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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 was held on Wednesday, August 9, 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
Brian Koerber	TPOA Community Director
Bill Schneider	Resident
Ram Ramadoss	Non-Resident Visitor

Mr. Field established 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 Public Comments

Mr. Diaz led a discussion of the cumulative, multi-year inflation for the Tampa Bay Area which he termed as shocking.

Ms. Falkowitz discussed the proposed City of Tampa Budget for FY 2023-24 and brought to the attention of the members the dramatic reductions in Parks & Rec staffing and revenue, at least as is displayed in the rather confusing budget presentation. She has asked for clarifications and wondered if the effects on the Parks Dept were a result of moving the PAL operations to the Police Dept.

1 Mr. Oneal noted the recent fires in the state and asked if the area was under any fire
2 alert. Ms. Wilson said at this time there is no “red flag” warning posted for Hillsborough
3 County but that open fires of residential yard waste or trash are never allowed. Clearing of land
4 by fire requires a permit from the HC-EPC.

5
6 **THIRD ORDER OF BUSINESS – Public Comments**
7

8 Warren Dixon reviewed and explained the new legislation approved (LLA) and
9 discussed how it trumps local ordinances and requirements . He explained the relevance to
10 Tampa Palms in terms of the illegal construction which has been ordered restored.

11 Mr. Ramadoss raised a question about garbage collection rates but was advised that the
12 CDD solely engages on matters that pertain to the CDD. It was suggested that after the meeting
13 some of the members might wish to discuss.

14
15 **FOURTH ORDER OF BUSINESS – Approval of Minutes**
16

17 On MOTION by Ms. Falkowitz, SECONDED by MR. Oneal WITH ALL IN FAVOR, the
18 Board approved the Minutes of the July 12, 2023 CDD Board Meeting and the minutes of the
19 FY 2023-23 Budget Hearing.

20
21 **FIFTH ORDER OF BUSINESS - Approval of District Disbursements**

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

24
25 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
26 approved the Disbursements for the month ending June 30, 2023 in the amount of \$289,834.89.

27
28 **SIXTH ORDER OF BUSINESS - Consultant Reports**
29

30 ♦ **Around The Neighborhood**

1 Ms. Wilson reported the property in what has been
2 substantial heat and humidity was doing pretty well, despite
3 wildly growing turf and turf weeks. She noted that even
4 with the weather conditions, the property was presenting
5 well and OLM had agreed a 92 appraisal rating.

...Around The Neighborhoods

- Record Breaking July
 - Heat & Humidity
 - Turf Wildly Growing
 - Pond Weeds Exploding
- Wet Turf Areas
 - Parking Damage
 - Mowing Avoided
- Property Generally Upscale
 - OLM Rating 92%

7 Ms. Wilson reviewed again the type of landscape
8 enjoyed in Tampa Palms (a right of way plus) and priorities
9 established for maintenance. She noted that this is reviewed
10 from time to time with the board and also in the TPOA
11 newsletter.

...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

- ROW Plus
 - Designed For Driving
 - NOT Park Quality
 - Areas Prioritized
- Reviewed Frequently
 - With the Board
 - In Newsletter

13 Ms. Wilson reviewed the Fall annual change out
14 which will be scheduled for mid-Sept. She noted that with
15 the continuing high heat you ng plants struggle more than
16 established plants and so the summer annuals will be left in
17 place for an additional several weeks, unless they become
18 too “leggy”.

...Around the Neighborhood Delaying Fall Annuals

- Expecting Continued Heat
- Colerus Mature
 - Keep In Place
 - Extra 2-3 Weeks
- Expect Mid Sept

19 Ms. Wilson reported that mainline breaks continue
20 and they are both difficult to work on and cause a substantial
21 loss of water, which makes SWFWMD a little unhappy.

Neighborhood Reviews Irrigation Woe's

- Mainline Breaks
 - Multiple Causes
 - Difficult To Repair
- Tricky Work
 - Utilities Clumped Together
 - Work Below Water Table
- Contributing To Over-Pumping

22 Repairs are time consuming and expensive but there is no
23 alternative place to which the irrigation assets can be moved.

25 Ms. Wilson reviewed the palm tree problems, the two
26 series of tests that had been conducted by the IFAS and the
27 lack of conclusive information as to exactly what exactly
28 was causing the failures. The next steps to take were
29 outlined.

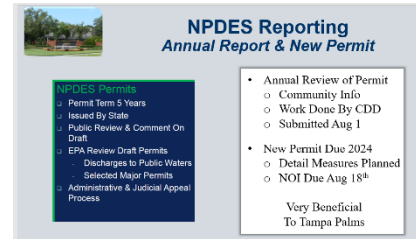
Palm Tree Issues Asset Important To Tampa Palms

- Palms Trees Visible
 - Main Entries
 - Along the Blvd's
- Sudden Loss
 - Experts Engaged
 - Testing Inconclusive
- Expert's Plan
 - Treat: Wait & See
 - Remove Palms & Soil
 - Replant

30
31

1 ♦ **NPDES Reporting & Permitting**

2 Ms. Wilson reported that the compliance reporting
3 for the NPDES, in particular the annual report had been
4 submitted on August 1st and the Notice of Intent (NOI) for
5 the next five years will be submitted by mid August.



**NPDES Reporting
Annual Report & New Permit**

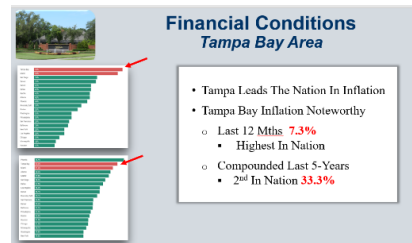
- NPDES Permits
 - Permit Term 5 Years
 - Issued By State
 - Public Review & Comment On Draft
- EPA Review Draft Permits
 - Discharges to Public Waters
 - Selected Major Permits
 - Administrative & Judicial Appeal Process

- Annual Review of Permit
 - Community Info
 - Work Done By CDD
 - Submitted Aug 1
- New Permit Due 2024
 - Detail Measures Planned
 - NOI Due Aug 18th

Very Beneficial
To Tampa Palms

7 ♦ **Financial Conditions**

8 Using information from the Bureau Labor Statistics
9 and gathered by the Tampa Bay Times, Ms. Wilson reviewed
10 the startling impact of inflation on Tampa. The Tampa area
11 led the nation for the last twelve month (7.3%) and was
12 second in the nation for the last five years (33.3%).

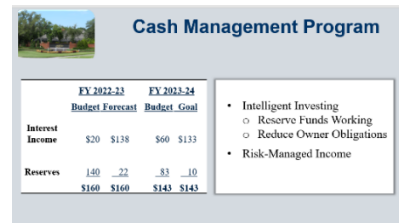


**Financial Conditions
Tampa Bay Area**

- Tampa Leads The Nation In Inflation
- Tampa Bay Inflation Noteworthy
 - Last 12 Mths **7.3%**
 - Highest In Nation
- Compounded Last 5-Years
 - 2nd In Nation **33.3%**

14 ♦ **Cash Management Program**

15 Ms. Wilson reviewed the intent of the cash
16 management program, that of using the reserve funds to
17 reduce owner obligations at a time when many are struggling
18 against the effects of substantial inflation.



Cash Management Program

	FY 2022-23	FY 2023-24
	Budget Forecast	Budget Goal
Interest Income	\$20 \$138	\$60 \$133
Reserves	180 .22 .83 .10	\$160 \$160 \$143 \$143

- Intelligent Investing
 - Reserve Funds Working
 - Reduce Owner Obligations
- Risk-Managed Income

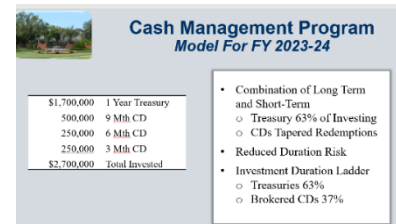
20 Ms. Wilson detailed the manner in which the cash
21 management program is conducted. She described the types of
22 investment instruments used, the methods balancing long and
23 short-term investments for creating tapered returns that
24 effectively reduce duration risk.



**Cash Management
Safety First**

- 100% Guaranteed
 - Brokered CDs
 - US Treasuries
 - Fed Reserve Rate Driven
- Long & Short-Term Instruments
 - Competitive Yields
 - Structure Diversity (FDIC Insured)
- Chairman Directed
 - Board Concurrence

25 Chairman Field and board members discussed the
26 tentative plans for the FY 2023-24 model and directionally the
27 steps that would be taken.



**Cash Management Program
Model For FY 2023-24**

\$1,700,000	1 Year Treasury
500,000	9 Mth CD
250,000	6 Mth CD
250,000	3 Mth CD
\$2,700,000	Total Invested

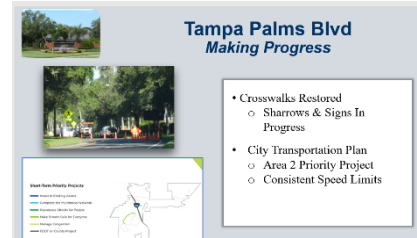
- Combination of Long Term and Short-Term
 - Treasury 63% of Investing
 - CDs Tapered Redemptions
- Reduced Duration Risk
 - Investment Duration Ladder
 - Treasuries 63%
 - Brokered CDs 37%

28 There was board consensus to continue with a fully
29 insured, US Treasures rich program (est 63%) backed up by
30 fully insured brokered CD (est 37%).

31

1 ♦ **Tampa Palms Blvd**

2 Ms. Wilson briefed on the status of the Tampa Palms
3 Blvd paving project and explained the elements in progress
4 and coming soon.



6 Ms. Wilson also discussed the recently released Mobility Plan for the City and noted
7 that there are priority projects that will affect Tampa Palms and New Tampa.

8 The most critical project mentioned to Tampa Palms is the repaving of Tampa Palms Blvd in
9 Area 2. Another interesting project is addressing speed limit inconsistencies. Tampa Palms
10 Blvd in Area 1 has posted the speed of 35 MPH for about six years; TPOST 3 was recently
11 changed from 40 MPH to 35 MPH with the repaving project. Tampa Palms Blvd Area 2
12 continues to be 40 MPH, even as the same street as it crosses into TP North the speed limit
13 reduces to 35 MPH.

14

15 The plan also indicates repaving of New Tampa Blvd and portions of Cypress Creek Blvd are
16 priority projects.

17

18 It was noted that while these are “priority projects” as described in the Mobility Plan, they
19 remain unfunded at this time.

20

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

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

24

25 ♦ **SEVENTH ORDER OF BUSINESS – Other Matters**

26 There being none, the next item followed.

27

28 ♦ **EIGHTH ORDER OF BUSINESS – Public Comments**

29 There being none, the next item followed.

30

1 ♦ **NINETH ORDER OF BUSINESS - Supervisor Comments**

2 There being none, the next item followed.

3

4 ♦ **TENTH ORDER OF BUSINESS - Adjournment**

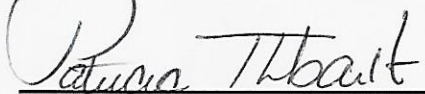
5 There being no further business,

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

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

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

13 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
14 publicly noticed meeting held on September 13, 2023.**

15 
16 _____

17 **Signature**

18

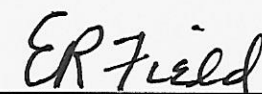
19 Patricia Thibault

20 **Printed Name**

21 **Title:**

22 **Secretary**

23 **District Manager**



Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson