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2
3 **MINUTES OF MEETING**
4 **TAMPA PALMS**
5 **COMMUNITY DEVELOPMENT DISTRICT**

6 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community
7 Development District was held on Wednesday May 11, 2022 at 6:00 p.m. at the Compton Park
8 Recreation Building, 16101 Compton Drive, Tampa, Florida.

9
10 **FIRST ORDER OF BUSINESS - Welcome New Supervisor & Roll Call**

11 Mr. Field called the meeting to order.

12 The Board members and staff introduced themselves for the record.

13
14 **Present**

15 Gene Field	Chairman
16 Tracy Falkowitz	Supervisor
17 Michael Gibson	Vice Chair
18 Don ONeal	Supervisor
19 Richard Diaz	Supervisor

20
21 **Also present were:**

22 Maggie Wilson	Consultant/Resident
23 Warren Dixon	TPOA Business Consultant
24 Brian Koerber	TPOA Property Manager
25 Andrea Braboy	TPOA Amenities Manager
26 Raymond Lotito	DPFG
27 Jim Ferguson	Resident

28
29 Mr. Field established that a quorum was present.

30
31 **Pledge of Allegiance**

32 Mr. ONeal led the recitation of the Pledge of Allegiance.

33
34
35 **SECOND ORDER OF BUSINESS – Strategic Planning Review & Annual Review**

36
37 Mr. Field reviewed the most current strategic plans, focusing on those issues which
38 have immediate impact and noting that the full strategic plans and Focus items were included
39 in the advance Board Package; a copy of which is attached hereto and made a part of the public
40 record.

41
42 **THIRD ORDER OF BUSINESS - Supervisor Comments.**

1 Mr. Oneal discussed the plans for the repaving of Tampa Palms Blvd and mentioned
2 his surprise as to what appears to be wasted space and effort with the painting of a strip of with
3 lines along the inside lane adjacent to the

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

6 Warren Dixon updated the group on the illegal construction.

7
8 **FIFTY ORDER OF BUSINESS - Approval of the April 13, 2022 Minutes**

9
10 On MOTION by Ms. Falkowitz, SECONDED by Mr. Gibson WITH ALL IN FAVOR, the
11 Board approved the Minutes of the April 12, 2022 Board Meeting.

12
13 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

14
15 Mr. Field noted that the check register had been reviewed.

16 On MOTION by Mr. Oneal SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board
17 approved the Disbursements for the month ending March 31, 2022 in the amount of
18 \$267,186.56.

19
20 A copy of the Board Financial Analysis, Financial Statements and Check Register are attached
21 hereto and made a part of the public record.

22
23 **SEVENTH ORDER OF BUSINESS – Consultant Reports**

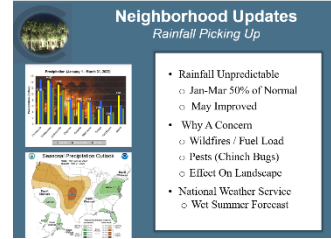
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25 **◆ Neighborhood Updates**

26 Ms. Wilson reviewed the general ambiance of the
27 community noting that the professional inspection company had
28 remarked on several occasions as to the importance of welcoming
29 and visible landscape to the owners and their visitors, especially
30 in trying times such as the pandemic but also times of financial
31 difficulty.



32 It was also noted the homes in Tampa Palms are for many owners their most important
33 asset, the value of which is definitely impacted by the neighborhood.

1 Ms. Wilson reported as to the unpredictable nature of area
2 rainfall, noting that per SWFWMD and the Fl Forest Service, the
3 Tampa Palms area had received only about 50% of the normal
4 rainfall for this time of year. It was explained that the caution for
5 Tampa Palms is the concern for forest fires with so much
6 conservation land surrounding the community. The worry is not that homes would be destroyed
7 but rather that smoke would be an irritant.



8 Ms. Wilson reviewed the pond situation as they are typically
9 low this time of year. She reviewed on situation where routine
10 maintenance(muck and leaf removal) is being completed on a pond
11 to avoid the more costly and visually unpleasant re-dredging of a
12 stormwater pond.



