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**MINUTES OF MEETING  
TAMPA PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

9 The Regular Meeting of the Board of Supervisors and 2021-22 Budget  
10 & Assessment Hearings for the Tampa Palms Community Development  
11 District were held on Wednesday, July 14, 2021 at 6:00 p.m. at Compton Park,  
12 16101 Compton Drive, Tampa, Florida.



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**FIRST ORDER OF BUSINESS – Roll Call**

17 Mr. Field called the meeting to order.

18 Present and constituting a quorum were:

19 Gene Fields	Board Supervisor, Chairman
20 Tracy Falkowitz	Board Supervisor, Assistant Secretary
21 Jake Schoolfield	Board Supervisor, Assistant Secretary
22 Don Oneal	Board Supervisor, Assistant Secretary*

23 Also present were:

24 Chris Cleveland	District Manager
25 Maggie Wilson	Consultant / Resident
26 Warren Dixon	TPOA Business Manager
27 Brian Koerber	Tampa
28 Don O’Neal	Resident*

29 \*Appoint and sworn-in during the meeting,

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**SECOND ORDER OF BUSINESS – FY 2021-2022 Budget & Assessment Hearing  
Budget & Assessment Hearings Open**

33 On a MOTION by Mr. Schoolfield, SECONDED by Ms. Falkowitz, WITH ALL IN FAVOR, the Board  
34 convened the **FY 2021-22 Public Budget and Assessments Hearings** for the Tampa Palms Community  
35 Development District.

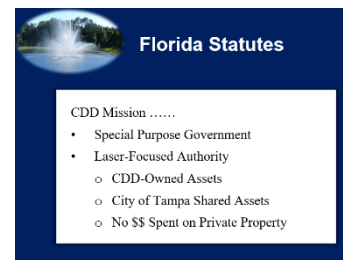
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**Proposed Budget Review**

38 Mr. Field presented an overview of the Budget Hearing process,  
39 explaining how separate hearings within a meeting were taking place, how  
40 the budget would be presented including how it was developed, how it would  
41 be reviewed and that public input would be solicited and incorporated in to  
42 the process and finally, how the budget would be approved.

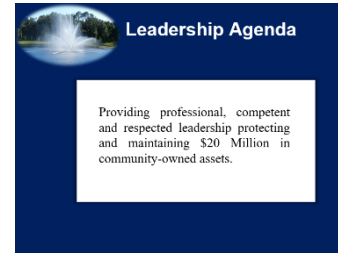


43 Mr. Field reviewed the mission of the CDD, the CDD’s position as  
44 a special purpose government and how the Tampa Palms mission dovetails  
45 with the Florida statutes which govern the actions of all CDD’s in the State  
46 of Florida.



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Next Mr. Field discussed the essentials driving the leadership agenda, specifically competent and respected leadership to maintain the in excess of \$20 Million in community-owned assets.



**Leadership Agenda**

Providing professional, competent and respected leadership protecting and maintaining \$20 Million in community-owned assets.

Mr. Field noted that in every effective organization there must be metrics that define the manner in which the organization defines success. Mr Field he reviewed the manner in which Tampa Palms defines success, eg responsible assessments and remaining a premier community with sustainable property value measured against other similar communities.



**Leadership Agenda Stewardship Profile**

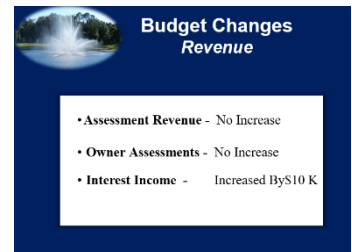
How Do We Define Success?

- Responsible Assessments
- Sustainable Property Values



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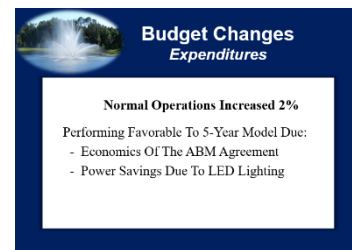
Next Mr. Field reviewed the revenue by source, noting that the revenue would increase by 1% based on carry-forward revenue but that assessment revenue would not increase and estimated interest income would be increased by \$10,000 reflecting the effects of the in-place deposit agreement with South State Bank.



**Budget Changes Revenue**

- Assessment Revenue - No Increase
- Owner Assessments - No Increase
- Interest Income - Increased By \$10 K

Mr. Field further advised that the budget for normal operations will increase by only 2 % over FY 2020-21. Operation expenses are favorably impacted, even with rising inflation, by the structure of the landscape agreement, which moderates grounds maintenance increases based on CPI and reductions on power usage brought about by savings due to LED lighting.



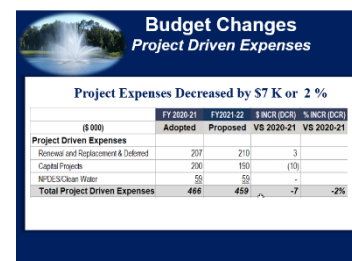
**Budget Changes Expenditures**

Normal Operations Increased 2%

Performing Favorable To 5-Year Model Due:

- Economics Of The ABM Agreement
- Power Savings Due To LED Lighting

Mr. Field reviewed project driven expenses noting that they are budgeted to decrease slightly from current fiscal year due to the fact that a substantial portion of the Signature Projects will complete by year end FY FY 2020-2021. He advised that project driven expenses reflect the funding of the various renewal and replacement and capital projects.



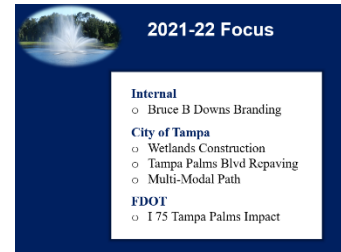
**Budget Changes Project Driven Expenses**

Project Expenses Decreased by \$7 K or 2 %

(\$ 000)	FY 2020-21	FY 2021-22	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Proposed	VS 2020-21	VS 2020-21
<b>Project Driven Expenses</b>				
Renewal and Replacement & Deferral	207	210	3	
Capital Projects	200	190	(10)	
NP&L/Clean Water	50	50	-	
<b>Total Project Driven Expenses</b>	<b>457</b>	<b>449</b>	<b>-7</b>	<b>-2%</b>

1 Mr. Field reviewed CDD focus for FY 2021-2022 from three  
2 perspectives including:

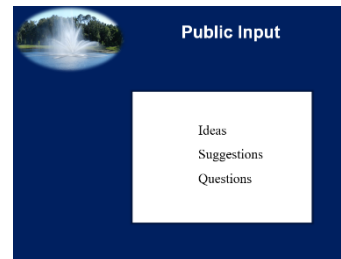
- 3 - Internal, continued attention to branding BB Downs
- 4 - City of Tampa, protecting the wetlands, repaving the  
5 deteriorating Tampa Palms Blvd and restoring and maintaining  
6 the multi-purpose path.
- 7 - FDOT monitoring impact of additional lanes on I-75



8 Mr. Field overviewed the financial risks inherent in a  
9 changing/experimental national economy with a focus on the facts that the  
10 planning horizon may no longer be guided by what has been but move in the  
11 manner of observe and react as information becomes available.



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13 Next Mr. Field reviewed the Board's responsibilities in the matter of  
14 budget approval, that of evaluating ideas, questions and suggestion and asked  
15 for public input on both the specifics of the budget and the general means of  
16 funding and operating the CDD before formally approving the budget. No  
17 public input was received.



18 Mr. Fields presented **Resolution 2021 - 4** Proposed Budget Resolution and asked if there was any  
19 comments, questions or changes to the Budget from the Board.

20 There being none,

21 On a MOTION by Ms. Falkowitz, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the Board  
22 adopted **Resolution 2021-4** Proposed Budget for FY 2021-2022 for the Tampa Palms Community  
23 Development District.

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25 Mr. Fields presented **Resolution 2021 - 5** approving the levy of assessments asked the Board  
26 members if there were any comments, questions or changes to the Budget.

27 There being none,

28 On a MOTION by Mr. Schoolfield, SECONDED by Ms. Falkowitz, WITH ALL IN FAVOR, the Board  
29 adopted **Resolution 2021 - 4** approving the levy of Assessments for FY 2021-2022 for the Tampa Palms  
30 Community Development District.

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32 **Budget Hearing Closed**

33 On a MOTION by Ms. Falkowitz, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the Board  
34 adjourned the Budget & Assessment Hearings For FY 2020-2021 for the Tampa Palms Community  
35 Development District.

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37 **THIRD ORDER OF BUSINESS – Board Member Discussion Items**

38 There being none, the next item followed

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

2 Warren Dixon briefed the community on the recent City of Tampa Special Magistrate Hearing  
3 regarding the illegal construction that has effectively (1) removed and compromised the existence of  
4 numerous trees, (3) negatively affected the wetlands and possibly the stormwater drainage for Tampa Palms  
5 and (3) impacted the flood plain that in part protects the City of Tampa from flooding. He noted that the  
6 developers had been found guilty of the first offense and there was more to come.

7 Mr. Dixon also reviewed a recent event with squatters in Tampa Palms, individuals who asserted  
8 that they have allodial sovereign citizen rights and can take over any property that they wish. He noted that  
9 it can be complex getting them out but in this case they were removed and arrested.

10 Mr. Don Oneal discussed the palms fronds, in particular the Washingtonian palms. There was a  
11 detailed conversation about the frequency of pruning and the height of the trees.

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13 **FIFTH ORDER OF BUSINESS – Approval of June Minutes**

14 **Approval of Minutes of June 9, 2021 Meeting**

15 Mr. Fields presented the minutes of June 2021 meeting, and asked for comments and questions.

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17 On a MOTION by Ms. Falkowitz, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the Board  
18 approved the minutes of the Board of Supervisors’ meeting held on June 9, 2021 for the Tampa Palms  
19 Community Development District.

