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**MINUTES OF MEETING
TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District was held on Wednesday, February 14, 2024 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. Oneal called the meeting to order.

The Board members and staff introduced themselves for the record.

Present and constituting were:

Tracy Falkowitz	Supervisor*
Richard Diaz	Supervisor*
Don Oneal	Vice Chair*
Gregory Horvath	Supervisor **

* Constituting quorum

** Appointed After Roll Call

Also present were:

Patricia Thibault	Director, Breeze Management
Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Community Director
Jimmy Ferguson	Resident
Joe Laird	ABM Area Manager
Mike Sullivan	ABM Supervisor

Mr. Oneal stated that a quorum of the Board was present.

Pledge of Allegiance

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

SECOND ORDER OF BUSINESS- Board Member Appointment

Ms. Wilson introduced Mr. Gregory Horvath who has offered to take the Board Member Seat vacated by Michael Gibson's resignation. It was discussed that Mr. Horvath meets all of the previously established criteria for membership in that he is resident involved in the community.



1 On MOTION by Mr. Diez, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board
2 approved Resolution 2024-2 appointing Gregory Horvath to the Tampa Palms CDD Board.

3
4 **THIRD ORDER OF BUSINESS- Public Comments**

5 There being none, the next item followed.

6
7 **FOURTH ORDER OF BUSINESS – Supervisor Comments**

8 Supervisor Diaz asked if CDD’s Boards obtain loans or other debt, if needed. The
9 answer provided by Patricia Thibault was yes. It was noted that this was a question stimulated
10 by the information regarding the long time needed to approve and raise assessments.

11
12 **FIFTH ORDER OF BUSINESS – CDD Focus For 2023.**

13
14 Ms. Wilson briefly reviewed the topics that are front and center for the CDD for 2023-
15 24 and noted one addition that came as the result of conversations with Chairman Field who
16 cautioned that the ability to earn sufficiently to stave off use of reserves must be carefully
17 monitored monthly.

18
19 **SIXTH ORDER OF BUSINESS – Approval of Minutes**

20 Mr. Oneal asked if everyone had read the minutes and unless there were corrections or
21 additions there should be a motion to approve.

22
23 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the
24 Board approved the Minutes of the January 10, 2024 CDD Meeting.

25
26 **SEVENTH ORDER OF BUSINESS - Approval of District Disbursements**

27 Mr. Oneal noted that the checks had been reviewed for consistency and the missing
28 checks appropriately reported as void.

29

1 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
2 approved the Disbursements for the month ending January 31, 2024 in the amount of
3 \$133,563.54.

4
5 **EIGHT ORDER OF BUSINESS - Consultant Reports**

6
7 **◆Around the Neighborhoods**

8 Ms. Wilson reviewed the overall appearance of the
9 community, noting that the OLM inspection should superior
10 performance with weeds, turf fungus and overall cleanliness
11 all excellent.

12 It was noted that leaf collection, tree trimming and shrub
13 cutbacks are proceeding on the Spring schedule.

14
15 Ms. Wilson stated that the Spring annual plantings
16 should arrive around the second week of March.

17
18 This year the large Antigua marigolds are planned, along
19 with the blue salvia. The salvia was chosen over the typical
20 begonias because they require less water.

21 The low water level of some ponds was discussed
22 noting that the levels create long range issues of debris, silt
23 build-up and even bank collapse.

24 As the water levels drop, temperature inversions are
25 more likely resulting in fish kills due to low oxygen
26 availability.

27 Ms. Wilson explained that tree and shrub cutbacks
28 were in progress in areas where preserves abut ponds and
29 that the pond banks themselves were made off-limits to
30 avoid causing collapses.

...Around The Neighborhood
Overall Appearance



- OLM Inspection 95 %
 - ✓ Weeds
 - ✓ Managing Turf Fungus
 - ✓ Property Cleanliness
- Spring Is Coming
 - Leaf Collection
 - Tree Trimming
 - Shrub Cutbacks



....Around The Neighborhood
Spring Annuals



- Arrive Early-March
 - Antigua Marigolds & Blue Salvia
 - Water Misers

....Around The Neighborhood
Pond Updates



- Very Low Water Levels
- Long Range Concerns
 - Exposed Banks
 - Debris
 - Silt Buildup
 - Bank Collapse
 - Low Oxygen
 - Fish Kills

....Around The Neighborhood
Pond Protection Protocols



- Banks Made Off-Limits
 - No Walking
 - No Edge Trimming
 - Tree & Shrub Cutbacks
 - Preserve Areas
- Avoid Dredging

1 Ms. Wilson reviewed the wall restoration project
2 noting how the restorations are being accomplished and
3 why.

4 She advised that while there has been damage
5 found, it was been found in time to repair and not have to
6 rebuild as was the case with the Kensington wall where by
7 the time the damage was discovered, rebuilding was the
8 sole solution.

