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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 and FY 2024-25 Budget Hearing was held on Wednesday, July 10, 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:

Gene Field	Chairman*
Tracy Falkowitz	Supervisor*
Gregory Horvath	Supervisor*
Richard Diaz	Supervisor*
Don Oneal	Vice Chairman*

\* Constituting quorum

Also present were:

Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Community Director
Roger Beaubien	Resident
Bill Schneider	Resident
Walter Oles	Resident
Ms. Smith	Resident

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

Mr. Oneal noted that Ms. Thibault would not be joining the meeting, except by Zoom,

**Pledge of Allegiance**

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

Mr. Field joined the meeting at 6:10

**SECOND ORDER OF BUSINESS – FY 2024-2025 Budget & Assessment Hearing  
Budget & Assessment Hearings Open**

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42  
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On a MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board convened the <b>FY 2024-25 Public Budget and Assessments Hearings</b> for the Tampa Palms Community Development District.
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1 **Proposed Budget Review**

2 Vice Chairman Oneal presented an overview of the  
3 Budget Hearing process, explaining how the budget would be  
4 reviewed including that public input would be both solicited  
5 and incorporated in to the process and finally how the budget  
6 would be approved.

7

8 Ms. Wilson reviewed the mission of the CDD, the  
9 CDD’s position as a special purpose government and how  
10 the Tampa Palms mission dovetails with the Florida statutes  
11 which govern the actions of all CDD’s in the State of Florida.  
12 She noted that the authority of the CDD extends to the CDD-  
13 owned assets and certain City of Tampa and Hillsborough  
14 County assets.

15

16

17 She explained that the CDD Board was committed to  
18 providing leadership that would protect the more than \$20  
19 million dollars in community assets, as well as, the assets that  
20 the CDD maintains for the benefit of the owners in the Tampa  
21 Palms CDD.

22

23 Ms. Wilson noted that in every effective organization there  
24 must be metrics that described the manner in which the CDD  
25 defines success. Ms. Wilson reviewed combination of  
26 responsible assessments supporting intelligent maintenance  
27 (upkeep) and restoration to sustain property values.


28

**Budget Hearing Process**



1. Convene Public Budget Hearing
2. FY 2024-25 Budget
3. Public Input
4. Board Review & Approval
5. Adjourn Public Budget Hearing


**Florida Statutes**



Statute-Based CDD Mission .....

- Assessment Collection of Taxes / Revenue
- Protection & Maintenance of CDD Assets & Responsibilities

**Leadership Agenda**  
*Externally Driven Challenges*



40 Y/O Community

- Keeping Tampa Palms “New”
- City-Owned / County Owned

Provide Mitigation (2024-2025)

- Increasing Needs w/ Age
- Escalating Costs w/ Economy

**Leadership Agenda**  
*Upkeep & Restoration*



1 Ms. Wilson reviewed the more than eighteen years of  
2 Tampa Palms CDD stewardship during the post-bond  
3 debt timeframe for Tampa Palms through the current  
4 fiscal year by displaying the assessment advancement  
5 during this period.



6 She mentioned that the value of this board  
7 financial oversight and focused stewardship is as  
8 integral component of Tampa Palms owner value.

9 There was a brief discussion of the how well Tampa Palms property values have done  
10 when viewed both as a function of Property Appraiser valuations and actual real estate  
11 transactions compared with other similar communities.

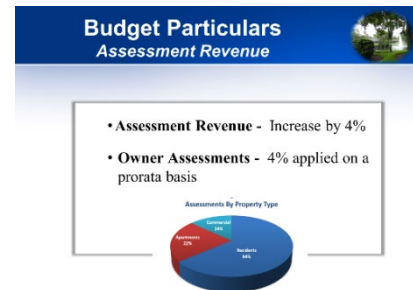
12 Ms. Wilson next reviewed the revenue portion of the  
13 FY 2024-25. She noted that actual assessments were increase  
14 by a gross 4% and which will be discounted based on  
15 payments made before the tax due date. She called attention  
16 to the fact that due to the skillful investment of reserves by  
17 the board, no reserves were required to balance the FY 2024-  
18 25 Budget.

