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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, September 8, 2021 at 6:00 p.m. at the Compton
8 Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

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

11 Mr. Field called the meeting to order.

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

13
14 Present and constituting were:

15 Gene Field	Chairman
16 Tracy Falkowitz	Supervisor
17 Mike Gibson	Vice Chair
18 Don Oneal	Supervisor
19 Jake Schoolfield	Supervisor

20
21
22 Also present were:

23 Chris Cleveland	District Management
24 Maggie Wilson	Consultant/Resident
25 Warren Dixon	TPOA Business Consultant
26 Brian Koerber	TPOA Property Manager

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29
30 Mr. Field established that a quorum of the Board was present.

31
32 **Pledge of Allegiance**

33 Mr. Oneal led the recitation of the Pledge of Allegiance.

34
35 **SECOND ORDER OF BUSINESS- Strategic Planning**

36 Mr. Field and Ms. Wilson reviewed the most current strategic plans, focusing on those
37 issues which have immediate impact and noting that the Board Book contained the full
38 examination. The full strategic plans and significant events were included in the advance
39 Board Package; a copy of which is attached hereto and made a part of the public record.

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41 **THIRD ORDER OF BUSINESS - Board Member Discussion Items**

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There being none, the next item followed.

FOURTH ORDER OF BUSINESS - Public Comments.

There being none, the next item followed.

FIFTH ORDER OF BUSINESS - Approval of the August 11, 2021 Board Meeting and Budget Hearing Minutes

On MOTION by Mr. Gibson, SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the Board approved the Minutes of the August 11, 2021 Board Meeting.

SIXTH ORDER OF BUSINESS - Approval of District Disbursements

Mr. Field noted that the check register had been audited by him for consistency. A copy of the Board Financial Analysis, Financial Statements and Check Register are attached hereto and made a part of the public record.

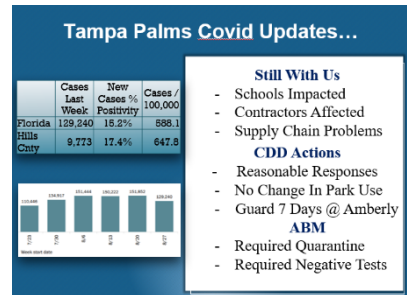
On MOTION by Mr. Schoolfield SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending July 31, 2021 in the amount of \$227,754.34.

SEVENTH ORDER OF BUSINESS - Consultant Reports

◆ **Covid / Community Updates**

Ms. Wilson reviewed for the Board the latest Covid information and the actions by the community that allow the residents to effect the level of protection they feel they require and the protocols put in place on the on-site grounds maintenance staff for ABM.

She noted that the levels of infection remain significant in the County but that given the fact that the CDD has no indoor amenities, no further action is required by the CDD.



1 ♦ **Around the Neighborhoods**

2 Ms. Wilson reviewed the general conditions of the
3 community including the favorable grade on the recent OLM
4 inspections (92.5%), stating the boulevards are inviting and despite
5 the soggy turf and places that cannot be mowed due to the soggy
6 turf in many locations.

Around The Neighborhoods... Overall Appearance

- OLM Inspection 92.5 %
 - Mother Nature Too Kind
 - Rain 62 Inches In 8 Weeks
 - Dangerous Heat Indexes
- Turning Around
 - Pond Levels Lowering
 - Rain Normal
- Turf Soggy But Recovering
 - Ruts In Turf
 - Tree Trimming
 - Weeds A'Plenty

7

8 Ms. Wilson reviewed the entry appearance and noted that the Fall
9 annuals would be installed during the final weeks of September and
10 that the Fall mums would follow.

Around the Neighborhood Entries Are First

- Entry Appearance Vital
 - Color at The Entries
 - Inviting- Sets The Tone
- Fall Annuals Next Week
 - Marigolds and Begonias
 - Some Coleus
- Fall Mums Follow

11

12 Ms. Wilson reported that the drainage and ponds were performing
13 as required despite the frequent and heavy rains.

Around the Neighborhood.. Season Change - Ponds / Drainage

- Ponds Performed Well
 - No Street Back-ups
 - No Flooded Banks
- Weeds Performing Well
 - High Heat
 - Fertilizer Runoff
 - Submersibles Treated
 - Lilies Treated Carefully

14 She noted that an unfortunate side of “happy ponds” and extensive
15 fertilizer-laden runoff is the growth of weeds and lilies (not
16 considered noxious but capable of over-running a pond.

17

18 Ms. Wilson reviewed the truly weed-infested areas, most of which
19 of which are near or adjacent to the power corridor. These areas are
20 frequently crossings under the corridor where the land is not strictly
21 CDD responsibility or ownership but is maintained for the good or
22 the neighbors.

Around the Neighborhood.. Power Corridor & Land Tracts

- Power Corridor Land Tracts
 - Difficult (Weeds & View)
 - Boulevard Crossing (1)
 - Village Crossing (3)

23 Ms. Wilson discussed land tracts, small- and some not so small- bits
24 of land left by the developers and not big enough to be a building
25 lot. They are maintained by the CDD, but as areas that serve only a
26 few homes in a village, they are at a lower priority than the land
27 along the boulevards.

Around the Neighborhood.. Land Tracts In Villages

- Owners Often Expect More
- One Area History- Difficult
- Picture Taken 8/17
 - Mowed BUT Not Edged
 - Palms Need Trimming
 - Interim Services Provided

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29 She noted that there are some residents who demand they be maintained to the level of the
30 boulevards and every attempt is made to keep them in as good shape as possible.

