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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, March 8, 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
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 Jimmy Ferguson	Resident

27
28 Mr. Field established that a quorum of the Board was present.
29

30 **Pledge of Allegiance**

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

33 **SECOND ORDER OF BUSINESS- Public Comments**

34 Mr. Dixon reported on the progress with the illegal construction and noted that the
35 builders had requested another delay from the HC EPC in complying with the order to restore.
36 Supervisor Diaz asked if there were any restrictions on the number of delay requests and Mr.
37 Dixon said not but similarly the HC EPC does not have to grant the requests.
38

39 **THIRD ORDER OF BUSINESS – Supervisor Comments**

40 Mr. Diaz noted that the road work was commencing and it will be a welcome improvement to
41 the Tampa Palms community.

1 Ms. Falkowitz reported on the results of the City of Tampa elections held the day before. She
2 noted that Mayor Castor won easily with 80% of the vote and that three of the Charter
3 Amendments passed, the sole one failing was the creation of standing boards without mayoral
4 approval. She noted that there are runoffs in the city-wide district 1,2, and 3 and one district 6
5 (area specific and not Tampa Palms).

6

7 **FOURTH ORDER OF BUSINESS – CDD Focus For 2023.**

8 Mr. Field discussed the CDD Focus for FY 2022-23 which includes those items of
9 strategic emphasis for the organization.

10

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

12

13 On MOTION by Ms. Falkowitz, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the
14 Board approved the Minutes of the February 8, 2023 Board Meeting.

15

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

17 Gene Field noted that the checks had been reviewed for consistency and the missing
18 checks appropriately reported as void.

19

20 On MOTION by Mr. Diaz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
21 approved the Disbursements for the month ending January 31, 2023 in the amount of
22 \$228,118.82.

23

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

25

26 **◆ Neighborhood Updates**

27 Ms. Wilson current landscape status
28 including the off again on again hot and cold
29 weather, noting that most winter cutbacks had been
30 completed and that the inspection conducted earlier
31 this week rated the property as a 93.5%.



1 Ms. Wilson mentioned that the Spring
2 annuals which include marigolds and lavender
3 salvia are being installed as planned.

4 She stated that Area 2 was installed first as the
5 ABM team reviewed the impacts and irrigation
6 availability for Area 1 which will follow.

7
8 Ms. Wilson discussed the on-going cul de
9 sac improvements which are currently focusing
10 on those cul de sacs where trees were removed in
11 the last two or three years and need to be
12 replaced. Diseased trees are not immediately
13 replaced to prevent further loss.

14
15 Ms. Wilson reviewed the damaged
16 Kensington wall that will be restored in three
17 phases. The damaged portions (Phase 1 & 2)
18 will be reconstructed and action will be taken in
19 a future phase to mitigated sources of damage so
20 that the rest of the wall does not require
21 construction. The first phase has commenced.

22
23 Ms. Wilson reviewed the tree work in
24 progress which is designed to protect the
25 ambiance of the Tampa Palms Blvd from
26 damage created by the large equipment that will
27 be used in the paving processes. It is noted that
28 neither the City nor TECO prunes these city-
29 owned trees.

30 Care was also given to clear branches that might block streetlighting as lighting will be
31 critical for night driving with equipment parking and MOT barrels lining the lanes along
32 Tampa Palms Blvd.



Around the Neighborhood *Spring Is Here*



- New Annuals Going In**
- Area 2 First
 - Villages
 - Main Entry
 - Area 1



Neighborhood Updates *Cul de Sac Improvements Continue*



- Focus On Tree Replacement**
- Palm Trees Diseased
 - Removed - Left Empty
 - 2-3 Years
 - Cul de Sac's Improved
 - Trees
 - Shrubs
 - Mulch



Neighborhood Updates *Kensington Wall*



- Damaged Wall (167 Feet)
 - Leaning
 - Delaminating
- Rebuild In Three Phases
 - Most Damaged First
 - Providing Temp Wall
- Work In Progress



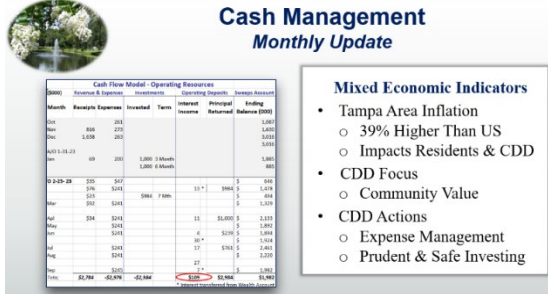
Neighborhood Updates *Keeping The Ambiance*



- Tree Protections**
- Branches Over Boulevard
 - Catch On Equipment
 - Destroy Trees
 - TECO/City Don't Prune
 - Clearing Streetlights
 - Blocked Roads
 - Lighting Crucial

1 ♦ **Cash Management**

2 Ms. Wilson reviewed the impact of the
3 board-initiated cash management program which
4 utilizes the services of the CDD's QPD
5 SouthState Bank for insured financial
6 instruments (CDs and US Treasuries) as a means
7 to mitigate the effects of inflation.