....Around The Neighborhood
Safety & Health - Wall Restorations

Damaged Wall Restoration

- Remove Vines/ Blow-Off Dirt
- Check for Mold
- Repair Cracks & Foundation Erosion
- Recoat

Modest Damage / Significant Mold

- No Rebuilding Needed- So Far
- New Plantings - Future

9

10 ♦ **Financial Conditions**

11 Ms. Wilson reported as is required by the board on
12 the current economic environment which in part was
13 headlined by what was deemed by economists as a “hot”
14 inflation report, with both the national inflation and the
15 Tampa – St Pete continuing to increase.

Financial Conditions
Inflation Data A/O 2/13/2024

US Treasury Response To Hot CPI Report

- Inflation Continued Jan
 - Jan Nationwide +.3%↑
 - Jan Tampa +.5%↑
- Bad News / So-So News
 - Incr. Costs
 - Fed Rate Cut Unlikely
- Treasuries Responded
 - Increased Return

16 It was noted that the only positive aspect was the
17 immediate increase returns on treasuries in which the CDD
18 invests.

19 Ms. Wilson reviewed the cash management update
20 for Tampa Palms, noting that while the adopted budget
21 used \$83,000 in reserves, the combination of increased
22 returns on the ICS funds and the Wealth Account
23 investments have for at least FY 2023-24 preserved the
24 reserve funds

Financial Conditions
Cash Management Update

(\$ 000 s)	Budget
Interest Income	\$ 60 K
Wealth Account	0
Carry Forward	83
Total	\$ 143 K

	Forecast
Interest Income	\$ 76 K
Wealth Account	147
Carryforward	0
	\$ 223 K

- Adopted Budget
 - Used \$83 K Reserves
- Cash Mgmt. Model
 - Invest Reserves
 - Replace As Mature
 - Supv. Oneal Handled
- Directionally
 - Bal Budget
 - Protected Reserves

25

26 ♦ **Irrigation Background**

27 Ms. Wilson explained the the process whereby the
28 developer installed the underground facilities in Tampa
29 Palms along the public ROWs and portion for which the
30 CDD has responsibility, the irrigation mainlines which are
31 the facilities placed closest to the surface.

Irrigation Background
Underground Along Boulevards

- Developer Installed Facilities
 - Irrigation Mainlines
 - Storm Drain Lines
 - Potable Water
 - Waste Water
- Inspected & Accepted By City
 - Agreed - Irrigation CDD Duty
- Protocol (40 Years+)
 - Mainline Leak
 - Dig Ticket
 - Make Repairs
 - City Facilities / Don't Touch
 - Notify City

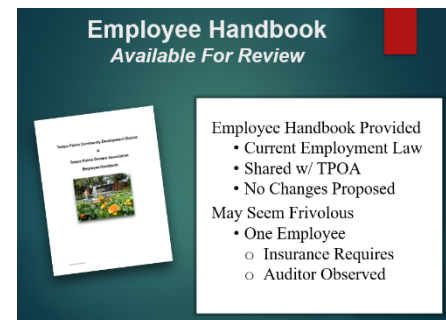
1 Ms. Wilson explained the issues associated with an
2 irrigation mainline that was compromised at a point where it
3 ran under Wesley Dr.

4 Before the repairs could be completed, errant water had to be
5 tested to make certain that it was not potable. The CDD is
6 repairing the irrigation and making repairs to the City's
7 stormwater at the same time.



8
9 **◆ Employee Handbook**

10 Ms. Wilson presented the CDD's employee
11 handbook/manual which is reviewed annually for
12 completeness. This same handbook is shared with the TPOA
13 for consistency. Since the CDD has exactly one employee,
14 the handbook seems excessive but statement of policies are
15 required by insurers.



16
17 **◆ Additional Advanced Board Package Materials:**

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

20
21 **NINTH ORDER OF BUSINESS – Other Matters**

22 There being none, the next item followed.

23
24 **TENTH ORDER OF BUSINESS – Public Comments**

25 There being none, the next item followed.

26
27 **ELEVENTH ORDER OF BUSINESS - Supervisor Comments**

28 Mr. Oneal thanked Joe Laird and his team for all of their contributions to Tampa Palms
29 and their diligence with the "big dig" at the Huntington entrance.

30
31 **TWELFTH ORDER OF BUSINESS - Adjournment**

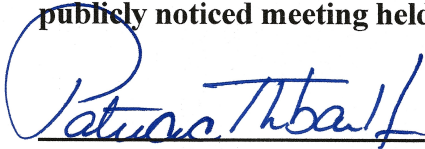
1 There being no further business,

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

4
5 **These minutes were done in summation format, not verbatim.*

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

10 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
11 **publicly noticed meeting held on March 13, 2024.**

12 
13 _____

14 **Signature**

15
16 Patricia Thibault

17 **Printed Name**

18 **Title:**

19 **Secretary**

20 **District Manager**

12 
13 _____

14 **Signature**

15
16 Donald Oneal

17 **Printed Name**

18 **Title:**

19 **Vice Chairperson**

20 **Chairperson**