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2 **FOURTH ORDER OF BUSINESS – CDD Focus For 2024-25**

3 Ms. Wilson briefly reviewed the topics that are on the radar for the CDD for 2025.

4

5 **FIFTH ORDER OF BUSINESS – Approval of Minutes**

6 Mr. Oneal asked if everyone had read the minutes and unless there were corrections or
7 additions there should be a motion to approve.

8

9 On MOTION by Mr. Diaz SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board
10 approved the Minutes of the April 9, 2025 CDD Meeting.

11

12 **SIXTH ORDER OF BUSINESS – Approval of District Disbursements**

13 Mr. Oneal noted that the checks had been reviewed for consistency and any missing
14 check numbers appropriately reported as void.

15

16 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
17 approved the Disbursements for the month ending March 31, 2025 in the amount of
18 \$399,548.53

19

20 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

21

22 ♦ **Community Appearance**

23 Ms. Wilson reviewed the overall appearance of the
24 Tampa Palms stating that per the OLM inspection rating
25 was a respectable (94 %).

26 There have been numerous comments made by residents
27 and folks from the neighboring communities as to how
28 elegant Tampa Palms appears at this time.

29



1 Ms. Wilson noted that the landscape is suffering from “hot spots” due to the no-rain
2 and very un Spring-like temperatures which have hovered around the high 80’s for several
3 weeks. Unfortunately the turf is further damaged by trucks, in particular communications
4 company trucks, that pull off the roadways and leave their vehicles running while they work.
5 Ms. Wilson reviewed the landscape priorities which were established by contract.

6
7 The current annuals will be retained for as long as
8 possible; hopefully make it through the Memorial Day
9 weekend despite the heat.

10 The change out is scheduled for early June and the
11 replacements will be the heat tolerant coleus.



12 Ms. Wilson noted that final fertilizer will be placed in May and not further fertilizing
13 is permitted until September.

14
15 ♦ **Pre-Storm Season**

16 Ms. Wilson detailed the work that is being done
17 before the upcoming storm seasons. Of particular note is
18 the removal of sand and other muck washed into two
19 ponds from the stormwater conveyances during the
20 torrential rains from Hurricane Milton.



21 Additionally, Ms. Wilson state that large trees planted by the original developers too close to
22 some retention ponds which began to lean or fall into the retention ponds during the storms are
23 being removed.

24 ♦ **Audit**

25 The 2023-2024 audit report was presented and it
26 was noted that this audit is a “no comment” audit. Ms.
27 Wilson reported that this is the twenty-second “no
28 comment” audit in a row for the Tampa Palms CDD and
29 that special thanks should be given to District Manager,
30 Patricia Thibault, for both managing the audit process and making certain that there is
31 meticulous record keeping for the district.

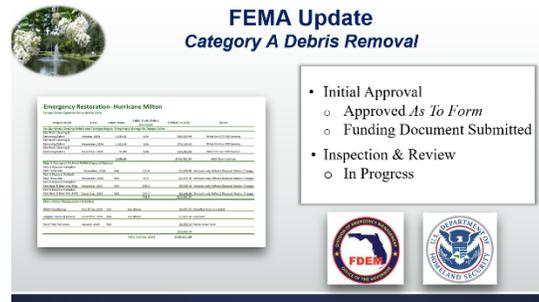


1 Ms. Wilson stated that the audit should be approved by the board by motion and Patricia
2 Thibault has taken the necessary steps to file the audit with the Auditor General's office and it
3 has been accepted.

4 On MOTION by Mr. Field, SECONDED by Ms. Falkowitz, WITH ALL IN FAVOR, the
5 Board approved the Audit of the FY 2023-24 Financial Statements.

6
7 ♦ **FEMA Update**

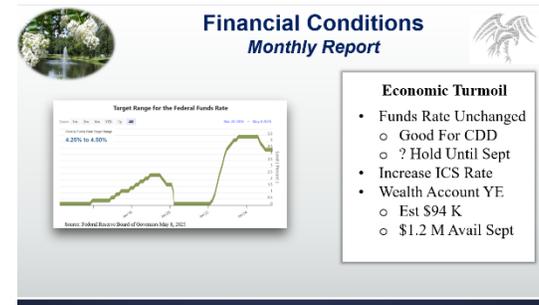
8 Ms. Thibault updated the board on the
9 progress with the application for reimbursement from
10 FEMA for costs incurred. There will be a series of
11 conference calls as the application makes its way
12 through the approval process.



The slide features a circular image of a tree on the left. The main title is "FEMA Update Category A Debris Removal". Below the title is a table titled "Emergency Restoration - Hurricane Milton" with columns for "Assessment", "Status", "Date", "Amount", "Notes", and "Action". To the right of the table is a list of bullet points: "Initial Approval" (sub-bullets: "Approved As To Form", "Funding Document Submitted"), and "Inspection & Review" (sub-bullet: "In Progress"). At the bottom right are the logos for FEMA and the Department of Homeland Security.

13
14 ♦ **Financial Conditions**

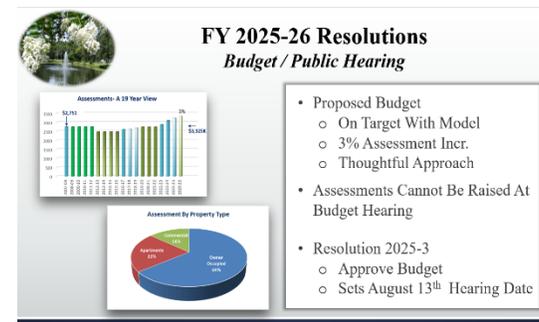
15 Ms. Wilson reported that the economic news
16 for April was mixed. The Fed Funds rate remains
17 unchanged and this is good news for the CDDs



The slide features a circular image of a tree on the left. The main title is "Financial Conditions Monthly Report". Below the title is a line graph titled "Target Range for the Federal Funds Rate" showing the rate fluctuating between 4.25% and 4.50% from 2022 to 2025. To the right of the graph is a list of bullet points under the heading "Economic Turmoil": "Funds Rate Unchanged" (sub-bullets: "Good For CDD", "? Hold Until Sept"), "Increase ICS Rate", and "Wealth Account YE" (sub-bullets: "Est \$94 K", "\$1.2 M Avail Sept"). A small eagle logo is in the top right corner.

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19
20
21 ♦ **Proposed FY 2025-26 Budget & Hearing Date**

22 Ms. Wilson state that there was board
23 consensus at the April 2025 meeting that a modest
24 increase in assessment of 3% should be proposed for
25 FY 2025-26. This increase will be backed up by
26 continued focus on investment revenue.



The slide features a circular image of a tree on the left. The main title is "FY 2025-26 Resolutions Budget / Public Hearing". Below the title is a bar chart titled "Assessments A 19 Year View" showing assessment values from 2006 to 2025, with a target for 2025-26. To the right of the chart is a list of bullet points: "Proposed Budget" (sub-bullets: "On Target With Model", "3% Assessment Incr.", "Thoughtful Approach"), "Assessments Cannot Be Raised At Budget Hearing", and "Resolution 2025-3" (sub-bullets: "Approve Budget", "Sets August 13th Hearing Date"). At the bottom left is a pie chart titled "Assessment By Property Type" with categories for "Assessments", "Investment", and "Other Revenue".

27
28 The proposed budget was represented for adoption.

29
30 Ms. Wilson noted that the budget and assessments can be lowered at the Budget
31 Hearing but they cannot be raised once the preliminary budget and assessments are adopted.

1 The proposed date for the Budget Hearing was 8/13/2025. This date is the date of the
2 regular CDD meeting, which will be held following the Budget Hearing at the same meeting.
3 There will be one letter sent by first-class US Mail to each owner of property subject to the
4 assessments at least 20 days prior to the Public Hearing.
5 There will also be two newspaper notices and the budget will be posted on the web site.

6 On MOTION by Ms. Falkowitz Mr. Diaz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR,
7 the Board approved Resolution 2025-3 approving the Proposed FY 2025-2026 Budget for
8 Publication and Setting the Public Hearing for August 13, 2025 at 6:00 p.m. at the Compton
9 Park Recreational Building 16101 Compton Drive, Tampa, FL 33647.

10
11
12 ♦ **Management Vendor Consideration**

13 Ms. Wilson reviewed the recent changes in the
14 vendor retained for management, noting that they were
15 displaying an incompatible business model which was
16 clearly proven by recent unauthorized resolutions
17 requested from counsel that changed the legal address
18 of the CDD, the officers and banking access.

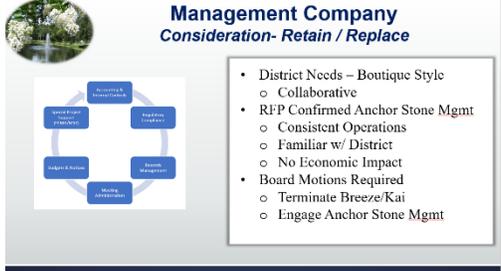


The slide features a header with a circular image of a park and the text "Management Company Consideration- Retain / Replace". Below the header is a list of bullet points:

- Current Vendor Breeze/Kai
- Non-Compatible Business Model
 - Not Collaborative
 - Proffered Unauthorized Changes
 - ✓ Officers
 - ✓ District Address
 - ✓ Banking Access
 - Unsettling Business Practices
 - Global Staffing

19 Further with the departure of Patricia Thibault, there are non-trivial concerns about
20 some unsettling business practices such as global staffing with access to CDD financial
21 accounts. Due to these changes an RFP was issued to Anchor Stone Management that was
22 favorably received.

23 It was noted by supervisors Diaz and Oneal that
24 Anchor Stone Mgmt, and in particular Patricia
25 Thibault, offers the boutique-style management
26 demanded by Tampa Palms.



The slide features a header with a circular image of a park and the text "Management Company Consideration- Retain / Replace". Below the header is a diagram showing a cycle of four boxes: "Financial Transparency", "Proactive Operations", "Risk Management", and "Member Satisfaction". To the right of the diagram is a list of bullet points:

- District Needs – Boutique Style
 - Collaborative
- RFP Confirmed Anchor Stone Mgmt
 - Consistent Operations
 - Familiar w/ District
 - No Economic Impact
- Board Motions Required
 - Terminate Breeze/Kai
 - Engage Anchor Stone Mgmt

27
28 After discussion among the supervisors during which there was substantial confidence
29 in the management under the direction of Patricia Thibault, the board decided to move
30 immediately to terminate all agreements with Breeze Connected / Kai, subject to the 60 day
31 cancellation stipulation in the current agreement and to immediately engage Anchor Stone
32 Management LLC.

1 On MOTION by Ms. Falkowitz SECODED by Mr. Horvath with ALL IN FAVOR, the Board
2 approved termination of the Management agreement with Breeze Connected / Kai and
3 instructed staff to send the letter of termination and commencing the 60-day transition period.
4

5
6 On MOTION by Mr. Diez SECODED by Mr. Horvath with ALL IN FAVOR, the Board
7 approved engaging of Anchor Stone Management LLC, as represented in their RFP Response
8 and Prospectus, with Patricia Thibault as District Manager.
9

10
11 ♦ **Additional Advanced Board Package Materials:**

12 Information regarding financial reports were included in the Advance Board package;
13 copy of which is attached hereto and made a part of the public record.
14

15 **EIGHT ORDER OF BUSINESS -- Other Matters**

16
17 **NINTH ORDER OF BUSINESS -- Public Comments**

18 There being none, the next item followed.
19

20 **TENTH ORDER OF BUSINESS - Supervisor Comments**

21 Supervisor Diaz discussed the financial statements and noted with so many
22 unprecedented expenses subsequent to Hurricane Milton it is gratifying to see that the district
23 remains generally within budget.

24 Ms. Wilson briefly reviewed some of steps taken to defer expenses in light of these
25 expenses.

26 Supervisor Oneal mentioned some tree limbs along Tampa Palms Blvd, in particular
27 the one over the stop sign at the exit from City Plaza.
28

29 **ELEVENTH ORDER OF BUSINESS - Adjournment**

30 There being no further business,
31