Cash Management Monthly Update

Month	Receipts	Expenses	Invested	Term	Interest Income	Principal Returned	Ending Balance 2023
Oct	800	200					1,000
Nov	1,000	200					1,800
Dec	1,000	200					2,600
Jan	1,000	200					3,400
Feb	1,000	200					4,200
Mar	1,000	200					5,000
Apr	1,000	200					5,800
May	1,000	200					6,600
Jun	1,000	200					7,400
Jul	1,000	200					8,200
Aug	1,000	200					9,000
Sep	1,000	200					9,800
Oct	1,000	200					10,600
Nov	1,000	200					11,400
Dec	1,000	200					12,200
Jan	1,000	200					13,000
Feb	1,000	200					13,800
Mar	1,000	200					14,600
Apr	1,000	200					15,400
May	1,000	200					16,200
Jun	1,000	200					17,000
Jul	1,000	200					17,800
Aug	1,000	200					18,600
Sep	1,000	200					19,400
Oct	1,000	200					20,200
Nov	1,000	200					21,000
Dec	1,000	200					21,800
Jan	1,000	200					22,600
Feb	1,000	200					23,400
Mar	1,000	200					24,200

Mixed Economic Indicators

- Tampa Area Inflation
 - 39% Higher Than US
 - Impacts Residents & CDD
- CDD Focus
 - Community Value
- CDD Actions
 - Expense Management
 - Prudent & Safe Investing

9 ♦ **Financial Working Model**

10 Ms. Wilson introduced the 2023
11 working multi-year financial model. She noted
12 this was a model designed to provide
13 supervisors a means to examine the impacts of
14 known events and estimate the results of
15 emerging trends and policies.



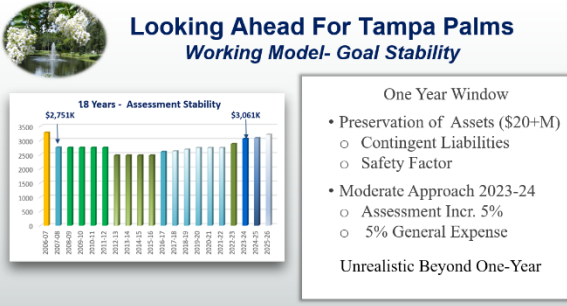
Looking Ahead For Tampa Palms A Working Model




Working Model Is Not A Plan

- Approach Future Uncertainties
 - Fiscal & Monetary Policies
 - Geopolitical Events
 - Inflation & Shortages
- Examines Impact
 - No Action Versus
 - Intelligent Action

17 It was discussed that the working model
18 is a dynamic project, one used with the goal of
19 stability for the CDD and for the residents. The
20 approach is moderate, with a 5% increase in
21 both assessments and general expenses. It will
22 be represented and re-evaluated again in April.



Looking Ahead For Tampa Palms Working Model- Goal Stability



One Year Window

- Preservation of Assets (\$20+M)
 - Contingent Liabilities
 - Safety Factor
- Moderate Approach 2023-24
 - Assessment Iner. 5%
 - 5% General Expense

Unrealistic Beyond One-Year

24 ♦ **Tampa Palms Blvd**

25 Ms. Wilson discussed the restoration of
26 Tampa Palms Blvd in Area 1, a project that had
27 begun this week. She reviewed the meetings
28 held with the contractors, City and ABM to
29 coordinate activities such as irrigation.



Tampa Palms Blvd Work In Progress



- Full Depth Reclamation
 - Old Surface & Base Milled
 - Concrete Added & Replaced
- Asphalt Next & Markings Later

1 She noted that there were some
2 changes from the original plan, an outline of
3 which was in the board packet but they were
4 mainly changes in the order of lanes
5 completed and a focus on completing Tampa
6 Palms in front of the school during Spring
7 break.



Tampa Palms Blvd

- Original Plan
 - Inside Lanes 1st
 - Outside Lanes 2nd
- Change of Plan
 - Tampa Palms First
 - Inside / Outside
 - TPOST Next
 - Entries Last
- Moving Fast

8

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

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

12

13 **EIGHT ORDER OF BUSINESS – Other Matters**

14 There being none, the next item followed.

15

16 **NINTH ORDER OF BUSINESS – Public Comments**

17 Mr. Dixon reviewed activities in the village of Asbury regarding a difficult tenant and
18 noted that the owner was proceeding with eviction processes. He noted that this was not strictly
19 speaking CDD business but as the supervisors might get questions, he wanted to make them
20 aware of the issue and the process to resolve it.

21

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

23 There being none, the next item followed.

24

25 **ELEVENTH ORDER OF BUSINESS - Adjournment**

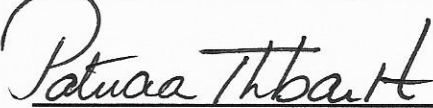
26 There being no further business,

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

29 **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 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
6 publicly noticed meeting held on April 12, 2023.

7 

9 **Signature**

10

11 Patricia Thibault

12 **Printed Name**

13 **Title:**

14 **Secretary**

15 **District Manager**



Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson