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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, September 11, 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 *
Gene Field	Chairman *

* Constituting quorum

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

Gregory Horvath discussed the recent paving of a City- ROW where a small depression in bricks was covered with asphalt in an unfortunate manner.

THIRD ORDER OF BUSINESS- Public Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – Approval of Minutes

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

3

4 On MOTION by Mr. Diaz, SECONDED by Mr. Horvath WITH ALL IN FAVOR, the Board
5 approved the Minutes of the August 14, 2024 CDD Board Meeting .

6

7

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

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

11 On MOTION by Mr. Horvath, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
12 approved the Disbursements for the month ending July 31, 2024 in the amount of
13 \$103,913.13.

14

15

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

17 ♦ **....Around the Neighborhoods**

18

19 Ms. Wilson reported that OLM reviewed the
20 first week of Sept and found that the appearance of
21 Tampa Palms continued to be both upscale and
22 appealing, and more important, consistent. The contract
23 performance was rated at 93.5% for the month.

24

25 Ms. Wilson reviewed changes that are being put
26 into place for the season transformation to Fall including
27 the new annuals by the middle of September.

28 She noted that a variety of coleus and begonia's
29 are currently planned, but that could be modified based
30 on plant availability.



1 Ms. Wilson reported on the continuing problems
2 stemming from breaks in the underground irrigation system
3 mainlines. She discussed some of the more noteworthy
4 breaks and shared the assessment that there are not options
5 to relocate these facilities to make them more secure.

Around the Neighborhood
Irrigation Woes Continue

- Along Boulevards
- Repairs
 - Time Consuming
 - Dangerous
 - Expensive
- Risks Landscape

7 She described two serious breaks that may
8 involved City utility services such as stormwater and even
9 sewage lines. In one, on Amberly Dr., the sidewalk
10 collapsed. This does not appear to be from a mainline but
11 a service line may be involved, though until repaired, the
12 actual cause is not certain.

Around the Neighborhood
Irrigation Woes Continue

- Repairs Complicated By Utilities
 - Sewage Lines
 - Power
 - Potable Water
 - Stormwater

13
14 ♦ **Park Updates**

15 Recent tree trimming activities in both Hampton
16 and Amberly parks was reviewed. Several aging trees that
17 were dangerous were removed from Hampton Park to
18 assure the safety of those using the parks.

Park Updates
Keeping Parks Safe

Routine Tree Attention

- Hampton Park
 - Aging Trees Removed
 - Cutbacks Near Courts
- Amberly Park
 - Tree Trimming

20 Ms. Wilson describe the staining on the tennis
21 courts which are the result of aging surfaces and recent
22 flooding from rains.

Park Updates
Tennis Court Storm Damage

Hampton

- Rain Flooding
 - Stained Courts
 - Not Easily Cleaned
- Exploring Options
 - Clean & Patch
- Surface Replacement Is Planned For 2025

23 The plan was to resurface in 2025, attempts are
24 underway to clean the surfaces to make them usable until
25 replaced.

26
27 ♦ **Auditor Engagement**

28 Ms. Wilson advised that each year the CDD is
29 required to engage an auditor to perform the state-
30 mandated audit.

Auditor Engagement
Annual Requirement

- Annual Audit Required
- Prior RFP Issued
 - Grau Selected
 - Confirmation For 2023-24
- Engagement - \$7,200
- Budget Amount \$7,280

Motion Required To Approve Grau & Associates & The Cost

1 She noted that in a prior year Grau & Associates had been selected as the Tampa Palms
2 auditors and if the District wishes to continue with Grau & Associates, that may be done with
3 approval of the auditor engagement.

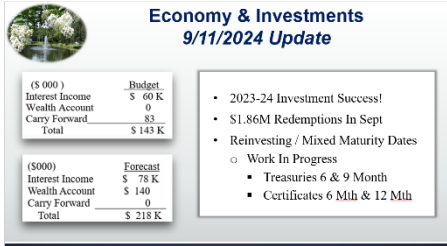
4 Grau & Associates has proposed a fee of \$7,200 for the FY 2023-24 audit; the budget
5 adopted for this activity is \$7,280.

6 Ms. Wilson advised if the board wishes to proceed, a board motion of approval is
7 required.

8
9
10 On MOTION by Mr. Horvath, SECONDED by Mr. Field, WITH ALL IN FAVOR, the Board
11 approved the engagement of Grau & Associates for the FY 2023-24 audit for an expense of
12 \$7,200.00.

13
14 ♦ **Economy & Investments**

15 Ms. Wilson reviewed the FY 2023-24 investments
16 and noted that thanks to the work of Supervisors Field and
17 Oneal, the investment earnings successfully made it
18 unnecessary to use any reserve funds to balance the budget.
19 There was a discussion of the reinvestments in progress.



Economy & Investments
9/11/2024 Update

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

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

- 2023-24 Investment Success!
- \$1.86M Redemptions In Sept
- Reinvesting / Mixed Maturity Dates
 - Work In Progress
 - Treasuries 6 & 9 Month
 - Certificates 6 Mth & 12 Mth

20
21 ♦ **Quarterly Gift Reminders**

22 Ms. Wilson reminded the supervisors that a “Form 9”
23 needs to be filed if any supervisor receives a gift valued at
24 more than \$100. It was noted that there has never been such
25 a gift in the history of Tampa Palms.
26



Quarterly Gift Reporting
Reminder

- Fla Ethics Report
 - Required Quarterly
 - Gifts Over \$100
 - Form 9
- None Ever Made
 - Reminder Just Confirms Knowledge of Requirement

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

29 There being none, the next item followed.

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

1 Supervisor Oneal discussed the difficulties of reinvestments in the current environment
2 where everyone is simply waiting for a Federal Reserve interest rate reduction.

3
4 **◆ Additional Advanced Board Package Materials:**

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

7
8 **NINETH ORDER OF BUSINESS - - Other Matters**

9
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11 **TENTH ORDER OF BUSINESS - Adjournment**

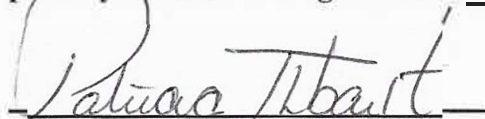
12 There being no further business,

13
14 On MOTION by Mr. Diaz SECONDED by Mr. Horvath with ALL IN FAVOR, the meeting
15 was adjourned.

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

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

21 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
22 **publicly noticed meeting held on October 21, 2024**

23
24 

25 **Signature**

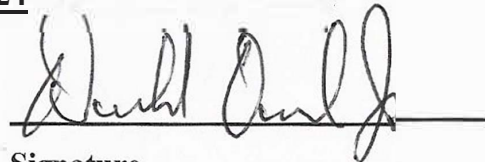
26
27 Patricia Thibault

28 **Printed Name**

29 **Title:**

30 **Secretary**

31 **District Manager**

23
24 

25 **Signature**

26
27 Donald Oneal Jr.

28 **Printed Name**

29 **Title:**

30 **Vice Chairperson**

31 **Chairperson**