**Budget Particulars**  
**Revenue All Sources**

**FY 2024-25 vs Prior Year**

	Current Year	Outlook	Next FY	Year Over Year Comparison	
	FY 2023-24	FY 2023-24	FY 2024-25	\$ Incr (DCR)	% Incr (DCR)
	Adopted	Outlook	Proposed	VS 2023-24 Budget	VS 2023-24 Budget
	Budget	Y/E	Model	\$	%
<b>Revenue - All Sources</b>					
Assessments Non-Advalorem	\$ 3,194,432	\$ 3,194,432	\$ 3,228,088	\$ 124,177	4%
Early Payment Discount	\$ (124,177)	\$ (124,177)	\$ (124,144)	\$ (4,969)	4%
Net Assessments	\$ 2,980,255	\$ 2,980,255	\$ 3,093,462	\$ 113,210	4%
Interest Income	\$ 60,000	\$ 60,000	\$ 60,000	\$ -	-
Excise Fees	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	100%
Investments	\$ -	\$ 125,707	\$ 100,000	\$ (100,000)	100%
Misc Revenue	\$ 1,500	\$ 4,000	\$ 3,500	\$ (1,500)	100%
Carry Forward Revenue	\$ 92,729	\$ -	\$ -	\$ (92,729)	100%
<b>Total</b>	<b>\$ 3,124,484</b>	<b>\$ 3,194,962</b>	<b>\$ 3,277,463</b>	<b>\$ 152,961</b>	<b>5%</b>

19 Ms. Wilson noted that assessments increased by 4% and  
20 are applied on a prorata bases to the owners of property which  
21 includes commercial owners (36% of the assessments) and  
22 64% are owner residences.



25 Next Ms. Wilson introduced the expenditures portion  
26 of the budget for normal operations which for fiscal year  
27 2024-2025 are budgeted to increase by 4%.

**Budget Particulars**  
**Expenditures Normal Operations**

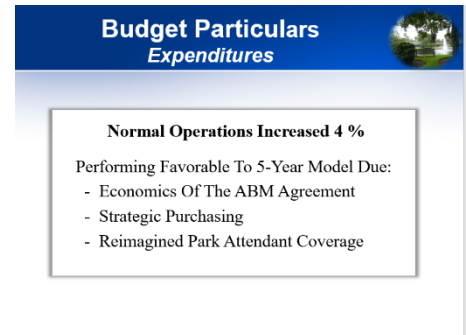
**FY 2024-25 vs Prior Year**

	Current Year	Outlook	Next FY	Year Over Year Comparison	
	FY 2023-24	FY 2023-24	FY 2024-25	\$ Incr (DCR)	% Incr (DCR)
	Adopted	Outlook	Proposed	VS 2023-24 Budget	VS 2023-24 Budget
	Budget	Y/E	Model	\$	%
<b>Total Normal Operations</b>	<b>2,611,742</b>	<b>2,698,899</b>	<b>2,772,153</b>	<b>168,596</b>	<b>4%</b>

28 These are standard recurring portions of the budget and  
29 constitute 83% of the budgeted expenses.

30

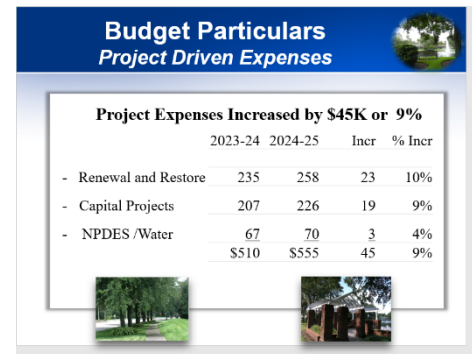
1 Next Ms. Wilson described some of the strategies  
 2 used to reduce these expenses including the favorable  
 3 landscape agreement, strategic and direct purchases which  
 4 eliminate taxes for high ticket items and restructuring the  
 5 park attendant work force.



**Budget Particulars**  
*Expenditures*

**Normal Operations Increased 4 %**  
 Performing Favorable To 5-Year Model Due:  
 - Economics Of The ABM Agreement  
 - Strategic Purchasing  
 - Reimagined Park Attendant Coverage

8 Project driven expenses were reviewed and  
 9 discussed as being in three categories, the first was the  
 10 “capital projects and “renewal and replacement” projects  
 11 and finally NPDES or “clean water” projects. As a total they  
 12 increased in FY 2024-25 by almost 9% and equal 17% of  
 13 the budget.



**Budget Particulars**  
*Project Driven Expenses*

**Project Expenses Increased by \$45K or 9%**

	2023-24	2024-25	Incr	% Incr
- Renewal and Restore	235	258	23	10%
- Capital Projects	207	226	19	9%
- NPDES /Water	67	70	3	4%
	\$510	\$555	45	9%

16 Capital projects were reviewed and described as  
 17 those restoration elements such as structure repairs like  
 18 replacement walls and monument granite along with  
 19 longtime landscape replacements such as major trees.



**Project Agenda**  
*Capital*

**\$226 K**

Programed Improvements

- Replacement Trees (Major)
- Wall Replacements
- Speed Table Markers
- Granite Replacements
- Street Sign Replacements

**Keeping Tampa Palms Value**

21 Capital projects are budgeted to increase by 9% for FY 2024-  
 22 25.

23 Renewal and replacement projects were reviewed  
 24 and it was noted that with the maturing landscape and aging  
 25 infrastructure these requirements are increasing. The  
 26 restoration of boulevard walls was cited as one area of  
 27 increase and important cost avoidance, as opposed to a  
 28 rebuild which is estimated at \$2+ Million dollars.



**Project Agenda**  
*Renewal & Replacement*

**\$258 K**

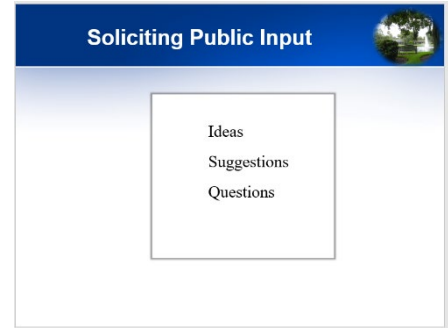
Keeping Community Upscale

- Tree Removals & Trimming
- Cul de Sac Improvements
- Buffering Power Corridor
- Buildings & Walls

**Keeping Tampa Palms Value**

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Next Mr. Oneal reviewed the Board's responsibilities in the matter of budget approval, that of evaluating ideas, questions and suggestion and asked for public input on both the specifics of the budget and the general means of funding and operating the CDD before formally approving the budget.

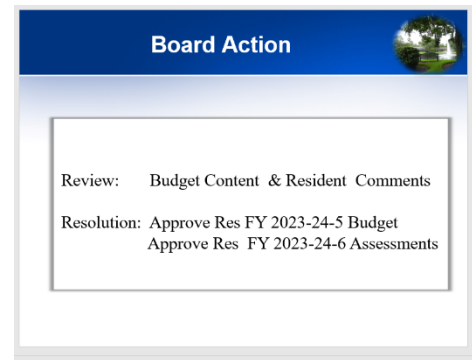


The slide is titled "Soliciting Public Input" and features a globe icon in the top right corner. A central white box contains the following text:

- Ideas
- Suggestions
- Questions

He asked for suggestions and there were some general discussions of City responsibilities such as the jogging paths.

Next Mr. Oneal presented **Resolution 2024 - 5 Proposed Budget Resolution** and asked if there was any comments, questions or changes to the Budget from the Board.



The slide is titled "Board Action" and features a globe icon in the top right corner. A central white box contains the following text:

Review: Budget Content & Resident Comments

Resolution: Approve Res FY 2023-24-5 Budget  
Approve Res FY 2023-24-6 Assessments

There being none,

On a MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board adopted **Resolution 2024-5 Proposed Budget for FY 2024-2025** for the Tampa Palms Community Development District.

Next Mr. Oneal presented **Resolution 2024 - 6** approving the levy of assessments asked the Board members if there were any comments, questions or changes to the Budget.

There being none,

On a MOTION by Ms. Falkowitz, SECONDED by Mr. Horvath, WITH ALL IN FAVOR, the Board adopted **Resolution 2024 - 6** approving the levy of Assessments for FY 2024-2025 for the Tampa Palms Community Development District.

**Budget Hearing Closed**

On a MOTION by Mr. Diaz, SECONDED by Ms. Falkowitz, WITH ALL IN FAVOR, the Board adjourned the Budget & Assessment Hearings For FY 2024-2025 for the Tampa Palms Community Development District.

The normal monthly CDD meeting proceeded.

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

2 There being none, the next item followed

3

4 **FOURTH ORDER OF BUSINESS – Public Comments**

5 There being none, the next item followed.

6

7 **FIFTH ODER OF BUSINESS – Approval of Minutes**

8

9 Don Oneal asked if there were any additions or corrections to the minutes contained in  
10 the board book and seeing none, asked for a motion for approval.

11

12 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board  
13 approved the Minutes of the June 12, 2024 CDD Board Meeting.

14

15 **SIXTH ODER OF BUSINESS - Approval of District Disbursements**

16 Don Oneal noted that the checks had been reviewed for consistency and the missing  
17 checks appropriately reported as void.

18

19 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board  
20 approved the Disbursements for the month ending May 31, 2023 in the amount of \$186,843.98.

21

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

23

24 **◆ Neighborhood Updates**

25 Ms. Wilson reported the condition of the property  
26 in what has been substantial heat and humidity. She noted  
27 that despite the weather conditions the property was  
28 presenting well and OLM had agreed a 92 appraisal rating.

29 It was noted that the summer annual plantings were  
30 in place and doing well. The caladiums were a welcome  
31 and colorful addition to the entries.



1 Ms. Wilson noted that the seasonal rains had  
2 commenced and most of the ponds were refilling. The Area  
3 1 main entry pond was slower than most and may take some  
4 time to refill.

5 She explained that it appears that some changes to the storm  
6 drainage may have been made during the widening of BB  
7 Downs and ABM was investigating improvements.

**Neighborhood Update**  
*Stormwater Ponds*



- Modest Rain
- Most Ponds Refilling
- Not Area 1 Pond
  - May Take Years



8  
9 Ms. Wilson reported that excavation of the area was  
10 tedious as it had to be hand dug to protect the surrounding  
11 landscape and then redrained each time it rained. After days  
12 of work, numerous pipes were located on top and  
13 intermingled with the leaking pipe. AE Systems, the CDD  
14 electricians, is working to isolate the power and Sunshine  
15 OneCall is sending locate staff to attempt to confirm power  
16 locations.

**Neighborhood Update**  
*Reserve Fountains*



- Exit Fountain
  - Leak
  - Granite
- Entry Fountain
  - Feature Motor



17  
18 ♦ **Economy & Investments**

19 Ms. Wilson reported that the Board's investment  
20 strategies have prevent draining of the needed reserves for  
21 FY 2023-24.

22 She noted that there was a June redemption and the principal  
23 was reinvested at 5.1% by Vice Chair Oneal.

**Financial Conditions/ Cash**  
*Management*

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

(\$000)	Forecast
Interest Income	\$ 78 K
Wealth Account	\$ 140
Carry Forward	0
Total	\$ 218 K

- June Redemption
  - \$245 K
  - \$9.5K Interest Rec'd
- Reinvest \$235K
  - 12 Mth CD
  - 5.1%
- Reserves Protected
  - \$75K Banked

24  
25 ♦ **Tampa Palms Street Signs**

26 Ms. Wilson updated the board on the projects  
27 addressing street signs in Tampa Palms which will focus on  
28 repair and replacement of those which need straightening or  
29 repainting.

30 She also brought up non-Signatures signs installed during the  
31 repaving of Tampa Palms Blvd, specifically the sixteen signs marking the speed tables at  
32 Amberly. Compton, Halsey and Yardley.

**Tampa Palms Street Signs**  
*Bringing Up To Standard*



- Restoration Project
  - Repair / Replace Signs
  - Paint/Straighten
- Non-Signature Signs
  - Speed Tables (New)
  - U-Channel
  - Hard To See
- Tampa Palms Standard
  - Replace 16 Signs

Capital Project \$10K

1 She noted that the signs are small yellow “patches” on top of City u-channel poles. Not only  
2 are the signs not Tampa Palms standard, they are hard to see and there have been numerous  
3 complaints from residents.

4 Ms. Wilson recommended replacing them with the FDOT consistent speed table  
5 warning signs already used in Tampa Palms on Compton Drive. She noted the cost would be  
6 \$10,000 of capital funds which are available and would require Board approval via a motion.

7

8 On MOTION by Ms. Falkowitz, SECONDED by Mr. Horvath WITH ALL IN FAVOR, the  
9 Board approved spending \$10,000 to upgrade and make safer the speed table indicators at the  
10 four locations along Tampa Palms Blvd.

11

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

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

15

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

17 There being none, the next item followed.

18

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

20 Warren Dixon briefed the meeting on the closure and proposed sale of the USF Claw  
21 Golf Course and the potential for impact on the illegal construction across the river in Tampa  
22 Palms.

23 Bill Schneider applauded the look of Tampa Palms and congratulated the Board on  
24 their stewardship.

25

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

27 Don Oneal discussed the streetlights provided by TECO.

28

29 **ELEVENTH ORDER OF BUSINESS - Adjournment**

30 There being no further business,

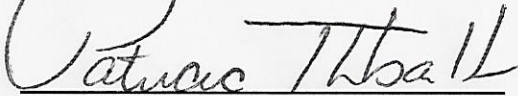


1 On MOTION by Ms. Falkowitz SECODED by Mr. Diaz ALL IN FAVOR, the meeting was  
2 adjourned.

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

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

8 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a  
9 publicly noticed meeting held on August 14, 2024.

10 

11 \_\_\_\_\_  
12 **Signature**

13  
14 Patricia Thibault

15 **Printed Name**

16 **Title:**

17  **Secretary**

18  **District Manager**

10 

11 \_\_\_\_\_  
12 **Signature**

13  
14 Don Oneal, Jr.

15 **Printed Name**

16 **Title:**

17  **Vice Chairperson**

18  **Chairperson**