

**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, June 14, 2023 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. Field called the meeting to order.

The Board members and staff introduced themselves for the record.

Present and constituting were:

Gene Field	Chairman*
Tracy Falkowitz	Supervisor*
Richard Diaz	Supervisor*
Don Oneal	Supervisor*

* Constituting quorum

Also present were:

Patricia Thibault	Director, Breeze Management
Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Jimmy Ferguson	Resident
Brian Koerber	TPOA Community Director

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

Pledge of Allegiance

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

SECOND ORDER OF BUSINESS- Public Comments

Mr. Dixon reported on the progress with the illegal construction and included the fact that a consent agreement had been signed requiring restoration. He noted that the matter is still within the 90 day period when an appeal can be made.

THIRD ORDER OF BUSINESS – Supervisor Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – CDD Focus For 2023.

1 Mr. Field reviewed the topics that are front and center for the CDD for 2022-23
2 including the inflationary effects of the economy and impact on Tampa Palms, the use of the
3 balance of the Signature funds and monitoring of various projects.

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

6
7 On MOTION by Mr. Diez, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board
8 approved the Minutes of the May 10, 2023 CDD 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 April 30, 2023 in the amount of
16 \$198,684.42.

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

19
20 ♦ **Community Appearance**

21 Ms. Wilson reported on the results of the OLM inspection
22 that occurred earlier in the week and that the property continues to
23 provide an upscale appearance. She noted that the summer annuals
24 had been planted.



25
26 ♦ **Rejuvenation Projects**

27 Ms. Wilson reported that after a long stretch of using shrubs,
28 an oak tree had been replanted in the median between Asbury and
29 Westover where lightening had destroyed an oak tree many years
30 ago/



1 Ms. Wilson advised that the work continues to refurbish the
2 54 city-owned cul de sacs where trees, usually palms, have been lost
3 over the years. She noted that these cul de sacs are important to owners
4 as many are right outside their front doors.



Around the Neighborhood Rejuvenation Projects

- Cul De Sacs
 - 54 - City Owned
 - In Front of Homes
 - Most Small/ Some Large
- CDD Maintains
 - Landscape
 - City Water
 - Replacing Palms
 - Refreshing Shrubs

5
6 Ms. Wilson reported that the Area 1 entry guard house and
7 entry amenities at Huntington were pressure washed, rotting wood was
8 replaced as needed and the structures were painted. The attachments
9 used for the holiday lighting were removed and replaced with stainless
10 coated hardware that will not rust.



Around the Neighborhood Rejuvenation Projects

- "Guard House"
 - Replace Facia
 - Rusted Hooks & Nails
 - Washed & Painted
- Huntington
 - Restored & Painted

11
12 It was also discussed that the restoration of the Kensington wall
13 is moving along and the most damaged portion (phase 1) where the
14 brick was delaminating from the block and the block was tilting. The
15 next phases will follow shortly.



Around the Neighborhood Rejuvenation Projects

- Kensington Wall
 - Phase 1 Complete
 - Phase 2 Next
- Wood Post Is A Shim

16
17 Ms. Wilson updated the board on the wall improvement work
18 noting that the walls are typically trimmed 3-4 times a year but that
19 keeping them clear is challenging, in part due to over-growth from the
20 "other side" / resident properties



Around the Neighborhood Wall Maintenance

- Vines Sheared
 - 3-4 Times Year
 - Complication
- Arcs Being Washed & Painted

21
22 It was reported that there was an accident at the Area 1 entry
23 with minimal damage. A car ran into the annual bed, knocked over
24 some lighting and irrigation and smashed a small segment of the raised
25 planter brick. The police provided a crash report and the insurance
26 company has been notified.




Around the Neighborhood Accident Damage

- Vehicle Hit Area 1 Entry
 - Police Provided Report
 - Insurance Claim
- Damage Minimal
 - Annuals
 - Irrigation
 - Bricks For Raised Bed

27
28 **◆ Cash Management**

29
30 As part of the normal monthly financial update Ms. Wilson
31 reviewed the status of the investments of CDD. New securities were
32 acquired in June to replace maturing ones. The yields were attractive.



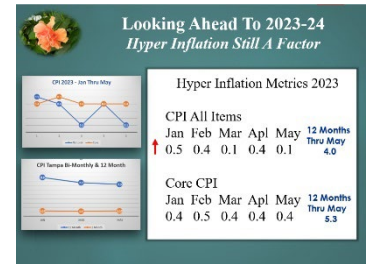
**Cash Management Summary
June - Sept 2023**

- Investments Maturing
 - June & July \$3.2 M
 - September \$1.0 M
 - Total \$4.2 M
- New Investment Yields
 - Brokered CDs 5.35% (6% Prem)
 - US Treasuries 5.00%

1 ♦ **Economic Conditions**

2
3 There was a general discussion of the degree to which hyper
4 inflation continues to be a factor.

5 Overall CPI and core CPI, which was described in terms of
6 the more meaningful CPI indicator were reviewed through May of
7 2023.



8 ♦ **FY 2023-24 Budget**

9
10 Ms. Wilson reviewed the CDD’s financial focus which
11 includes strategies to support the value of the community while
12 staying aware of owner impacts and diminishing reserves.

