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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, March 11, 2020 at 6:00 p.m. at the Compton  
8 Park 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 and constituting a quorum were:

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

19  
20 Also present were:

21 Lore Yiera	District Manager
22 Maggie Wilson	Consultant/Resident
23 Warren Dixon	TPOA Business Consultant
24 Brian Koerber	TPOA Property Manager

25  
26  
27 Mr. Field established that a quorum of the Board was present.

28  
29 **Pledge of Allegiance**

30 Mr. Schoolfield led the recitation of the Pledge of Allegiance.

31  
32 **SECOND ORDER OF BUSINESS – Strategic Planning Review**

33  
34 Mr. Field reviewed the most current strategic plans, noting that the focus is on those  
35 issues which have the most immediate impact.

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

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

40 There being none, the next item followed.

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**FOURTH ORDER OF BUSINESS – Public Comments**

There being none, the next item followed.

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

On MOTION by Mr. Soley, SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the Board approved the Minutes of the February, 2020 Board Meeting.

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

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

On MOTION by Mr. Soley SECONDED by Ms. Vaughn WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending January 31, 2019 in the amount of \$128,589.57.

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

**SEVENTH ORDER OF BUSINESS – Consultant Reports**

◆ **Signature Projects**

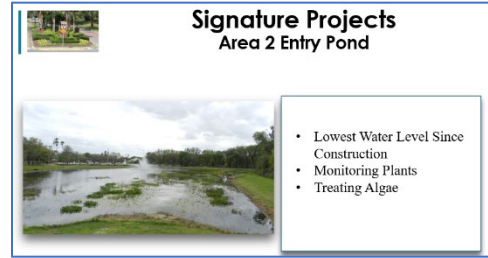
Ms. Wilson updated the Board as to the progress of the Signature Projects, noting the next steps in the improvement process.



Ms. Wilson reported that the next step is the landscape improvements for the Area 1 entrance. She noted that this is the landscape that graces the entry from the new pillars all the way to Amberly.

She reported that she has asked Jason Rinard for a landscape plan and as with down with all other major plans, the plan will be provided to the Board for approval.

1 Ms. Wilson reviewed the condition of the Area  
2 main entry pond and noted that the water level was  
3 the lowest since the pond was created and filled.  
4 She also discussed what had to be done continually to  
5 make certain that algae and weeds did not take over.



**Signature Projects**  
Area 2 Entry Pond

- Lowest Water Level Since Construction
- Monitoring Plants
- Treating Algae

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7 Ms. Wilson advised that after a second survey and  
8 executive appeal, the permit for the wayfinding sign  
9 had finally been approved for construction.

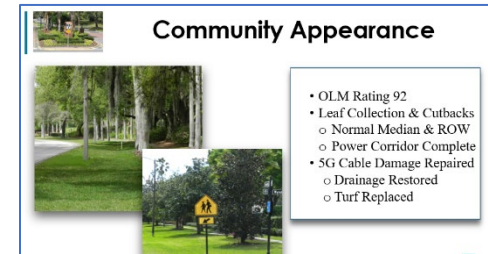


**Signature Projects**  
Area 2 Wayfinding Sign

- Permitting Delayed
  - First By Survey
  - Next By Off-Site
- Approved Last Week
- Complete By April

10 .  
11 ♦ **Community Appearance**

12 Ms. Wilson noted that the Tampa Palms  
13 landscape is doing well and that it was rated 92 during  
14 the most current OLM inspection.



**Community Appearance**

- OLM Rating 92
- Leaf Collection & Cutbacks
  - Normal Median & ROW
  - Power Corridor Complete
- 5G Cable Damage Repaired
  - Drainage Restored
  - Turf Replaced

15  
16 Ms. Wilson reviewed the weeping bottle brush  
17 tree at the entrance to Sterling Manor and the efforts to  
18 keep it safe by propping up the branches most in  
19 conflict with the sidewalk. She further noted that the  
20 palm replacements, including the two at the main Area  
21 1 entry median and several along Tampa Palms Blvd,  
22 had been made.



**Community Appearance**  
Tree & Palm

- Bottle Brush In Bloom
  - Sterling Manor Specimen Made Safer
- Palms Being Replaced
  - Main Entry
  - Medians
  - Recovering Palm ?

23 Ms. Wilson reviewed some action that the  
24 Reserve Board wanted to take to provide a different  
25 level of maintenance than the general property receives  
26 along the boulevards.



**Community Appearance**  
Reserve Center Fountain

- Good Idea Gone Astray
  - Reserve Board Wanted Increased Attention
  - ROW Style – Tampa Palms vs Resort Style – Disney
- Reserve Private Company
  - Inside Village Plus
  - Twice /Year Center Island
  - Obj: Show More Brick

27 The initial efforts by the Reserve’s landscape company  
28 did not go well as they intruded onto areas maintained  
29 by the CDD and over-pruned, nearly causing OLM to  
30 fail the CDD inspection. It was accidental and ABM  
31 feels certain that with feeding and care all will recover.



**Community Appearance**  
Reserve Center Fountain

- Good Idea Gone Astray
  - More Brick Good
  - Execution Bad
- Reviewed Last Fall
  - Hollies Old
  - Never Shear / Hand Prune
  - Replace Spring 2020
- Reserve Left A Mess
  - Hacked Bushes
  - Left Clippings
  - Replace On Schedule

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Ms. Wilson reported on the progress along the Sanctuary wall which is being completed in stages and as labor is available to work on it.

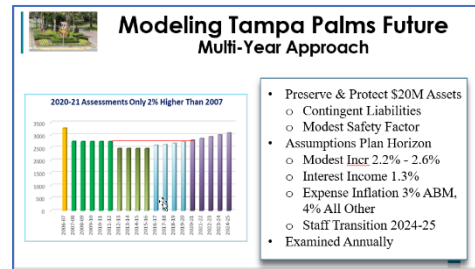


**Community Appearance  
Sanctuary Wall Coming Along**


- Brick Bed Edge Going Up
  - Full of Rocks
  - Slow Work
- Good Resident Feedback

This is a slow and labor-intensive job that must be completed by hand. The value to the community and visibility, along with the time it will last (15+ years) make it a capital project.

Ms. Wilson reviewed the five-year financial model that was provided to the supervisors in the March board packet.



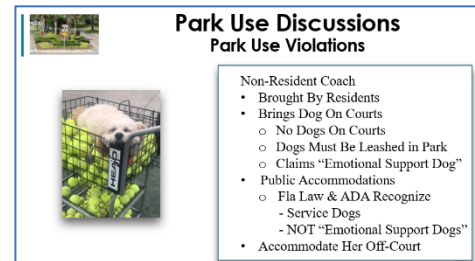
**Modeling Tampa Palms Future  
Multi-Year Approach**



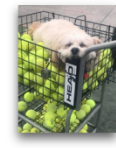
- Preserve & Protect \$20M Assets
  - Contingent Liabilities
  - Modest Safety Factor
- Assumptions Plan Horizon
  - Modest Incr 2.2% - 2.6%
  - Interest Income 1.3%
  - Expense Inflation 3% ABM, 4% All Other
  - Staff Transition 2024-25
- Examined Annually

◆ **Parks**

Ms. Wilson reviewed park use violations regarding the tennis courts where one former employee of the Country Club was attempting to set up shop on Tampa Palms facilities, including bringing her dog onto the courts and advertising group training sessions (tennis camps).



**Park Use Discussions  
Park Use Violations**



- Non-Resident Coach
  - Brought By Residents
  - Brings Dog On Courts
    - No Dogs On Courts
    - Dogs Must Be Leashed in Park
    - Claims "Emotional Support Dog"
- Public Accommodations
  - Fla Law & ADA Recognize
    - Service Dogs
    - NOT "Emotional Support Dogs"
- Accommodate Her Off-Court

There was discussion how to accommodate the dog off court and how to make certain that she entered the courts only as a guest of a resident unless she purchases a membership.

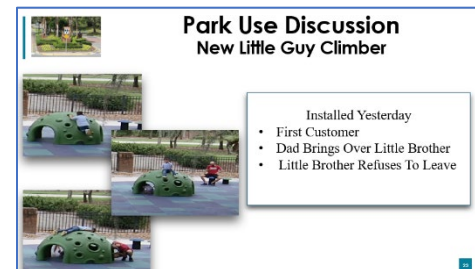


**Park Use Discussion  
Park Use Violations**




- Non-Resident Coach
  - Holding "Tennis Camps"
    - Groups of Kids on Courts
- Commercial Use
  - Hard To Prove
- Manage W/ Rules
  - On Courts
    - Only Four/ Court
    - Coach Must Be One
    - At Least One Resident
  - Newsletter Article

Ms. Wilson reported that the "little guy" climber had been installed in Amberly Park and been put to almost immediate use.



**Park Use Discussion  
New Little Guy Climber**



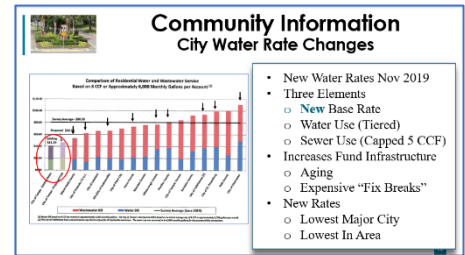
- Installed Yesterday
- First Customer
- Dad Brings Over Little Brother
- Little Brother Refuses To Leave

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◆ **City of Tampa Community Meeting – Water Rates**

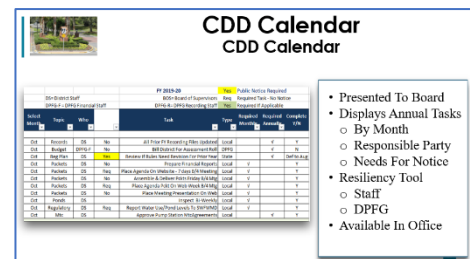
Ms. Wilson reported the results of the City meeting and feedback session held at Compton Park regarding the new water rates and rate structure.

She noted that while some residents expressed concern that Tampa had far higher water rates than other jurisdictions, the facts were opposite, Tampa rates are far lower than the county, other nearby counties and other cities in Florida.



◆ **CDD Calendar**

Ms. Wilson reviewed the CDD annual calendar that displays the tasks that must be accomplished each year.



**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**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS - Supervisor Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS - Adjournment**

1           There being no further business,

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3           On MOTION by Mr. Schoolfield SECONDED by Mr. Soley, WITH ALL IN FAVOR, the  
4           meeting was adjourned.

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

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

13

14          **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**  
15          **publicly noticed meeting held on** 5-13-20.

16

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18          **Signature**

19

20          Lore Yeira

21          **Printed Name**

22          **Title:**

23           Assistant Secretary

24           District Manager

18          **Signature**

20          Gene Field

21          **Printed Name**

22          **Title:**

23           Vice Chairperson James Soley

24           Chairperson