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2
3 **MINUTES OF MEETING**
4 **TAMPA PALMS**
5 **COMMUNITY DEVELOPMENT DISTRICT**

6 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community
7 Development District was held on Wednesday June 10, 2020 at 6:00 p.m. at the Compton Park
8 Recreation Building, 16101 Compton Drive, Tampa, Florida.

9
10 **FIRST ORDER OF BUSINESS - Welcome & Roll Call**

11 Mr. Field called the meeting to order.

12 The Board members and staff introduced themselves for the record.

13
14 Present

15 Gene Field	Chairman
16 Jim Soley	Vice Chairman
17 Jake Schoolfield	Supervisor

18
19 Present Via Zoom (Board Members)

20 Jessica Vaughn	Supervisor
21 Mike Gibson	Supervisor
22 Jake Schoolfield (By phone)	Supervisor

23
24 Also present were:

25 Maggie Wilson	Consultant/Resident
26 Warren Dixon	TPOA Business Consultant
27 Brian Koerber	TPOA Property Manager
28 John Angeli	Wyndham resident
29 Michael Fernandez	Non-resident

30
31 Mr. Field established that a quorum, as modified by the Governor's Executive Order,
32 of the Board was present.

33
34 **Pledge of Allegiance**

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

36
37 **SECOND ORDER OF BUSINESS – Strategic Planning Review**

38
39 Mr. Field reviewed the most current strategic plans, noting that the focus is on those
40 issues which have the most immediate impact.

1 The full strategic plans and significant events were included in the advance Board
2 Package; a copy of which is attached hereto and made a part of the public record.

3

4 **THIRD ORDER OF BUSINESS - Supervisor Comments.**

5 There being none, the next item followed.

6

7 **FOURTH ORDER OF BUSINESS – Public Comments**

8

9 John Angeli attended and provide an write-up and proposed Resolution for the Board
10 to approve, the Resolution stated the CDD supported a provate NextDoor Group’s attempts to
11 have the City of Tampa assume full development and redevelopment of the a trail along the
12 power corridor which runs through Tampa Palms.

13 Gene Field noted that the Board does not consider issues not presented in advance of
14 the meeting in order to make the best decisions and Ms. Wilson noted that all Resolutions are
15 presented to the attorney for consideration prior to any vote to approve. The matter was put
16 aside for this meeting.

17 Michael Fernandez (not a resident) came to file a demand for an apology for his lady
18 friend (not a resident) who without authorization or even notice arrived at Hampton Park for
19 an event she scheduled to include about 20 people which she advised the park staff was an
20 school event for Chiles Elementary.

21 Ms. Wilson noted that all park procedures were followed.

22 The park was closed except for singles tennis

23 No events were being scheduled – even for Tampa Palms residents

24 The woman refused to leave; the park attendant called his supervisor and the protocol was
25 followed. She was warned to leave and if she did not, the police would be called and the police
26 were called.

27 Ms. Wilson stated that when notified she called Chiles and spoke to the principal who
28 stated that there were no school events scheduled, certainly not at Hampton Park. Ms. Wilson
29 stated she then called the park; children were already arriving. She stated she spoke to the
30 police officer who was very cooperative and agreed to keep kids off the playground and
31 separated as best he could. Ms. Wilson next spoke to the “teacher” and told “teacher” that in
32 order to best serve the children, they were not going to be asked to leave but the park is not a

1 public park. The “teacher” said she was a resident, gave a false name and a false address. The
2 “teacher “was later identified by Tampa Palms parents who were annoyed their children cannot
3 use the park but others were in the park.

4 No apology was provided.

5
6 **FIFTY ODER OF BUSINESS - Approval of the May, 2020 Minutes**

7
8 On MOTION by Mr. Soley, SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board
9 approved the Minutes of the May, 2020 Board Meeting.

10
11 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

12
13 Mr. Field noted that the check register had been reviewed.

14 On MOTION by Mr. Soley SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the
15 Board approved the Disbursements for the month ending April 30, 2020 in the amount of
16 \$133,669.30.

17
18 A copy of the Board Financial Analysis, Financial Statements and Check Register are attached
19 hereto and made a part of the public record.

20
21 **SEVENTH ORDER OF BUSINESS – Consultant Reports**

22 **◆ Signature Projects**

23 Ms. Wilson updated the Board as to the various progress
24 with the various Signature projects, in particular the second entry
25 median for the main Area 2 entrance.

26 Low ground covers were added, along with slightly built-up brick
27 retaining wall to allow planting over the oak roots and new palms.

28 Ms. Wilson reviewed the Area 1 entry noting what has
29 been completed and what needs to be addressed to finish the area
30 which includes buffering the homes along the exit wall and
31 improving the entry, without blocking the view.



1 Jason Rinard's plan for the area was presented and
2 discussed in detail as to types of plants and locations. After
3 discussion it was agreed that based on the plan being within the
4 budgeted amount for the entry and Joe Laird confirming locations
5 (there are utility conflicts) and plant availability, work would
6 proceed.



7
8 ♦ **Community Appearance**

9 Ms. Wilson noted that the Tampa Palms landscape is
10 doing well and that it was rated 92 during the most current OLM
11 inspection. Given the challenges of high heat, Covid-mandated
12 scheduling and minimal rains until the last two weeks, the score
13 speaks well for the ABM team.



14 It was reported that the summer annuals are being
15 installed right now. They are coleus in mixed colors. Coleus are
16 used in the summer and early fall because they are a heat-tolerant,
17 durable annual which has very few disease and insect problems.