13 It was noted that the principal strategies in place were to
14 moderate assessments at the 8% level and continue to buffer the
15 revenue with safe but effective investments.



16
17 The budget was represented and discussed with the emphasis
18 on the contributions that intelligent investments were making.

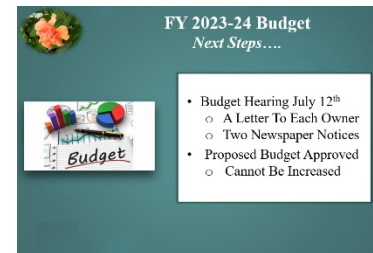
19 The Tampa Palms CDD FY 2023-24 budget as approved in
20 May, may not be increased even during the Budget Hearing

**FY 2023-24 Budget
Proposed Budget**

	Current Year		Next FY		Year Over Year Comparison	
	FY 2022-23 Adopted	FY 2022-23 Outlook	FY 2023-24 Proposed	FY 2023-24 \$ Incr (DCR)	FY 2022-23 Budget	% Incr (DCR)
ANNUAL OPERATIONS						
Revenue (\$000)						
Total Assessments	\$1,216	\$1,216	\$1,166	(\$50)	\$1,216	0%
Net Assessments	2,706	2,706	2,861	155	2,706	6%
Other	21	21	0	(21)	0	0%
Interest Income	25	25	0	(25)	45	20%
Excess Fees	11	11	0	(11)	0	0%
Unallocated Carryover	160	22	16	(144)	0	0%
Revenue Total	\$1,821	\$1,821	\$1,134	(\$687)	\$134	7%
Expenses						
Normal Expenses	2,462	2,411	2,814	403	171	7%
Project Costs	416	416	0	(416)	0	0%
Total Annual Expenses	\$1,821	\$1,821	\$1,134	(\$687)	\$134	7%
Annual Excess Revenue (Deficit)	\$0	\$0	\$0	\$0	\$0	0%

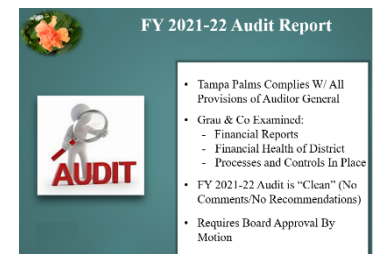
21
22 The FY 2023-24 budget will be approved at the Budget
23 Hearing to be held July 12.

24 The various steps that will be taken before the meeting were
25 outlined, including newspaper announcements and a letter to each
26 owner of record.



27
28 ♦ **FY 2021-22 Audit Report**

29 Chairman Field led a discussion of the prior year audit with
30 the emphasis on the fact that it was a clean audit with no comments
31 and no recommendations for improvements or changes.



1 Ms. Wilson noted that the audit should be approved by motion of the Board.

2 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board
3 approved the Audit of the FY 2021-22 Financial Statements.

4
5 ♦ **Tampa Palms Blvd**

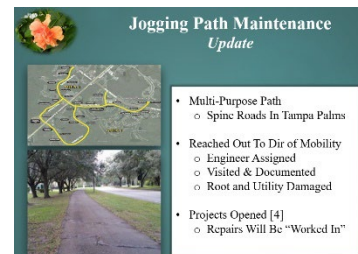
6 Ms. Wilson reviewed the progress with the Tampa Palms Blvd
7 paving project, noting that numerous signs and markings were
8 recently installed.

9 One of the most useful are the short signs adjacent to the speed
10 tables as they prevent folks from driving around the tables,



11
12 ♦ **Jogging Path Maintenance**

13 Ms. Wilson reported that although there were no funds
14 earmarked to repair the damaged areas of the jogging path, the City
15 had opened three projects and will make improvements as personnel
16 and materials become available.



17
18 ♦ **Pond Updates**

19 Ms. Wilson reviewed the condition of the ponds and
20 discussed one pond, the long pond along I-75 in the Enclave where a
21 significant erosion of the pond bank has occurred. In an abundance
22 of caution, the CDDs engineer was engaged to evaluate the area.



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

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

27
28 **EIGHTH ORDER OF BUSINESS – Other Matters**

29 There being none, the next item followed.

30
31 **NINTH ORDER OF BUSINESS – Public Comments**

1 There being none, the next item followed.

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

3 Supervisor Diaz questioned the utility costs which were discussed. He also questioned
4 the tax receipts and timing which was also discussed.

5

6 **ELEVENTH ORDER OF BUSINESS - Adjournment**

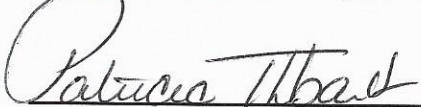
7 There being no further business,

8 On MOTION by Mr. Diaz SECODED by Mr. Oneal ALL IN FAVOR, the meeting was
9 adjourned.

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

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

15 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
16 **publicly noticed meeting held on July 12, 2023.**

17 
18 _____

19 **Signature**

20

21 Patricia Thibault

22 **Printed Name**

23 **Title:**

24 **Secretary**

25 **District Manager**



Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson