

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, January 11, 2023 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 were:

15 Gene Field	Chairman*
16 Tracy Falkowitz	Supervisor*
17 Richard Diaz	Supervisor*
18 Don ONeal	Supervisor*
19 Mike Gibson	Supervisor*

20
21 * Constituting quorum

22
23 Also present were:

24 Patricia Thibault	Director, Breeze Management
25 Maggie Wilson	Consultant/Resident
26 Warren Dixon	TPOA Business Consultant
27 Brian Koerber	TPOA Property Manager

28
29 Mr. Field established that a quorum of the Board was present.
30

31 **Pledge of Allegiance**

32 Mr. Diaz led the recitation of the Pledge of Allegiance.
33

34 **SECOND ORDER OF BUSINESS- Strategic Focus**

35 Mr. Field conducted the review of the Tampa Palms CDD adopted organizational
36 documents/statements that serve to establish the purpose of the organization the Mission,
37 Direction, Core Values and Assignments of the CDD for 2023. He concentrated in particular
38 on current economic conditions affecting the CDD and the community and highlighted both
39 the plans to moderate impact as much as can be done and effects of the actions already taken.
40 The full strategic plans and 2022-23 Focus and organization information are included in the

1 advance Board Package; a copy of which is attached hereto and made a part of the public
2 record.

3

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

5 Warren Dixon, TPOA Business Manager, discussed the progress made by the EPC
6 noting that the EPC had ordered full restoration and that the illegal developers had now
7 engaged FDEP in formulating their final proposal.

8

9 **FOURTH ORDER OF BUSINESS - Board Member Discussion Items**

10 Supervisor Falkowitz briefed the Board members on the recent opening of the All
11 Abilities Park which is located at the New Tampa Rec Center. She commented on what an
12 outstanding amenity this is and how the New Tampa Councilman Luis Viera is largely
13 responsible for making it happen.

14 There was general discussion of the new pickleball, basketball and covered play areas
15 that are being provided at the same location in conjunction with Hillsborough County Schools.

16 Supervisor Falkowitz described how the schools would use the facilities during the
17 school days but after school they would be available to the public.

18

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

20

21 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
22 approved the Minutes of the December 14, 2022 Board Meeting.

23

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

25 Ms. Wilson noted that the financials as received from DPGF failed to properly include
26 many of the transactions and that the check register was examined and reconstructed for
27 consistency with the bank statements. She thanked Patricia Thibault of Breeze for the
28 exemplary work her team had done to provide actionable information.

29 She noted that there are two approvals for disbursements this month due to no meeting in
30 December. This occurs each year.

1 She further noted that the October disbursements included a transfer of \$250,000.00 made to
2 the ICS account during the recovery from the fraud period and although a disbursement from
3 the operating account, it was not an expense.

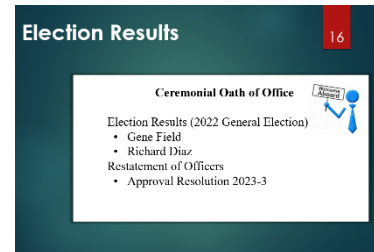
4
5 On MOTION by Mr. Gibson SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
6 approved the Disbursements for the month ending October 31, 2022 in the amount of \$
7 \$524,288.66.

8 On MOTION by Mr. Oneal SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
9 approved the Disbursements for the month ending November 30, 2022 in the amount of
10 \$ 272,503.76.

11
12
13 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

14
15 **◆ Ceremonial Oath of Office**

16 Ms. Wilson explained that although Mr. Field and Mr. Diaz
17 were effectively elected last summer as they ran unopposed.
18 They could not technically be sworn in until the election was
19 certified on 11/11/2022.



20
21 To complete the process required by the certification of the election, which is done by Oath of
22 Office and mailed to the State, the Board also restated the members and officers by approval
23 of Resolution 2023-3

24
25 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
26 Resolution 2023-3 Election of Officers was approved: Gene Field (Board Member) as
27 Chairman; Mike Gibson (Board Member) as Vice Chairman; Tracey Falkowitz (Board
28 Member) as Assistant Secretary; Donald Oneal Jr. (Board Member) as Assistant Secretary;
29 Richard Diaz Jr. (Board Member) as Assistant Secretary; Mary-Margaret Wilson as Assistant
30 Secretary; Gene Field & Patricia Thibault as Co-Treasurers; Patricia Thibault as Secretary
31

◆ **Community Appearance**

Ms. Wilson briefed on the impact of the three days of freezing temperatures that Tampa Palms experienced over the Christmas holiday weekend, noting the work that was completed to protect the irrigation and fountain assets.

She reviewed the damaged to the landscape and noted that so far the impact was minimal. Many of the soft shrubs will require cutbacks and a few poinsettias were killed.

She reviewed the freeze and fungus effecting the turf and noted that at this time it appears that most turf damage can be managed without costly replacements.

Ms. Wilson reviewed the condition of the neighborhood trees, both on CDD property and along the boulevards, especially near the paths, with respect to a phenomenon known as “sudden limb drop” that occurs in older trees. She noted that ABM watches for potential problems and trims to avoid damage to or on the paths.

Ms. Wilson updated the board on the small projects underway or newly completed that included the small sitting areas at the corner of Yardley and Tampa Palms Blvd and several cul de sacs.

She noted that these projects were only minor refreshing of the areas.

Ms. Wilson discussed upcoming projects that are specifically focused on maintaining the upscale look of the boulevards, primarily routine wall maintenance to include vine removal and replanting, pressure washing and painting. In addition, the repairs to the Kensington wall are being scheduled.

Around the Neighborhoods 17



- Experienced First Freeze
 - Temps Hovered 26°-28° For Hours on 3 Days
 - 4th Coldest Dec On Record (NWS)
- Irrigation & Fountains Protected
- Jan Inspection Upscale [92.5%]



Around the Neighborhoods 18





- Landscape Damage Minimal
 - Some Poinsettias Lost
 - “Soft” Shrubs Cutback
- Turf Damage
 - Freeze & Fungus



Around the Neighborhoods 19

Species	“Rural” Life Span	Urban Life Span
Water Oak	30-50	30-45
Live Oak	150-200	127-170
Laurel Oak	50-70	42-60
Turkey Oak	50-70	42-60

- **Vital Tree Maintenance**
 - Trees Have Life Spans
 - Some TP Trees Aging
 - Sudden Limb Drop Occurs
 - ABM Inspects & Protects Sidewalks & Paths



Around the Neighborhoods 20



- **Current Projects**
 - Sitting Area @ Enclave
 - New Plants
 - Fresh Mulch
 - Repaired Lighting
 - Cul de Sac Improvements
 - Two In Cambridge II
 - One In Enclave

Around the Neighborhoods 21



- **Up Coming Projects**
 - Wall Restoration
 - Remove Vines
 - Pressure Wash
 - Paint
 - Kensington Wall Repairs

1 Ms. Wilson reviewed the condition of the Manchester
2 fountain noting that the fountain had been in place since 2019, had
3 been repaired many times but was just beyond restoration at this
4 time.

5 She recommended the replacement of the fountain at the
6 cost of \$10,300.00 the funding of which was provided for in the
7 budget of 2022-23. She noted that since this was not a routine maintenance project, it should
8 be approved by the board.

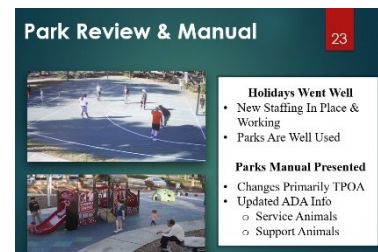


9
10 On MOTION by Ms. Falkowitz SECODED by Mr. Oneal with ALL IN FAVOR, the
11 replacement of the Manchester fountain at the cost of \$10,300.00 was approved.

12
13 ♦ **Park Updates**

14 Ms. Wilson advised that the revised staffing for
15 Hampton Park has been in place and is working well so far..

16 She also reported on the revisions to the Parks Manual,
17 noting that the material changes applied primarily to the TPOA
18 portion as relates to room reservations. She mentioned that there
19 were clarifications of the application of ADA service animal and emotional support animals.
20 She thanks Warren Dixon for his work to update this portion.



21
22 ♦ **Additional Advanced Board Package Materials:**

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

25
26 **EIGHTH ORDER OF BUSINESS – Other Matters**

27 There being none, the next item followed.

28
29 **NINTH ORDER OF BUSINESS – Public Comments**

30 There being none, the next item followed.

31

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

2 Mr. Diaz inquired as to if it was known what is the population of Tampa Palms. Ms.
3 Wilson said that the exact population is not known but it has been estimated at between 6,000
4 and 8,000. She noted that the exact number of housing units by type [single family, condo and
5 apartment] is well documented but occupancy is not known.

6 Mr. Oneal mentioned the blue street lights and noted they don't seem to be addressing
7 them. Ms Wilson reported that the link on the TECO web page to reports streetlights out has a
8 message that they are replacing them and no need to report.

9
10 **ELEVENTH ORDER OF BUSINESS - Adjournment**

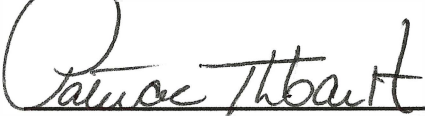
11 There being no further business,

12 On MOTION by Ms. Falkowitz SECODED by Mr. Oneal ALL IN FAVOR, the meeting was
13 adjourned.

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

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

19
20 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
21 **publicly noticed meeting held on 2/8/23.**

22 
23 _____

24 **Signature**

25
26 Patricia Thibault

27 **Printed Name**

28 **Title:**

29 **Secretary**

30 **District Manager**

22 
23 _____

24 **Signature**

25
26 Gene Field

27 **Printed Name**

28 **Title:**

29 **Vice Chairperson**

30 **Chairperson**