

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40

**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, August 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:

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

\* Constituting quorum

\*\* Ms. Falkowitz jointed the meeting at 6:05

Also present were:

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

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 – Supervisor Comments**

Richard Diaz said that the current newsletter was very informative and great. He also complimented ABM's management, particularly the superb job they did clearing debris after Hurricane Debby skirted the area.

**THIRD ORDER OF BUSINESS- Public Comments**

There being none, the next item followed.

1 **FOURTH ORDER OF BUSINESS – Approval of Minutes**

2 Mr. Oneal asked for confirmation that everyone had read the minutes and unless there were  
3 corrections or additions there should be a motion to approve.

4

5 On MOTION by Mr. Diaz, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the  
6 Board approved the Minutes of the July, 10<sup>th</sup> 2024 CDD Board Meeting And Public Budget  
7 Hearing.

8

9 Ms. Wilson noted briefly the items that are of primary importance to the CDD in 2024.

10 **FIFTH ORDER OF BUSINESS – Approval of District Disbursements**

11 Mr. Oneal noted that the checks had been reviewed for consistency and any missing  
12 check numbers appropriately reported as void.

13 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board  
14 approved the Disbursements for the month ending June 30, 2024 in the amount of  
15 \$250,529.65.

16

17

18 **SIXTH ORDER OF BUSINESS - Consultant Reports**

19 **◆ ....Around the Neighborhoods**

20

21 Ms. Wilson reported that OLM reviewed the  
22 first week of August and found that with the summer  
23 heat, humidity, the appearance of Tampa Palms  
24 continued to be both upscale and appealing.

25

26 The contract performance was rated at 91% for the  
27 month.

28

**...Around The Neighborhoods**

- Record Breaking July
  - Heat & Humidity
  - Turf Wildly Growing
  - Weeds Exploding
- Wet Turf Areas
  - Parking Damage
  - Mowing Avoided
- Property Generally Upscale
  - OLM Rating 91%

1 Ms. Wilson reviewed the protocols for  
2 maintenance, as is done from time to time. She  
3 discussed the types of maintenance used in Tampa  
4 Palms and the schedule priorities for the various  
5 elements.

**...Around The Neighborhoods  
Maintenance Priorities**

1. Main entries
2. Village Entries & Parks
3. Boulevard landscape
4. Medians (CDD & City-Owned)
5. Cul de Sacs (City-Owned)
6. Pond banks along roads
7. Walls along boulevards
8. Land tracts

Reviewed Frequently

- o With the Board
- o In Newsletter

6  
7 Ms. Wilson stated that the summer annuals  
8 would be kept in place as long as possible, maybe an  
9 extra two weeks, and then they would be replaced with  
10 the Fall annuals expected by mid September. A variety  
11 of coleus and begonia's are currently planned.

**....Around the Neighborhood  
Fall Annuals Due**

- Expecting Continued Heat
- Coleus Mature
  - o Keep In Place
  - o Extra 2-3 Weeks
- Expect New Mid Sept

12  
13 Ms. Wilson reported that work continues on the  
14 restoration of the boulevard concrete block wall where  
15 the CDD has a duty to inspect and repair as needed.

**Neighborhood Updates  
Wall Restorations**

- Poor Condition
  - o 40+ Years Old
  - o Cracked/Damaged
- Tricky Work
  - o Resident Vines
  - o Utilities/Trees
- Contributing To OLM Rating

16 Approximately 50% of Tampa Palms Blvd, Area 1, has  
17 been completed so far.

18  
19  
20 She continued with the Kensington wall  
21 construction where due to the poor shape (and  
22 apparently poor original construction) of the wall  
23 segments, the wall had to be entirely rebuilt.