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22 **SIXTH ORDER OF BUSINESS – Approval of May District Disbursements**

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24 Mr. Fields presented the May 31, 2021 District Disbursements in the amount of \$228,168.47 and  
25 asked for any comments and questions.

26 Mr. Field noted that he had examined the checks including the order and all was correct.

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28 On a MOTION by Mr. Schoolhouse, SECONDED by Ms. Falkowitz, WITH ALL IN FAVOR, the Board  
29 approved May 31, 2021 District Disbursements in the amount of \$ 239,482.29.

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34 **SEVENTH ORDER OF BUSINESS – Consultant Reports**

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36 **Board Member Appointment**

37 Ms. Wilson stated that in the wake of Mr. Soley’s resignation, the board  
38 is required to appoint a replacement. The criteria for replacement are Board  
39 decisions and the previous criteria was detailed in the July Board Book.



**Board Member Appointment**

- Seat 4 (Soley) Vacant
- Seat Filled By Appointment
  - Required In 90 Days
  - Don O’Neal Previously Agreed
- Meets Prior Board Criteria
  - Heavy Community Involvement
    - o TPOA Voter Rep
    - o Huntington President
    - o CDD Meeting Participant

Requires Board Motion To Approve

The Board members acted to appoint Mr. Donald E. Oneal Jr a Tampa Palms CDD Board Member.

On MOTION by Mr. Schoolfield, SECONDED by M5. Falkowitz WITH ALL IN FAVOR, the Board approved appointment of Donald E. Oneal Jr as Supervisor to server out the remainder of Mr. Soley’s term.

### 2020 Audit Approval

Ms. Wilson presented the final audit report for 2020 noting that it was a no comment, no recommendation audit. Chairman Field spoke on the number of years (19) that the District had received no comment audits and all this entails on the part of the district’s financial partners.



Ms. Wilson noted that the audit should be approved by motion of the Board.

On MOTION by Ms. Falkowitz, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the Board approved the Audit of the FY 2020 Financial Statements.

### Around the Neighborhoods

Ms. Wilson reviewed the latest OLM inspections with a discussion of how the property is rated.

She further reviewed the areas as they are prioritized as established in the ground’s maintenance contract.



Ms. Wilson and the Board discussed the challenges associated with palm fronds. It was noted that the palms create fronds fall year round and drop the old ones equally year round so it is virtually impossible to schedule pruning to address frond-drop before it happens.

An additional challenge presents as some palms are becoming too tall to prune with normal commercial equipment. Tampa Palms is relying on two to three pruning’s a year and daily clean-up.



Ms. Wilson reviewed the work in progress in Oak Park, noting that the park enjoys a conservation easement that prevents trimming and tree and shrub removal but the CDD is having those trees adjacent to the pathways examined by an arborist and any limbs that might pose a danger to visitors will be removed.



1 Ms. Wilson reviewed the ongoing spate of dumping of both  
2 garbage and old house-hold items such as mattresses. The worst examples  
3 are along the Amberly Drive conservation areas. ABM collects the  
4 materials and disposes of them.

5 She also noted the continued high-speed accidents that damage the  
6 adjacent landscape and curbing.

7 Ms. Wilson discussed the County contracts issued for solid waste  
8 hauling that will commence in Feb 2022. Three haulers were selected, one  
9 incumbent was dropped in favor of a newcomer, FCC.

10 The lame duck hauler currently serves Tampa Palms and as  
11 employees jump ship, service is deteriorating in Tampa Palms with missed  
12 or late collections almost every week.



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

15 There being none, the next item followed

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

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19 Mr. Dixon reviewed with the members the work of the TPOA attorney in attempting to establish  
20 as to if the TPOA protections extend to the conservation areas in which the illegal construction is taking  
21 place.

22 He also noted that work was continuing with Securitas in developing a roving guard methodology  
23 to better manage River Park.

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25 **TENTH ORDER OF BUSINESS – Supervisor Comments**

26 Ms Falkowitz noted how appreciative she is of the good work done by ABM in keeping the grounds  
27 of Tampa Palms.

28 Mr. Schoolfield echoed those thoughts, noting that the community management continues to stay  
29 the course, even when personnel is difficult to find across the spectrum in this time.

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31 **ELEVENTH ORDER OF BUSINESS – Adjournment**

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33 On a MOTION by Mr. Oneal, SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the Board  
34 adjourned the meeting for the Tampa Palms Community Development District.

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

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**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on August 11, 2021.**

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Signature

  
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Signature

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**Chris Cleveland**  
**Printed Name**  
**Title: X District Manager**

**Gene Field**  
**Printed Name**  
**Title: X Chairman       Vice Chairman**