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1 ♦ **Park Information**

2 Ms. Wilson noted that the arborist review of the path areas
3 of Oak Park had been completed and the trees identified for
4 trimming to make the paths safer for residents. She noted that both
5 the arborist and the CDD attorney suggested signage to make clear
6 the rules for Oak Park and guidance for actions in the park. The
7 sign will be placed using the already approved capital projects budget.

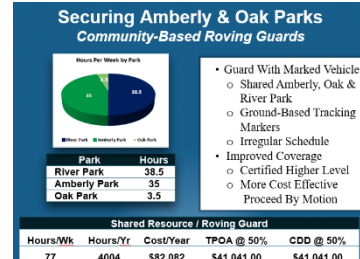


Oak Park
Enhancing The Resident Experience

- Oak Park Enjoyed By Many
- Two Paths w/ Benches
- Trees Evaluated Near Paths
 - Semi-Annual
 - Engaged Jason Rinard
 - Trees Aging
 - Resident Safety
- Formal Report Issued
 - Pruning In Coming Weeks
- Arborist & Attorney
 - Suggest Warning Signs

Oak Park trails are open from dawn to dusk. Motorized vehicles are not permitted in Oak Park. Please remain on the established trails and paths. Please properly dispose of trash and pet waste. Firearms and dogs are not permitted in Oak Park. Paths and wildlife may not be disturbed or entered from Oak Park. Beware of falling tree limbs and branches. Please remove if and do not disturb if available.

8 Ms. Wilson reviewed the final proposal for a community-based
9 roving guard to address the resident requirements for protection of
10 amenities in Amberly and Oak Parks. It was noted that the Oak
11 Park inclusion would be a new enhancement. The guard hours
12 would be applied evenly between TPOA needs (River Park) and
13 the CDD parks and the CDD would pay for only the portion that applied to CDD parks. This
14 will provide both an improvement in service and management of costs.
15



Securing Amberly & Oak Parks
Community-Based Roving Guards

Hours Per Week by Park

Park	Hours
River Park	38.5
Amberly Park	3.5
Oak Park	3.5

- Guard With Marked Vehicle
 - Shared Amberly, Oak & River Park
 - Ground-Based Tracking Markers
 - Irregular Schedule
- Improved Coverage
 - Certified Higher Level
 - More Cost Effective
 - Proceed By Motion

Shared Resource / Roving Guard

Hours/Wk	Hours/Yr	Cost/Year	TPOA @ 50%	CDD @ 50%
77	4004	\$82,082	\$41,041.00	\$41,041.00

16 On MOTION by Mr. Gibson, SECONDED by Mr. Oneal, WITH ALL IN FAVOR, the Board
17 approved the agreement to move to a shared community-based roving guard with Securitas
18 with costs born by the CDD solely for the services to CDD-owned parks.

20 ♦ **Shoppes of Amberly Sign**

21 Ms. Wilson presented the information regarding the
22 easement granted to the Shoppes of Amberly nearly twenty
23 years ago by the CDD and has become an issue as the owners
24 wish to reconstruct the sign. It was determined that when the
25 original sign was built, it intruded on / over a utility easement
26 that runs adjacent to the BB Downs ROW. The reconstructed
27 sign will have to be moved in 7.5 feet to clear the utility easement. The new sign will still fit
28 in the previously granted easement which does not need to be changed. To make certain all
29 parties were aware of the changes, the City asked that the CDD approved the relocation within
30 the previously granted easement.



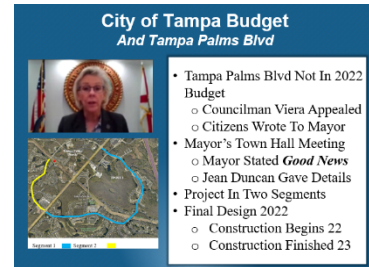
Shoppes of Amberly Sign
CDD Easement Placement

- Shoppes Sign on BB Downs
 - Required CDD Easement
 - City Permitted
 - No Space For Utility
- Shoppes Rebuilding Sign
 - City Requires Move In
 - No Change CDD Size of Easement
- City Asks CDD Permission
 - Staff Requests Motion

31 On MOTION by Ms. Falkowitz, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR,
32 the Board approved the necessary relocation of the Shoppes of Amberly sign within the
33 boundaries of the existing and previously granted easement.

1 ♦ **City of Tampa Budget/ Tampa Palms Blvd**

2 Ms. Wilson reported that although the repaving of Tampa
3 Palms Blvd had not been included in the 2022 Budget, the Mayor
4 had worked with Councilman Viera and the money had been
5 secured by the Mayor.



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7
8 ♦ **Additional Advanced Board Package Materials:**

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

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

13 There being none, the next item followed.

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

16 Warren Dixon, Business Manager for the TPOA gave an update on the proceedings
17 regarding the illegal construction, including an anticipated settlement with the City regarding
18 tree removals and action by the EPC.

19
20 **TENTH ORDER OF BUSINESS - Supervisor Comments**

21 Don Oneal and Ms. Wilson discussed the limb from the specimen quality bottle brush
22 tree at Sterling Manor and Ms. Wilson noted that she has requested that Eric Muecke Forester
23 for the City of Tampa evaluated it and he is doing so.

24
25 **ELEVENTH ORDER OF BUSINESS - Adjournment**

26 There being no further business,

27
28 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal ALL IN FAVOR, the meeting
29 was adjourned.

30
31 **These minutes were done in summation format, not verbatim.*

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

5

6 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
7 publicly noticed meeting held on 10-13-2021.

8

9

Chris Cleveland

ER Field

10

Signature

Signature

11

12

CHRIS CLEVELAND

Gene Field

13

Printed Name

Printed Name

14

Title:

Title:

15

Assistant Secretary

Vice Chairperson

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District Manager

Chairperson

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