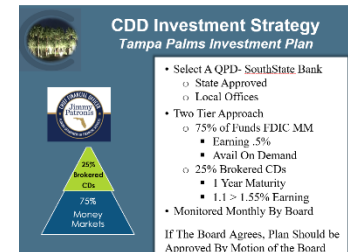
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14 ♦ **CDD Investment Policy**

15 Ms. Wilson reviewed the policy where CDD will partner
16 with SouthState Bank, a Florida Qualified Public Depository
17 (QPD), to craft a two-tiered investment program, focused solely
18 and exclusively on safe investments, either US treasury-backed or
19 FDIC-insured financial instruments.



20 This two-tiered program would be designed such that :

- 21 • 75% of CDD short-term funds will be in FDIC-insured
22 institution's money market funds earning 0.50 %, available
23 to the CDD on demand
- 24 • 25 % of CDD longer-term funds invested in FDIC-insured
25 brokered CDs earning in the range of 1.10 % to 1.550 %, available for CDD use on 1-
26 year CD maturity.

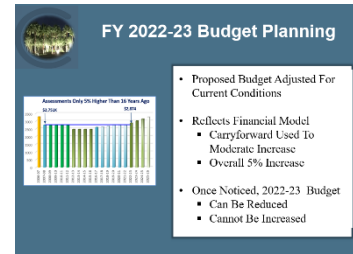


27 The intended outcome would be additional interest income of \$ 10K to \$ 15K per year without
28 any risk to taxpayers. This Policy will be reviewed every January to assure the intended
29 outcomes are realized.

30 On MOTION by Mr. Gibson SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
31 approved the CDD Investment Policy as presented.

1 ♦ **FY 2022-23 Budget Planning**

2 Ms. Wilson noted that the five-year outlook has
3 dramatically changed and the financial strategies that served the
4 CDD for much of the District's life, will not serve the constituents
5 in the current environment. Ms. Wilson noted that the budget
6 presented is derived from the revised model that reflects the
7 insidious impact of high-inflation on the District. In spite of increasing assessments by a
8 compound 24 % over five years, the CDD will only reduce the unallocated reserves by about
9 \$ 900 K, to a level of 2.4 months expenses.

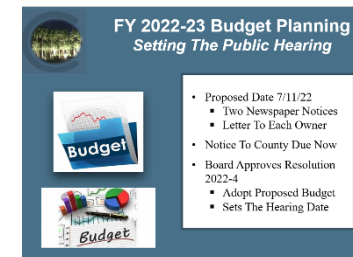


FY 2022-23 Budget Planning

- Proposed Budget Adjusted For Current Conditions
- Reflects Financial Model
 - Carryforward Used To Moderate Increase
 - Overall 5% Increase
- Once Noticed, 2022-23 Budget
 - Can Be Reduced
 - Cannot Be Increased

Assessments Only 2% Higher Than 15 Year Ago

10 She explained that the immediate Board responsibility is to approve the FY 2022-23
11 budget. The CDD is required to approve this budget at the May meeting and must submit a
12 budget with revenue and expenses balanced. An assessment increase of 5 % is budgeted. Still,
13 expenses exceeding revenues by \$140 K. To submit a balanced
14 budget, \$ 140 K from carryforward revenue will be used. She also
15 noted that the CDD continues to protect the reserve positions for
16 expenditures most likely required to occur during the five-year
17 financial model.



**FY 2022-23 Budget Planning
Setting The Public Hearing**

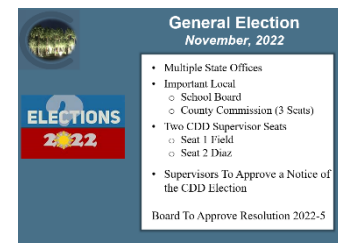
- Proposed Date 7/11/22
 - Two Newspaper Notices
 - Letter To Each Owner
- Notice To County Due Now
- Board Approves Resolution 2022-4
 - Adopt Proposed Budget
 - Sets The Hearing Date

18 Ms. Wilson noted that the proposed date for the Budget Hearing is July 11, 2022 and
19 also reviewed the public notices (two) and that a letter would be sent to each owner.

20 On MOTION by Ms. Falkowitz, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the
21 Board Approved the Proposed FY 2022-2023 Budget for Publication and Set the Public
22 Hearing as July 11, 2022 at 6:00 p.m. at the Compton Park Recreational Building by adopting
23 Resolution 2022-3.