**Neighborhood Updates  
Brick Walls (2)**

- Kensington
  - o Literally Falling Down
  - o Rebuild Almost Complete
- Reserve
  - o BETTER Construction
  - o Resident Vines
  - o Just Clean

24 The contractor is finishing up the second segment and  
25 one segment remains.

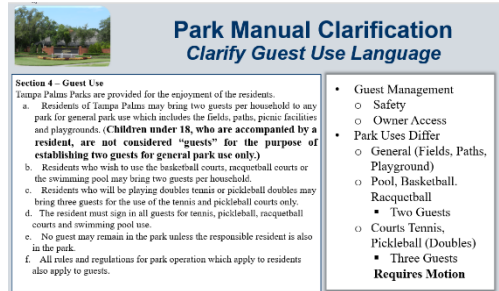
26  
27 Ms. Wilson detailed the condition and  
28 challenges of the roadway crossings of the power  
29 corridor. She noted the most problematic is the Halsey  
30 Rd crossing where the original developers did not  
31 provide for irrigation access. She detailed the progress  
32 keeping it looking presentable.

**Neighborhood Updates  
Power Corridor**

- Road Crossings
  - o Not Common Areas
- Vital For Neighborhoods
  - o Visible
  - o Sound From I-75
- Developers Plan- Three
  - o One Left Out (Halsey)
  - o No Irrigation
  - o Took Action

1 ♦ **Park Manual Update**

2 Ms. Wilson proposed a clarification of the guest  
3 use language for the Tampa Palms CDD parks. She  
4 noted that the current language does not count children  
5 under 18 as guests but also does not differentiate  
6 between general park use (playgrounds, trails etc) the  
7 court use such as racquetball or tennis. She provided the clarified language.



**Park Manual Clarification**  
*Clarify Guest Use Language*

**Section 4 - Guest Use**  
Tampa Palms Parks are provided for the enjoyment of the residents.

- a. Residents of Tampa Palms may bring two guests per household to any park for general park use which includes the fields, paths, picnic facilities and playgrounds. **(Children under 18, who are accompanied by a resident, are not considered "guests" for the purpose of establishing two guests for general park use only.)**
- b. Residents who wish to use the basketball courts, racquetball courts or the swimming pool may bring two guests per household.
- c. Residents who will be playing doubles tennis or pickleball doubles may bring three guests for the use of the tennis and pickleball courts only.
- d. The resident must sign in all guests for tennis, pickleball, racquetball courts and swimming pool use.
- e. No guest may remain in the park unless the responsible resident is also in the park.
- f. All rules and regulations for park operation which apply to residents also apply to guests.

- Guest Management
  - Safety
  - Owner Access
- Park Uses Differ
  - General (Fields, Paths, Playground)
  - Pool, Basketball, Racquetball
    - Two Guests
    - Three Guests
  - Courts Tennis, Pickleball (Doubles)

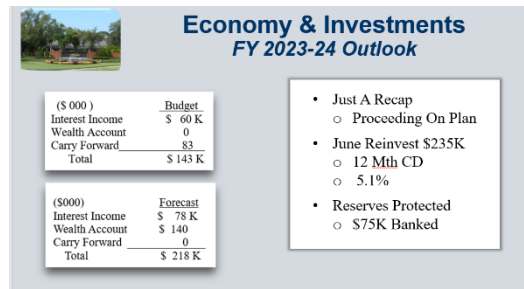
**Requires Motion**

9 On MOTION by Mr. Diaz SECONDED by Mr. Horvath WITH ALL IN FAVOR, the  
10 Board approved the Disbursements for the month ending June 30, 2024 in the amount of  
11 \$250,529.65

- 12 **a. Residents of Tampa Palms may bring two guests per household to any park for**
- 13 **general park use which includes the fields, paths, picnic facilities and playgrounds.**
- 14 **(Children under 18, who are accompanied by a resident, are not considered "guests" for**
- 15 **the purpose of establishing two guests for general park use only.)**
- 16 **b. Residents who wish to use the basketball courts, racquetball courts or the swimming**
- 17 **pool may bring two guests per household.**
- 18 **c. Residents who will be playing doubles tennis or pickleball doubles may bring three**
- 19 **guests for the use of the tennis and pickleball courts only.**
- 20 **d. The resident must sign in all guests for tennis, pickleball, racquetball courts and**
- 21 **swimming pool use.**
- 22 **e. No guest may remain in the park unless the responsible resident is also in the park.**
- 23 **f. All rules and regulations for park operation which apply to residents also apply to**
- 24 **guests.**

26 ♦ **Economy & Investments**

27 Ms. Wilson reviewed the state of the investments  
28 and the impact on the budget, specifically that no  
29 carryforward balance needs to be used in FT 2023-24..



**Economy & Investments**  
*FY 2023-24 Outlook*

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

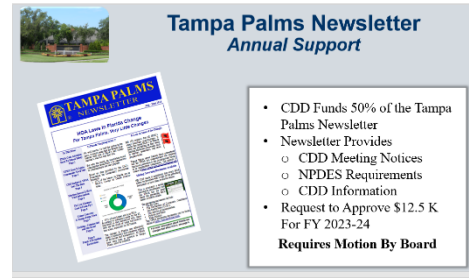
(\$000)	Forecast
Interest Income	\$ 78 K
Wealth Account	\$ 140
Carry Forward	0
Total	\$ 218 K

- Just A Recap
  - Proceeding On Plan
- June Reinvest \$235K
  - 12 Mth CD
  - 5.1%
- Reserves Protected
  - \$75K Banked

31 She

1 ♦ **Newsletter Support**

2 Ms. Wilson stated in past years the Board has  
3 normally funded 50% of the Tampa Palms newsletter.  
4 The newsletter provides a means for the CDD  
5 communicate with the residents and meet the  
6 requirements of the NPDES MS4 permit.

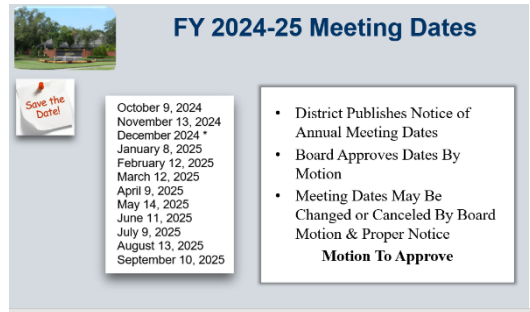


7 The request is to continue with an expense of \$12,500, a slight increase from past years due to  
8 postage increases.

9  
10 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board  
11 approved the expense of \$12,500.00 paid to the TPOA for 50% of the newsletter.  
12  
13

14 ♦ **Meeting Dates**

15  
16 Ms. Wilson introduced the slate of proposed  
17 meeting dates for the coming year and noted that the  
18 second Wed of each month was retained and that  
19 there did not appear to be any conflicts with State or  
20 Fed holidays. She also mentioned that should a  
21 meeting be changed or cancelled, that could be done  
22 by notice.  
23



24 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the meeting dates  
25 as proposed for the FY 2024-25 as second Wednesday of each month were approved to publish.  
26

27 **SEVENTH ORDER OF BUSINESS -- Public Comments**

28 There being none, the next item followed.

29 **EIGHT ORDER OF BUSINESS - Supervisor Comments**

30 Supervisor Oneal question as to if there had been any updates regarding the illegal  
31 construction south of the Country Club. Warren Dixon answered him.  
32

1

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

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

5

6 **NINETH ORDER OF BUSINESS - - Other Matters**

7

8

9 **TENTH ORDER OF BUSINESS - Adjournment**

10 There being no further business,

11

12 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz with ALL IN FAVOR, the meeting  
13 was adjourned.

14

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

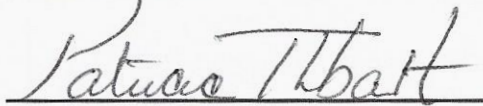
15

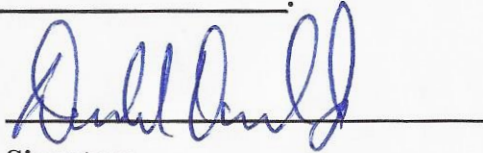
*\*Each person who decides to appeal any decision made by the Board with respect to any matter  
16 considered at the meeting is advised that person may need to ensure that a verbatim record of  
17 the proceedings is made, including the testimony and evidence upon which such appeal is to  
18 be based.*

19

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

21

22 

22 

23

**Signature**

**Signature**

24

25 Patricia Thibault

Donald Oneal Jr.

26

**Printed Name**

**Printed Name**

27

**Title:**

**Title:**

28

**Secretary**

**Vice Chairperson**

29

**District Manager**

**Chairperson**