

1 **MINUTES OF WORKSHOP**
2 **TAMPA PALMS**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 A workshop of the Tampa Palms Community Development District was held on
6 Wednesday, September 13, 2023 at 6:45 p.m., following the regular Board Meeting, at the
7 Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

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

10 Mr. Field called the meeting to order.

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

12
13 Present were:

14 Gene Field Chairman
15 Richard Diaz Supervisor

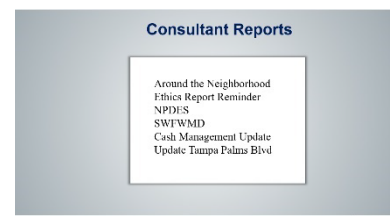
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17 Also present were:

18 Patricia Thibault Director, Breeze Management
19 Maggie Wilson Consultant/Resident
20 Warren Dixon TPOA Business Consultant
21 Brian Koerber TPOA Community Director
22
23

24 Mr. Field explained that without quorum, there would be no decisions made by the
25 board members and this was an informational session conducted in part to share information
26 regarding the CDD with the many residents that review the presentations online.
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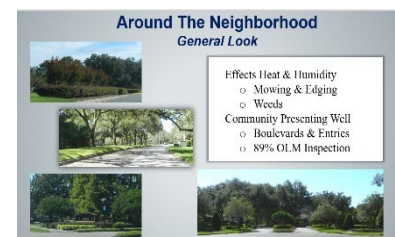
28 **FIRST ORDER OF BUSINESS – Information Session**

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30 **◆ Consultant Reports**



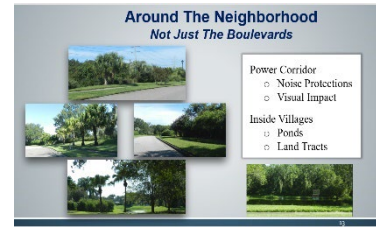
34 **◆ Around the Neighborhood**

35 Ms. Wilson Reported that the community continues to present
36 well despite the sweltering heat and humidity. She noted that
37 both affected the timely completion of edging and mowing and
38 weeds were a continuing and increasing problem. OLM issued a
39 passing grade on their inspection and commented on how well
40 the teams were doing.



1 Ms. Wilson noted that it was not just the boulevards but
2 also there was considerable work completed along the power
3 corridor areas which are weed fields.

4 This work is needed to keep them attractive and healthy as noise
5 prevention areas for nearby residents.



7 The entry plantings have been installed. A mixture of two
8 types of marigolds were used due to the fact that these were the
9 best plants that the growers had available. The caladiums will be
10 removed soon and were a disappointment this year, in part
11 because there were few caladium bulbs available to purchase.



13 Ms. Wilson briefed on the projects that had been
14 completed including cul de sac renovations and wall
15 improvements at the BB Downs / Amberly entrance. The
16 Kensington wall renovations are still in progress.



18 There was discussion of the widespread impacts of the
19 record heat. Many shrubs and trees that have performed for years
20 were at best lackluster in blooming. Mulli grass in several
21 locations was discussed and crape myrtle trees.



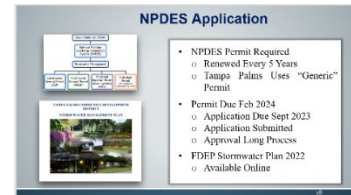
23 ♦ **Quarterly Gift Reminder**

24 Ms. Wilson noted that the board books contained the
25 reminder of the State Ethics requirement to report quarterly any
26 gift over \$100 in value. It was noted that there has never been such
27 an event but the reminder is provided to assure citizens that the
28 requirements is followed.



29 ♦ **NPDES Application**

1 Ms. Wilson noted the application for use of the generic
2 NPDES MS4 permit had been made and explained the process
3 which is long and most of which does not apply to Tampa Palms
4 which has no enforcement or ordinance powers.



NPDES Application

- NPDES Permit Required
 - Renewed Every 5 Years
 - Tampa Palms Uses "Generic" Permit
- Permit Due Feb 2024
 - Application Due Sept 2023
 - Application Submitted
 - Approval Long Process
- FDFP Stormwater Plan 2022
 - Available Online

5
6 ♦ **SWFWMD Irrigation Water**

7 Ms. Wilson described the situation where the pumping
8 levels assigned by SWFWMD have been exceeded, primarily due
9 to continual mainline breaks. The process for managing this
10 situation was shared with SWFWMD and outlined for the board.

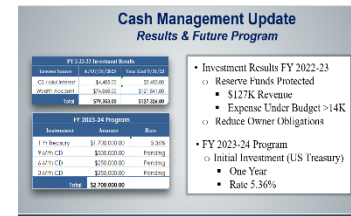


SWFWMD
Permits Tampa Palms Irrigation Water

- Irrigation Vital
 - \$ Millions in Landscape
 - Aquifer Water Used
- Permitted Operations
 - Ponds Filled By Wells
 - Irrigation From Ponds (2)
- Over-Pumping
 - Compromised Mainlines
 - ABM Initiated Programs to Manage

11
12 ♦ **Cash Management Update**

13 Ms. Wilson reviewed the cash management results for FY
14 2022-23 and noted that combined with under-budget forecasts in
15 some line items, the carryforward appears to have been preserved.
16 Ms. Wilson outlined the initial stages of the FY 2023-24 plan.



Cash Management Update
Results & Future Program

FY 2022-23 Investment Results			
Investment Item	Actual	Budget	Variance
CS - 1481 Street	\$6,485.00	\$7,485.00	-\$1,000.00
SWP - 2022-23	\$1,000.00	\$12,500.00	-\$11,500.00
Total	\$7,485.00	\$19,985.00	-\$12,500.00

FY 2023-24 Program			
Investment	Amount	Rate	
1 - 15th Street	\$1,700,000.00	5.36%	
1 - 20th St	\$200,000.00	5.36%	
1 - 25th St	\$500,000.00	5.36%	
1 - 30th St	\$1,000,000.00	5.36%	
Total	\$3,400,000.00		

- Investment Results FY 2022-23
 - Reserve Funds Protected
 - \$127K Revenue
 - Expense Under Budget >14K
 - Reduce Owner Obligations
- FY 2023-24 Program
 - Initial Investment (US Treasury)
 - One Year
 - Rate: 5.36%

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18 ♦ **Tampa Palms Blvd**

19 Ms. Wilson updated the group on the progress along
20 Tampa Palms Blvd. She noted that there were utility and other
21 conflicts at the Compton/TP Blvd crossing and that the City was
22 redesigning the area for greater safety.



Tampa Palms Blvd
Project Update

- RRF's at Compton
 - Location Problems
 - Controls In Path
 - Blocked Drainage
 - Re-designing
 - Expand Path
 - ADA Compliant
- New Signs
 - Shiny Metal
 - Doesn't Wear Well
 - Review After Complete

23
24 **THIRD ORDER OF BUSINESS – General Comments**

25 Mr. Diaz asked for more information about the illegal construction and Warren Dixon
26 elaborated on the plans and the progress.

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28 **FIFTH ORDER OF BUSINESS – Workshop Adjourned**

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

30 **Each person who decides to appeal any decision made by the Board with respect to any matter*
31 *considered at the meeting is advised that person may need to ensure that a verbatim record*

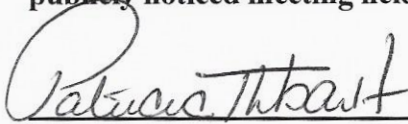
1 of the proceedings is made, including the testimony and evidence upon which such appeal is
2 to be based.

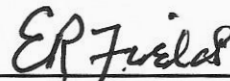
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4 Workshop minutes were approved at a meeting by vote of the Board of Supervisors at a
5 publicly noticed meeting held on Oct 11, 2023.

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8

Signature

Signature

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10 Patricia Thibault

Gene Field

11 Printed Name

Printed Name

12 Title:

Title:

13 Secretary

Vice Chairperson

14 District Manager

Chairperson

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