24
25 ♦ **CDD Elections**

26 Ms. Wilson noted that in 2022 Tampa Palms CDD has two Board seats
27 that will be part of the election process, Seats 1 and 2. Preliminary
28 discussions with both incumbents indicate that both intend to run for office.



**General Election
November, 2022**

- Multiple State Offices
- Important Local
 - School Board
 - County Commission (3 Seats)
- Two CDD Supervisor Seats
 - Seat 1 Field
 - Seat 2 Diaz
- Supervisors To Approve a Notice of the CDD Election

Board To Approve Resolution 2022-5

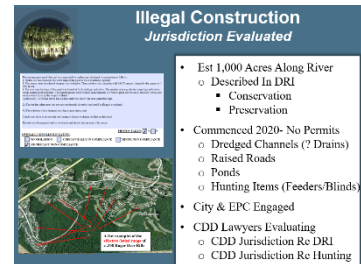
29
30 Supervisor of Elections indicates that CDD candidates may qualify by paying \$25.00 or obtaining 25
31 signatures from registered voters in the District. The Hillsborough County Supervisor of Elections has
32 a staff ready to assist candidates and states on their website, the candidate services department can be
33 reached at (813) 384-3944 or candidate@votehillsborough.gov.

1 Ms Wilson noted that the CDD must publish a notice of the election two weeks prior
2 to the qualifying period. This year it should be published by June 1, 2022- a two-day buffer.
3 The Resolution should be approved by the Board. There are 6,501 registered electors in the
4 Tampa Palms CDD.

5 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
6 approved Resolution 2022-5 calling for an election for Seats 1 & 2 on Nov 8, 2022 and a public
7 notice to be published by June 1, 2022

9 ♦ **Illegal Construction In Tampa Palms**

10 Ms. Wilson reviewed the unpermitted construction in
11 Tampa Palms located south of the Country Club and has been
12 deemed illegal by the City of Tampa and the HC EPC due in part
13 to the fact the lands are not developable in the Tampa Palms DRI.
14 She noted that the question of standing for the CDD was under
15 evaluation by the CDD’s lawyers who were evaluating the DRI documents. (Typically land-
16 use determinations are not within the CDD prevue but the attorneys were confirming to be
17 certain.



18 ♦ **Tampa Palms Trails**

19 Ms. Wilson reported that one of the elements of strategic
20 advantage that Tampa Palms enjoys is the community’s
21 substantial network of paths and trails. This is a network of trails,
22 sidewalks and paths that is available to every resident and fully
23 connects Tampa Palms to the rest of the region including USF and Wiregrass.



24 There are 16 miles of sidewalks and trails inside Tampa Palms and another 2.8 miles
25 along BB Downs in Tampa Palms.

26 ♦ **City Safety Improvements and Accidents**

27 Ms. Wilson reported that the enhanced crosswalk at
28 Yardley and Tampa Palms, as well as Penwood and Tampa Palms
29 had been completed. She noted that this was the result of a
30 resident voicing concern, George Simpson of Tremont. She also
31 reported on an unfortunate accident in front of Tampa Palms
32 Elementary.



33 **Additional Advanced Board Package Materials:**

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

3

4 **EIGHTH ORDER OF BUSINESS – Other Matters**

5 There being none, the next item followed.

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

7 There being none, the next item followed.

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

9 Richard Diaz had questions about the reporting of financial information and was
10 answered by Mr. Field and Ms. Wilson.

11

12 **ELEVENTH ORDER OF BUSINESS - Adjournment**

13 There being no further business,

14

15 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal, WITH ALL IN FAVOR, the
16 meeting was adjourned.

17

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

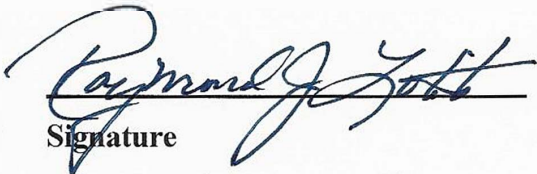
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**Each person who decides to appeal any decision made by the Board with respect to any matter
19 considered at the meeting is advised that person may need to ensure that a verbatim record of
20 the proceedings is made, including the testimony and evidence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

22

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
23 publicly noticed meeting held on June 8 2022**

24

25 

26 Signature

27 Raymond J Lotito

28 Printed Name

29 Title:

30 Secretary

31 DDPFG



Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson