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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, November 9, 2022 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
20 * Constituting quorum

21
22 Also present were:

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

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

32
33 **Pledge of Allegiance**

34 Mr. Diaz led the recitation of the Pledge of Allegiance.

35
36 **SECOND ORDER OF BUSINESS- Strategic Focus**

37 Mr. Field reviewed the most current strategic items, focusing on those issues which
38 have immediate impact and noting that the Board Book contained the full examination. The
39 full strategic plans and focus events were included in the advance Board Package; a copy of
40 which is attached hereto and made a part of the public record.

41

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

2 Warren Dixon, TPOA Business Manager, discussed the progress made by the EPC
3 noting that the EPC had ordered full restoration and that the illegal developers had until
4 12/19/22 to appeal.

5 Mr. Dixon also noted that there were indications that the developers were interested in
6 using the land for a mitigation farm and that would indeed be the highest and best use for the
7 interests of Tampa Palms.

8
9 **FOURTH ORDER OF BUSINESS - Board Member Discussion Items**

10 Supervisor Diaz asked a question about owners the four owners whose unpaid
11 assessments are material in amount. A discussion followed about how tax certificates are sold
12 and the conditions that lead to non-sale of a couple unpaid tax certificates in Tampa Palms.

13 Supervisor Falkowitz discussed the County Commission elections noting two
14 incumbents were not returned including Mariella Smith and Kimberly Overman.

15
16 **FIFTH ORDER OF BUSINESS - Approval of the October 12, 2022 Board Meeting**
17 **Minutes**

18
19 On MOTION by Mr. Oneal, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
20 approved the Minutes of the Oct 12, 2022 Board Meeting.

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22
23 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

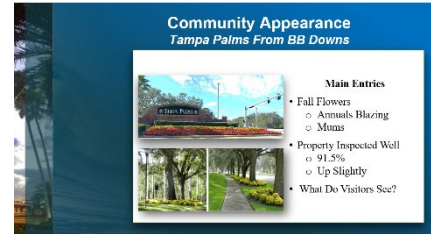
24 Mr. Field noted that the check register had been audited by him for consistency. Ms.
25 Wilson noted that the check register displayed some missing check numbers and the ditrict was
26 waiting for final confirmation from DPFPG that the checks were voided.

27
28 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
29 approved the Disbursements for the month ending September 30, 2022 in the amount of
30 \$234,101.60.

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

2 **◆ Community Appearance**

3 Ms. Wilson reported that Tampa Palms had fared
4 well during the Hurricane Nichole “near miss”. The
5 property inspection reflected both the fact that there was no
6 substantial damage and that the clean up was successful.



7
8 Ms. Wilson noted that the winter poinsettias were
9 planted and that even with the rather unseasonable warm
10 weather they were expected to do well due to the shady
11 locations. She mentioned that the fall annuals were being
12 removed and the beds would be treated for weeds and new
13 the winter annuals planted the second week of December.



14
15 The next weeks will include holiday decorations at
16 the main entries. Traditionally only white lights will be
17 used along with garland and gold or silver ribbons. Some
18 owners decorate their entries but only with white lights.



19
20 Winter cutback and clean up has commenced on the
21 medians and some of the areas adjacent to Oak Park as well
22 as the power corridor.



23 There are plans to complete the project to update the small
24 seating area at the corner of TP Blvd and Yardley, at the
25 corner of Oak Park with mulch and a few new plantings.

26
27 Ms. Wilson reviewed an upcoming project to
28 address the traffic control and other signs along the
29 boulevards that are leaning and making them appear
30 unkempt.



31 ABM is slated to do this work which will commence after
32 the first of the year

33

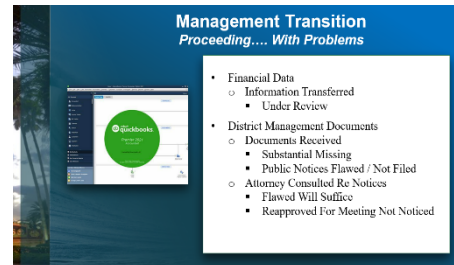
1 ♦ **Not Business As Usual**

2 Ms. Wilson reviewed the impact of current
3 financial circumstances and noted that the FY 2021-22
4 operations were managed to not require the use of any
5 carry forward funds. She reviewed the strategies in place
6 for FY 2022-23 which depend on proper resource
7 allocation and will benefit from maximized interest income.



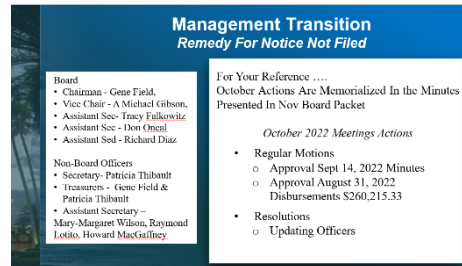
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9 ♦ **Management Company Transition**

10 Ms. Wilson and Ms. Thibault noted that with five
11 days left in the current agreement, DPFG had transferred
12 the information and that it was being reviewed.



13 Ms. Wilson noted with surprise that there appear
14 to have been flaws in the noticing of the Budget Hearing
15 and the 2023 meetings. She stated that this matter had been referred to the District Counsel by
16 Ms. Thibault and the attorney opinion was that the Budget notifications will suffice. That said
17 public notification of the FY 202-23 meetings had to be made and Ms. Thibault was able to
18 get that done in time for this, the November meeting.

19
20 Ms. Wilson noted that due to the lack of public meeting
21 notice, all actions taken at the October 2022 meeting
22 (which is the first meeting of FY 2022-23) must
23 reapproved by the board, this effectively providing the
24 proper opportunity for public involvement.



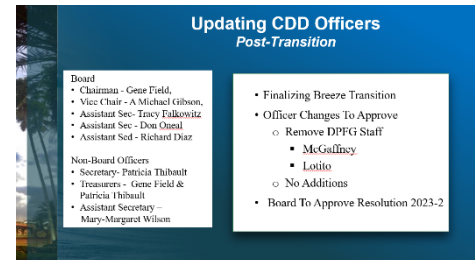
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26 As a remedy for notices not filed, the following actions were taken:

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28 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
29 approved the Minutes of the Sept 14, 2022 Board Meeting.

1 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
2 approved the Disbursements for the month ending August 31, 2022 in the amount of
3 \$260,215.33

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5 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
6 Resolution 2023-1 Election of Officers was approved: Gene Field (Board Member) as
7 Chairman; Mike Gibson (Board Member) as Vice Chairman; Tracey Falkowitz (Board
8 Member) as Assistant Secretary; Donald Oneal Jr. (Board Member) as Assistant Secretary;
9 Richard Diaz Jr. (Board Member) as Assistant Secretary; Mary-Margaret Wilson as Assistant
10 Secretary; Raymond Lotito and Howard McGaffney as Assistant Secretary; Gene Field &
11 Patricia Thibault as Treasurers; Patricia Thibault as Secretary.

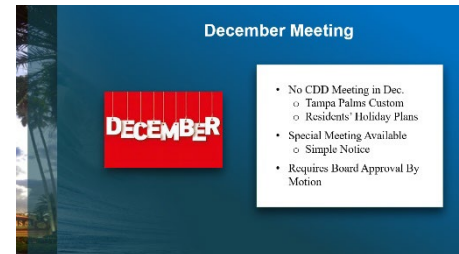
12
13 As the final step in the transition from DPFG
14 Management to Breeze Management, the board was asked
15 to approved Resolution 2023-2 which removed the
16 remaining DPFG staff members from officer positions at
17 Tampa Palms and recertify the officers.



18
19 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
20 Resolution 2023-2 Election of Officers was approved: Gene Field (Board Member) as
21 Chairman; Mike Gibson (Board Member) as Vice Chairman; Tracey Falkowitz (Board
22 Member) as Assistant Secretary; Donald Oneal Jr. (Board Member) as Assistant Secretary;
23 Richard Diaz Jr. (Board Member) as Assistant Secretary; Mary-Margaret Wilson as Assistant
24 Secretary; Gene Field & Patricia Thibault as Co-Treasurers; Patricia Thibault as Secretary.

25
26 ♦ **December Meeting Action**

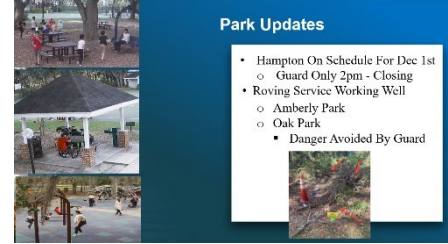
27 Ms. Wilson noted that it has been the practice for
28 the Tampa Palms CDD that the Board does not meet in
29 December. Should a situation come to the front during
30 December that requires immediate Supervisor action, an
31 emergency meeting, with a quorum of three Supervisors
32 could be convened.



33
34 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
35 approved cancellation of the December 2022 meeting.

1 ♦ **Park Updates**

2 Ms. Wilson described the progress in transitioning
3 to a single park staff member in the afternoon and evening,
4 as had been the process for many years. Securitas staffing
5 sole staffing from 2 Pm to closing (with a 1 Pm to 2 PM
6 overlap with the single park guard) is slated to commence
7 on the first week of December.



8 She also reported on the success of the “roving guard” patrols for Amberly and Oak
9 parks. She noted that two weeks prior, the Securitas guard observed and reported a dangerous
10 situation that could have resulted in injury for residents using the park paths. The guard noticed
11 unusual flying insect activity and it was discovered that a substantial yellow jacket series of
12 underground nest sites had been created. The district called in a company specializing in insect
13 removal and problem was handled.

14 ♦ **Staff Reviews**

15 Ms. Wilson excused herself from the meeting.
16 Chairman Field advised that the district’s private-sector
17 business model produces favorable outcomes come from
18 repeatable, reliable business systems, processes and
19 capable staff. The chairman recommended a 3%
20 increase for Ms. Wilson commencing Oct 1, with the start of the fiscal year.
21
22



23 ♦ **Additional Advanced Board Package Materials:**

24 Information regarding financial reports were included in the Advance Board package;
25 copy of which is attached hereto and made a part of the public record.
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27 **EIGHTH ORDER OF BUSINESS – Other Matters**

28 There being none, the next item followed.
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30 **NINTH ORDER OF BUSINESS – Public Comments**

31 There being none, the next item followed.
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TENTH ORDER OF BUSINESS - Supervisor Comments

Mr. Diaz and Mr. Oneal further discussed the collections of unpaid CDD fees and it was noted that the amounts this year are rather typical and are ultimately paid.

ELEVENTH ORDER OF BUSINESS - Adjournment

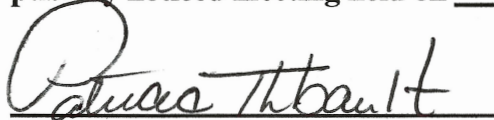
There being no further business,

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

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

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 1/11/23.





Signature

Signature

Patricia Thibault

Gene Field

Printed Name

Printed Name

Title:

Title:

Secretary

Vice Chairperson

District Manager

Chairperson