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the Board Approved the Chairman, Gene Field to accept the 2019-20 Audit on behalf of the Board with the Board memorializing that acceptance at the July 2021 Public Meeting.

◆ Park Reviews

There was a general discussion of the value of the park amenities to Tampa Palms and a review of a handout used in the parks to guide non-members to the other nearby public parks.



Ms. Wilson introduced a review of the parks from the perspective of enhancing the resident experience and protecting the residents' amenity assets.

She described the costs and hours for Hampton Park and made no recommendation for changes.

For Amberly and Oak parks she noted that the need to protect the residents' park experience and community amenities exists the same as at Hampton Park but the park use is irregular and guard supervision not used in the most effective way.

Ms Wilson introduced a shared park guard resource that would created a moving guard that moved between River and Amberly parks (with one to two visits a day to Oak Park which currently has no guard service). Board members discussed the concept and were favorably dispssoed to the approach. More information will be presented at the July or Aug meeting.


Pet Waste Stations

Pet waste stations were discussed, including who uses them, how successful they are (or not) in some other places. It was agreed that a custom station would be designed and trialed at the entry to Hampton Park with the park attedants caring for the station.

The Value of Tampa Palms

Ms. Wilson presented the Property Appraiser value of Tampa Palms and noted it had increased 5.9% and was almost a billion in total. Likewise Tampa Palms sales value, as reported by Zillow, remained the highest in New Tampa.

Park Reviews
Enhancing The Resident Experience



- Hampton Park- No Change
 - Amenity-Rich Owner Asset
 - Tennis / Racquetball / Basketball / Playground
 - Pavilion / Restrooms
 - Guards Used To:
 - Keep Safe Owners
 - Protect the Owner Assets

Arrive	Leave	Hours / Day	Hours / Wk	Hours / Year	Annual Cost
1:00 PM	9:00 PM	8	56	2,912	\$53,144


Park Reviews
Improving Amberly & Oak Park Coverage



- Support Challenges
 - Fewer Amenities / Less Use
 - Non-Resident & Commercial
 - Less Often but Weekdays
 - Difficult Guard Assignment
 - Boring – Few Interested
 - Needed Sporadically
 - River Park Similar Needs



Park Reviews
Shared Resource Option



- Guard With Marked Vehicle
 - Shared River and Amberly (Oak)
 - Ground-Based Tracking Markers
 - Irregular Schedule
- Protect Residents & Assets
- Improved Coverage
 - Guard Assignments
 - More Cost Effective

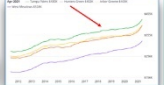
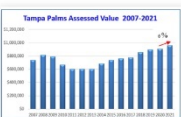
	Arrive	Leave	Hours / Day	Hours / Wk	Hours / Year	Guard Cost	Shared Resource
Current	10 AM	6:00 PM	8	56	2,912	\$53,144	
Shared Resource	8 AM	6 PM	10	70	3,650*		\$28,729

Pet Waste Stations
Is It Time For Tampa Palms To Try Them?



- Could Be Viewed As An Amenity
 - "Feel Good" Solution
 - "Waste Deposits" Don't Improve
 - Used In Other Communities
- Shouldn't Be Used Near
 - Playgrounds
 - Benches
 - Ponds
- Could Use TP Pole & Colors
 - Locate Outside Hampton Park
 - Just Inside Hampton Park

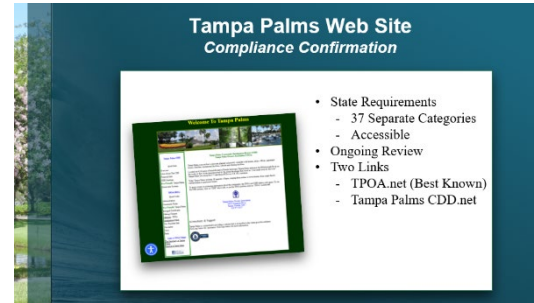
Tampa Palms Value



- Property Appraiser Report
 - 5.9% Increase In Value
 - \$960 M Assessed
- Zillow Profile
 - Actual Sales
 - TP Leads The Pack

♦ **Tampa Palms Web Compliance**

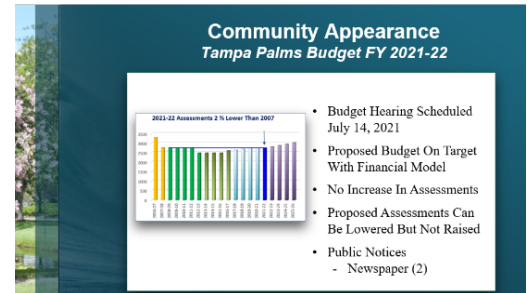
Ms. Wilson reviewed the many requirements for a CDD web site set by the State of Florida and noted where each was met by Tampa Palms.



♦ **Budget Planning FY 2021-22**

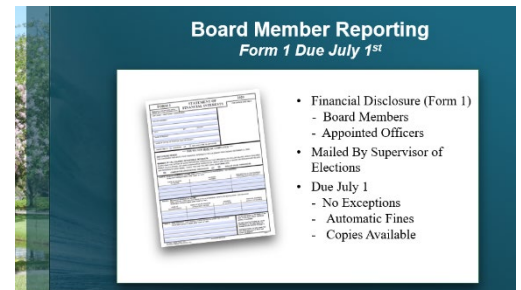
Ms. Wilson re-presented the proposed FY 2021-22 Budget noting that per prior public discussions, there would be no increase in assessments.

She noted that as the preliminary budget was published and provided to the County in May, at this time the assessments can be lowered but the cannot be increased.



♦ **Supervisor Reporting**

Ms. Wilson reminded the supervisors that the Form 1 Financial Financial disclosure was due to the State by July 1. Copies are usually sent to the supervisors but in an abundance of caution, they are also included in the packets.



♦ **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. O’Neal thanked Jim Crumb (Spanky) for the repairs to the City’s path, making it safer, particularly for children on bicycles. He also noted the improvements on the BB Downs medians.

TENTH ORDER OF BUSINESS - Supervisor Comments

Supervisor Soley regrettably submitted his resignation due to his relocation. He spoke about his years in Tampa Palms, the gratification of working with what he termed the most professional board he had ever observed.

Following Chairman Field, Supervisors Gibson, and Falkowitz and Ms. Wilson added their comments of respect and admiration for someone who was and is so special to them all.

ELEVENTH ORDER OF BUSINESS - Adjournment


There being no further business,

On MOTION by Mr. Gibson SECONDED by Mr. Soley 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 July 14, 2021.



Signature



Signature

Chris Cleveland

Printed Name

Gene Field

Printed Name

Title:

Title:

☐ Assistant Secretary

☐ Vice Chairperson

☒ District Manager

☒ Chairperson