

1
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 May 13, 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
16 Jim Soley Vice Chairman
17 Jake Schoolfield Supervisor

18
19 Present Via Zoom (Board Members)

20 Gene Field Chairman
21 Jessica Vaughn Supervisor
22 Mike Gibson Supervisor

23
24 Also present were:

25 Lore Yiera District Manager
26 Maggie Wilson Consultant/Resident
27 Warren Dixon TPOA Business Consultant
28 Brian Koerber TPOA Property Manager

29
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. Schoolfield 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 There being none, the next item followed.

10

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

12

13 On MOTION by Ms. Vaughn, SECONDED by Mr. Soley WITH ALL IN FAVOR, the Board
14 approved the Minutes of the Mar, 2020 Board Meeting.

15

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

17

18 Mr. Field noted that the check register had been reviewed. There were two months provided
19 due to cancellation of the April meeting

20 February Disbursements

21 On MOTION by Mr. Schoolfield SECONDED by Ms. Soley WITH ALL IN FAVOR, the
22 Board approved the Disbursements for the month ending February 29 2020 in the amount of
23 \$271,228.72.

24 March Disbursements

25 On MOTION by Mr. Soley SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the
26 Board approved the Disbursements for the month ending March 31, 2020 in the amount of
27 \$400,136.49.

28

29

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

32

1 **SEVENTH ORDER OF BUSINESS – Consultant Reports**

2 **◆ CDD Covid Response**

3 Ms. Wilson updated the Board as to the various steps the CDD,
4 ABM and the TPOA have taken to protect residents, visitors and
5 vendors supporting Tampa Palms.

6 She discussed the fact that most amenities in the parks would
7 be closed but trails and paths remain open. It was noted that the
8 attendants and guards would remain available to make certain the closures were followed.



9
10 **◆ Community Appearance**

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

13 She discussed the main entrances and noted that the
14 replacement palms were settling in nicely. She further mentioned that
15 it was anticipated that a landscape plan for the balance of the Area 1
16 entry would be available board review at the next meeting.



17 Ms. Wilson reviewed the boulevard improvements and
18 replacements that are in progress, in particular describing the
19 improvements to the raised planters across the Reserve where copper
20 planters have replaced a large portion of the bougainvillea that had
21 not been performing well in the area.



22
23 Ms. Wilson reviewed the progress in regard to establishing
24 pleasing vistas at junctions with the power corridor that are safe
25 within the guidelines of the FERC that the power companies must
26 follow.



27 Ms Wilson discussed improvements made to the Reserve
28 entrance for the areas under CDD landscape maintenance. It was
29 noted that the damage done to the hollies along the center fountain by
30 the Reserve contractor was rapidly disappearing under the care of
31 ABM.

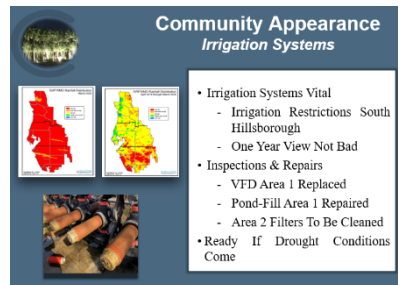


1 Ms. Wilson reviewed the matter of Canary Isle palms at
2 the Reserve entrance, noting that Canary Isle palms are very
3 expensive and after a long history of replacing them at the Reserve
4 entry and with expenditures for them exceeding \$500,000
5 approved by prior boards, along with the the strong
6 recommendation of Dr. Monica Elliot, the CDD Board mandated
7 no further use of the Canary Isle palm by the CDD.



8 Ms. Wilson reported that the Reserve Board wished to replace two palms that had died
9 on a portion of the entry maintained by the CDD but will pay for the palms. There was
10 discussion but no dissent as the Reserve would bear the cost of \$10K per palm themselves,

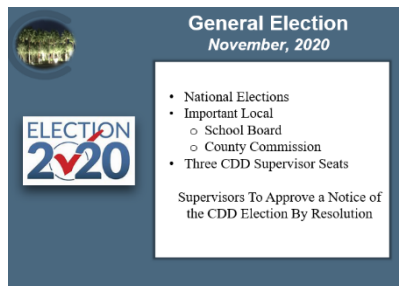
11 Ms. Wilson reviewed the work done to freshen some of
12 the 54 cul de sacs and maintenance work on the CDD irrigation
13 systems, in particular the cleaning of the filtration system and
14 repair of the pond-fill floats for Area 1.



15
16 ♦ **Elections**

17 Ms. Wilson reviewed the upcoming elections, both the
18 local, national elections.

19 There are three seats up for election for the Tampa Palms CDD.
20 Ms. Wilson advised that the CDD must place public notice of the
21 upcoming elections. This should be approved by Resolution.



22
23 On MOTION by Ms. Vaughn, SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board
24 approved the Resolution 2020-1 for notice of the 2020 CDD elections.

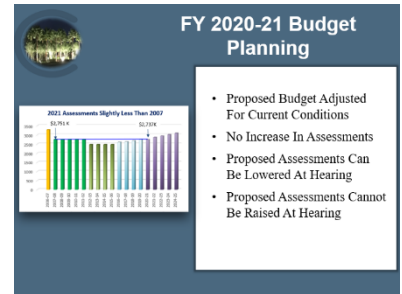
25
26
27 ♦ **Parks**

28 Ms. Wilson briefed the meeting about work done in the
29 parks getting ready for re-opening when that reopening can
30 happen. She mentioned repairs and cleaning of the racquetball
31 courts, replacing the benches in Oak Park and tennis windshields.



1 ♦ **FY 2020-21 Budget Planning**

2 Ms. Wilson re-presented the proposed FY 2020-21 Budget
3 for consideration. Ms. Wilson noted that the budget was consistent
4 with the multi-year financial model, but was adjust for current
5 conditions. She noted that there was no proposed increase in owner
6 assessments.



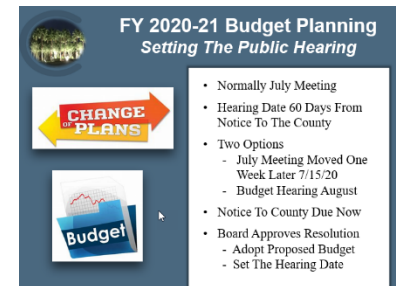
FY 2020-21 Budget Planning

- Proposed Budget Adjusted For Current Conditions
- No Increase In Assessments
- Proposed Assessments Can Be Lowered At Hearing
- Proposed Assessments Cannot Be Raised At Hearing

The slide includes a bar chart titled '2021 Assessments Slightly Less Than 2020' showing a decrease in assessment values from 2020 to 2021. The chart shows values for various categories, with 2021 values generally lower than 2020 values.

7 Ms. Wilson noted that if adopted by Resolution, the proposed budget may be lowered but
8 cannot be increased.

9 Ms. Wilson also presented some options for the schedule of
10 the Budget Hearing. Normally the Budget Hearing occurs on the date
11 of the July CDD Meeting. It is required that there be 60 days between
12 the adoption of the proposed budget and setting the date of the
13 hearing and the date of the Budget Hearing which usually occurs in
14 May. In 2020 the calendar is such that the July CDD meeting is only



**FY 2020-21 Budget Planning
Setting The Public Hearing**

- Normally July Meeting
- Hearing Date 60 Days From Notice To The County
- Two Options
 - July Meeting Moved One Week Later 7/15/20
 - Budget Hearing August
- Notice To County Due Now
- Board Approves Resolution
 - Adopt Proposed Budget
 - Set The Hearing Date

The slide features a 'CHANGE PLANS' graphic with a red arrow pointing right and a blue 'Budget' graphic with a red arrow pointing left.

15 57 days between the May and July CDD meetings so two choices were offered: one, move the
16 July meeting to the third Wednesday of July or two, hold the Budget Hearing at the August
17 CDD meeting.

18 After discussion it was decided that the August date was the most useful.

19 On MOTION by Ms. Schoolfield, SECONDED by Mr. Soley, WITH ALL IN FAVOR, the
20 Board Approved the Proposed FY 2020-2021 Budget for Publication.

21 On MOTION by Ms. Vaughn and SECONDED by Mr. Schoolfield the Setting the Public
22 Hearing on August 12, 2019 at 6:00 p.m. at the Compton Park Recreational Building, the
23 Board adopted Resolution 2020-2

24
25 ♦ **City of Tampa Boulevard Improvements**

26 Ms. Wilson discussed pending projects to repave and improve
27 Tampa Palms Blvd and noted that this project appears to be delayed
28 at least one year.

29 There was discussion that the Covid crises and resulting economic
30 issues might delay other projects such as the Rec Center.



**Boulevard Improvements
City Project- Deferred**

- Tampa Palms Blvd Deteriorated
 - Potholes
 - Alligator Cracking
- City Plan
 - Design 2020
 - Pave 2021
- Apparently Delayed To 2022-23
- Staff Inquiring About Path Improvements- Doubtful

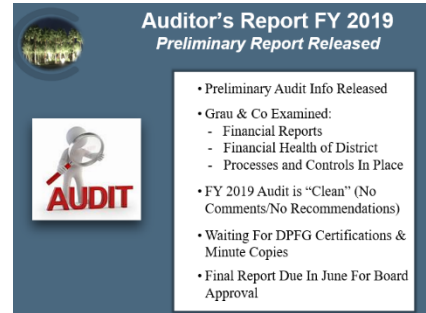
The slide includes two photographs of a road with potholes and alligator cracking. It also features a map of the area with a red circle highlighting the project location.

31
32

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

◆ **Preliminary Audit Information**

Ms. Wilson advised that the final audit report for 2019 was being issued this week and that the report will be available for review and approval by the Board in June.



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

There being no further business,

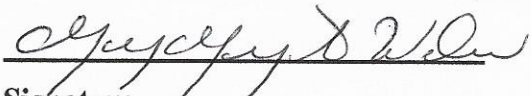
On MOTION by Mr. Gibson SECONDED by Mr. Soley, WITH ALL IN FAVOR, the meeting was adjourned.

**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 June 10, 2020.

8 
9 **Signature**


Signature

10

11 Mary Margaret Wilson

Gene Field

12 **Printed Name**

Printed Name

13 **Title:**

Title:

14 **Assistant Secretary**

Vice Chairperson

15 **District Manager**

Chairperson