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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, April 12, 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 (Zoom)

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	Community Director

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

30 **Pledge of Allegiance**

31 Mr. Oneal 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 discussed the legal
35 issues surrounding the proceedings due to certain missed filing dates with the HC EPCby the
36 defendant's counsel.
37

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

39 Mr. Diaz noted that the road work was coming along and was great.

40 Ms. Falkowitz reported the summer camps being offered by the City of Tampa.

41 Mr. Oneal spoke about the schedule [or not] for Area 2 restorations.

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

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

4
5 **FIFTH ORDER OF BUSINESS – Approval of Minutes**

6
7 On MOTION by Mr. Diaz, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
8 approved the Minutes of the March 8, 2023 Board Meeting.

9
10 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

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

13
14 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
15 approved the Disbursements for the month ending February 28, 2023 in the amount of
16 \$251,580.50.

17
18 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

19
20 **◆ Neighborhood Updates**

21 Ms. Wilson reviewed the community look, noting that there
22 has been no rain in more than eight weeks. The Spring annuals are
23 in place and are doing well.

24 The ponds are dropping in level and are difficult to treat for
25 algae and grasses.



1 Ms. Wilson reported on the results of the OLM inspection
2 that occurred earlier in the week. It was a 93.5.

3
4 Ms. Wilson discussed the design of the Tampa Palms
5 landscape, not estate or resort and against what benchmarks and in
6 what order the landscape is rated.

7
8 Ms. Wilson discussed the on-going improvements and noted
9 that for additional Spring color at both main entries the caladiums
10 will soon be planted. There are also minor improvements to the
11 bollards at the entry to Oak Park which have deteriorated in
12 appearance.

13
14 Ms. Wilson reported as to the results of the heavy cutbacks
15 That were required along Wareham and Fairchild in order to meet
16 the requirements of the power companies. There were concerns that
17 they shrubs would not come back but the good news is that
18 everything is restoring well.

19
20 ♦ **FCC Licensing**

21 Ms. Wilson reported on the renewal of the FCC license that
22 is necessary to operate the radio-controlled irrigation system. The
23 tower is located at the CDD office and the thirty-five controllers are
24 spread across the property. Four frequencies are in use.

25
26 ♦ **Park Updates**

27 Ms. Wilson discussed the park use and noted among other
28 things that family oriented use, particularly at Amberly Park is on the
29 rise and the parks have never been more in use.

30
31 The streamlining of the park personnel is working without a glitch
32 and appears to be coming into more standard budget levels.

....Around The Neighborhood
A Word About Inspections

OLM Monthly Inspections

- April "Score" (93.5 %)
- Tampa Palms Landscape
 - View From A Vehicle
 - Not Resort or Estate
 - Areas Prioritized

Main Entries
↓
Boulevard Village Entrances
↓
Off-Boulevard Village Entrances
↓
Roadways
↓
Cul de Sacs
↓
Land Tracts

Around the Neighborhoods
On-Going Efforts

- Entry Caladiums
 - Spring/Summer Color
 - Both Entries
- Oak Park Review
 - Dangerous Fire "Pits"
 - Paint Lantry Posts

Around the Neighborhoods
Power Corridor Areas

- Heavy Cutbacks
 - Concerned Neighbors
 - Power Company Req
 - Coming Back Strong
- Important For Residents
 - Noise Abatement
 - View

Irrigation System
FCC Registration

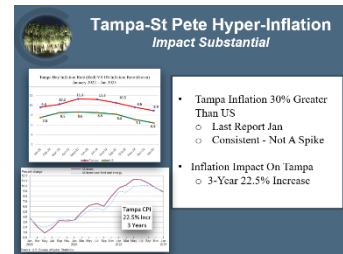
- Large Distributed System
 - Radio Controlled
 - Tower at CDD Office
- Connects to 35 Controllers
 - FCC Frequencies Reserved
 - Four Frequencies
 - Five Mile Radius
 - 10 Year Permit Reissued

Park Notes

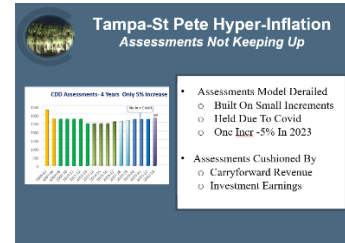
- Parks Heavily Used
 - Tennis & Basketball Courts
 - Pavilions & Restrooms
 - Playgrounds
- Owner & Asset Protection \$\$\$
 - Cost-Effective Changes
 - Working

1 ♦ **Current Economic Conditions**

2 Ms. Wilson reviewed with the board members the current
3 state of economic affairs for the Tampa area. She noted in
4 particular the continued price increases in the Tampa area [7.7%
5 vs 5.0% US], despite certain improvements in the CPI.



6 Mr. Field reviewed the extent to which assessments are not
7 keeping up with the cost to provide the services expected by the
8 residents. There was general discussion among the board members
9 as to the fact that for many owners their home is their greatest assets
10 and the depend on Tampa Palms to remain upscale and competitive
11 to preserve the value of their properties.



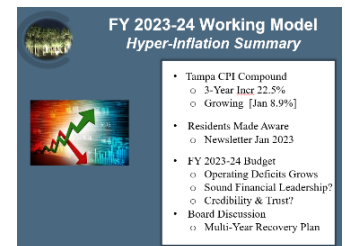
12 Mr. Field also reviewed the insured brokered CDs that had been used to achieve some
13 additional revenue and the fact that some of those options were diminishing in availability.

14 Ms. Wilson revisited the slight increase of 5% that had been
15 discussed last month for 2023-24 and it was pointed out that even
16 with anticipation of modest additional revenue from investments at
17 5% a full \$120,000 would be required in 2024.

	Current Year FY 2022-23	Outlook FY 2023-24	Next FY FY 2024-25	Year Over Year Comparison	
	Adopted	Outlook	Working Model	FY 2023-24 Budget	FY 2022-23 Budget
ANNUAL OPERATIONS					
Revenue - 2023					
Fee Assessments	\$2,785	\$2,785	\$2,887,425	141%	13%
Interest Income	\$0	\$0	\$0	0%	0%
Other Fees	\$0	\$0	\$0	0%	0%
Revenue Total	\$2,785	\$2,785	\$2,887,425	141%	13%
Expenses					
Operating Expenses	\$2,426	\$2,426	\$2,426	100%	7%
Fixed Assets	\$0	\$0	\$0	0%	0%
Total Annual Expenses	\$2,426	\$2,426	\$2,426	100%	7%
Annual Excess Revenue (Deficit)	\$359	\$359	\$461,425	163%	36%
2. Financial Statements					
Reserves Required					
Monthly Reserve	\$401	\$401	\$401	100%	100%
Reserve for Operations	\$740	\$740	\$740	100%	100%
Contingency (Risk Reserve)	\$401	\$401	\$401	100%	100%
Fixed Reserves	\$0	\$0	\$0	0%	0%
Reserve for Specials	\$0	\$0	\$0	0%	0%
Infrastructure & Other Contingency	\$0	\$0	\$0	0%	0%
ST Annual Reserve Reserve	\$1,541	\$1,541	\$1,541	100%	100%

18 Mr. Oneal reviewed staff the steps that have been taken to manage inflationary effects,
19 including deferral of capital projects that will not negatively impact the value of the
20 community.

21 Ms. Falkowitz discussed with the members the options for
22 a slightly higher increase, and after reviewing preliminary data
23 available from staff, Mr. Oneal suggested 8% as an increase. There
24 was substantial discussion among the board members there was
25 consensus that 8% would buffer the owners and begin to stop the
26 drain on the reserve funds.



27 The matter will be reconsidered at the May CDD meeting, at which time the date for
28 the budget hearing will be set.

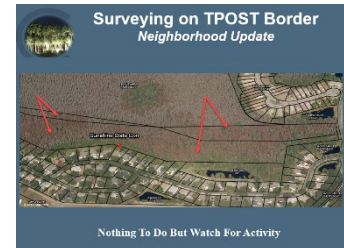
1 ♦ **Tampa Palms Blvd**

2 Ms. Wilson reviewed the progress on the Tampa Palms
3 Blvd project and mentioned that it was moving along quite
4 smoothly. There are a number of phases left including finishing the
5 speed bumps, sign installation and the pedestrian flashing lights.



7 ♦ **Tampa Palms Blvd**

8 Ms. Wilson reported that there has been surveying of strips
9 of land adjacent to Tampa Palms in TPOST 3. The surveyors told
10 residents that the work was being done for apartments.
11 The City says that the lands is not developable and that there are no
12 pending permits. Tampa Palms will have to be vigilant.



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

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

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

20 There being none, the next item followed.

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

23 There being none, the next item followed.

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

26 There being none, the next item followed.

28 **ELEVENTH ORDER OF BUSINESS - Adjournment**

29 There being no further business,

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

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

2 *

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

7 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
8 publicly noticed meeting held on May 10, 2023

9  _____

9  _____

10 Signature

Signature

11

12 Patricia Thibault _____

Gene Field _____

13 Printed Name

Printed Name

14 Title:

Title:

15 Secretary

Vice Chairperson

16 District Manager

Chairperson