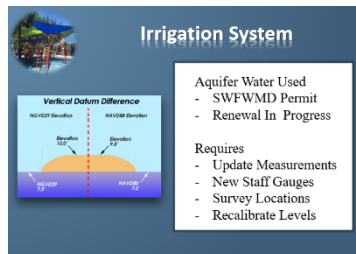


18
19 It was reported that although the ponds remained healthy
20 and noxious weeds are regularly treated, the early summer / non-
21 winter, combined with minimal to no rain from January through
22 mid-May, negatively affected the "look" of many of the ponds.



23 The pond maintenance service is on-site weekly and they
24 properly responding to both weed growth and algae blooms, which are often the result of
25 treating the weeds. Where erosion control is required, ABM is taking steps, most of the time
26 all that is needed is replenishing dirt and sod.

27 The irrigation systems were reviewed and the renewal of
28 the SWFWMD water use permit which is in progress and requires
29 new staff gauges and recalibration of the water levels to meet the
30 NAVD standards.



31 This work should be completed by early July.

32

1 ♦ **Park Operations**

2 Ms. Wilson reviewed the amenities that were open and
3 those that remain closed due to Covid mandates.

4 She noted that the CDD continues to follow the actions
5 of the City of Tampa in what to open and when and what to leave
6 closed.

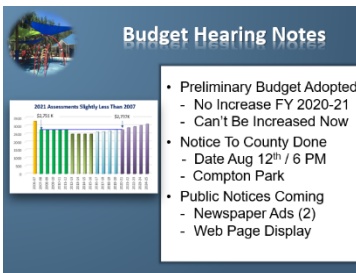


Parks Partially Open

	Hampton	Amberly
Tennis	Yes, Singles	Pavilion Open, 10 Max
Racquetball	No	Restrooms One at a time
Basketball	No	Playground No
Pavilion	Open, 10 Max	Fields Yes, Max 10
Restrooms	One at a time	
Playground	No	
Fields	Yes, Max 10	

7
8 ♦ **FY 2020-21 Budget Planning**

9 Ms. Wilson re-presented the proposed FY 2020-21
10 Budget for consideration. She noted that the budget was
11 consistent with the multi-year financial model, but was adjust
12 for current conditions and that there was no proposed increase
13 in owner assessments.



Budget Hearing Notes

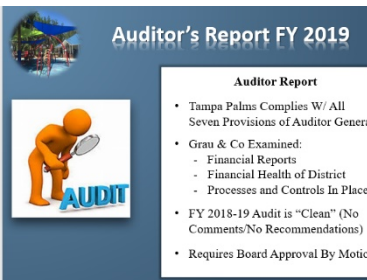
- Preliminary Budget Adopted
 - No Increase FY 2020-21
 - Can't Be Increased Now
- Notice To County Done
 - Date Aug 12th / 6 PM
 - Compton Park
- Public Notices Coming
 - Newspaper Ads (2)
 - Web Page Display

14 Ms. Wilson noted that the proposed budget may be lowered but cannot be increased at the
15 Budget Hearing.

16 ♦ **Audit's Report**

17 Ms. Wilson presented the final audit report for 2019
18 noting that it was a no comment, no recommendation audit.
19 Chairman Field spoke on the number of years (18) that the
20 District had received no comment audits and this entails.

21 Ms. Wilson noted that the audit should be approved by
22 motion of the Board.



Auditor's Report FY 2019

Auditor Report

- Tampa Palms Complies W/ All Seven Provisions of Auditor General
- Grau & Co Examined:
 - Financial Reports
 - Financial Health of District
 - Processes and Controls In Place
- FY 2018-19 Audit is "Clean" (No Comments/No Recommendations)
- Requires Board Approval By Motion

23 **On MOTION by Mr. Soley, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the**
24 **Board approved the Audit of the FY 2019 Financial Statements.**

25
26 ♦ **Wetlands Intrusion**

27 Ms. Wilson discussed unpermitted activity in the Tampa Palms
28 wetlands, noting that the TPOA was coordinating activities with
29 the City of Tampa. Mr. Dixon was handling the matter.



1 ♦ **Tampa Palms Value**

2 Ms. Wilson reviewed the value of Tampa Palms
3 property from two perspectives, the Property Appraiser and
4 actual sales as reported by Zillo.



6 **Additional Advanced Board Package Materials:**

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

10 **EIGHTH ORDER OF BUSINESS – Other Matters**

11 There being none, the next item followed.

13 **NINTH ORDER OF BUSINESS – Public Comments**

14 Don Oneal from Huntington discussed the huge improvements for the Area 2 entry and
15 asked for additional palm pruning which was agreed to by Ms. Wilson for late June to be
16 completed by mid-July.

17 Warren Dixon, Business Manager for the TPOA discussed the issues with the illegal
18 development in the conservation areas.

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

21 Jim Soley reviewed the urgency with filing for CDD office noting how difficult that is
22 during a time of shutdown but that with three seats up for election, it was important.

24 **ELEVENTH ORDER OF BUSINESS - Adjournment**

25 There being no further business,

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

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

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

5

6 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
7 publicly noticed meeting held on 7/8/20.

8

9 *Clyde J. Wilson*
10 Signature

ER Field
Signature

11

12 MARY MARGRET WILSON
13 Printed Name

Gene Field
Printed Name

14 Title:

15 Assistant Secretary

16 District Manager

Title:

Vice Chairperson

Chairperson