

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

5 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community
6 Development District was held on Wednesday, January 8, 2025 at 6:15 p.m. at the Compton
7 Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

8
9 **FIRST ORDER OF BUSINESS - Welcome & Roll Call**

10 Mr. ONeal called the meeting to order.

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

12
13 Present and constituting were:

14 Gene Field	Chairman*
15 Tracy Falkowitz	Supervisor*
16 Richard Diaz	Supervisor*
17 Don ONeal	Vice Chair*
18 Greg Horvath	Supervisor*

19 * Constituting quorum
20

21 Also present were:

22 Patricia Thibault	Director, Breeze Management
23 Maggie Wilson	Consultant/Resident
24 Warren Dixon	TPOA Business Consultant
25 Brian Koerber	TPOA Community Director

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27

28 Mr. ONeal state that a quorum of the Board was present.
29

30 **Pledge of Allegiance**

31 Mr. Diaz led the recitation of the Pledge of Allegiance.
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33 **SECOND ORDER OF BUSINESS- Public Comments**

34 There being none, the next item followed.
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36 **THIRD ORDER OF BUSINESS – Supervisor Comments**

37 Supervisor Diaz discussed the recently released internal audit of the Mobility Dept
38 which detailed numerous failures in processes and planning, particularly associated with the
39 management of stormwater pumps. There were notations about new staff and understaffing.

40 Supervisor ONeal reiterated the problems of deteriorating impervious paving,
41 especially Tampa Palms Blvd in Area 2.

1 **NOTE The Compton Park Display Was Unavailable and No Visual Presentation Was**
2 **Made During the Meeting**

3
4 **FOURTH ORDER OF BUSINESS – CDD Focus For 2025.**

5 Ms. Wilson briefly reviewed the topics that are front and center for the CDD for 2024-
6 25 which was presented in the Board books for January. There were no changes recommended
7 by the board members.

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9 **FIFTH ORDER OF BUSINESS – Approval of Minutes**

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11 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diez WITH ALL IN FAVOR, the Board
12 approved the Minutes of the November 13, 2024 CDD Meeting.

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14 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

15 Mr. Oneal noted that the checks had been reviewed for consistency and the missing
16 checks appropriately reported as void.

17 There was discussion regarding the large number of voided checks. These were the result of
18 closing one CDD bank account and opening another due to attempted fraud

19 There was also a discussion regarding the difference in expenditures for October versus
20 November which was attributed to the convergence in timing of a number of end of year
21 expenses, including the annual insurance, annual pump station maintenance, poinsettias and
22 winter annuals.

23 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
24 approved the Disbursements for the month ending October 31, 2024 in the amount of
25 \$365,922.31.

26
27 On MOTION by Ms. Falkowitz SECONDED by Mr. Field WITH ALL IN FAVOR, the Board
28 approved the Disbursements for the month ending November 30, 2024 in the amount of
29 \$162,524.51.

1 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

2 **◆ Neighborhood Updates**

3 Ms. Wilson reported that despite the mess left by Hurricane Milton, Tampa Palms
4 shined for the holidays with the holiday lighting, winter annuals, entry poinsettias.

5 The monthly inspection by OLM was a well-earned 94.5%.

6 Ms. Wilson reported on the work to straighten, clean and repair the street and traffic
7 control signs within Tampa Palms. That work has been completed.

8 She noted that a few signs were faded beyond cleaning support (mostly those regarding “no
9 tricks allowed” and a few speed limit signs). She has contacted the City and the City will
10 provide replacements.

11
12 Ms. Wilson reported on the hurricane restorations noting that it was 70% complete. She
13 noted that the work in progress included handling dangerous trees, retention pond damage
14 and completion of safely restoring the paths in Oak Park.

15 She reported that staff was gathering information and documentation in support of an
16 application to FEMA for reimbursement for some costs associated work on the public ROWs
17 to make them open and safe.

18

19 **◆ Cash Management Update**

20 Ms. Wilson reviewed the forward looking investment opportunities noting that despite
21 concerns that rates would fall substantially, the Vice Chairman had made her aware that at this
22 time the rates are still hopeful.

23

24 Ms. Wilson reported that \$250K of investments had matured today and would be reinvested
25 under the direction of Mr. Oneal. She stated that the YTD income is approximately \$72,000
26 and that \$1.3 Million will become available in March,

27

28 **◆ Board Appointment**

29 Ms. Wilson recapped the events whereby due to an issue with the Supervisor of
30 Elections processing the application sent by Supervisor Falkowitz, Ms. Falkowitz was
31 inadvertently left off of the ballot. The first step, as determined by the CDD attorney, was for
32 the Board to vacate the Seat 5 and that was done during the Jan meeting via Resolution 2025-
33 1. She stated that now the Board can by motion appoint someone to fill Seat 5.

1

On MOTION by Mr. Horvath SECONDED by Mr. Field WITH ALL IN FAVOR, the Board the Board appointed Ms. Falkowitz to Seat 5, Tampa Palms CDD.

2

Next Ms. Wilson stated that the Board should reaffirm the Tampa Palms CDD officer positions as presented in Resolution 2025-2.

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On MOTION by Ms. Falkowitz SECONDED by Mr. Diez WITH ALL IN FAVOR, the Board Approved Resolution 2025-2 Election of Officers: Gene Field (Board Member) as Chairman; Don Oneal (Board Member) as Vice Chairman; Tracy Falkowitz (Board Member) as Assistant Secretary; Richard Diaz Jr. (Board Member), as Assistant Secretary; Patricia Thibault as Secretary, Gene Field and Patricia Thibault as Treasurers, Mary-Margaret Wilson as Assistant Secretary.

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11 ♦ **Additional Advanced Board Package Materials:**

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

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15 **EIGHT ORDER OF BUSINESS – Other Matters**

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There being none, the next item followed.

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

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There being none, the next item followed.

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

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There being none, the next item followed.

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24 **ELEVENTH ORDER OF BUSINESS - Adjournment**

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There being no further business,

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On MOTION by Ms. Falkowitz SECONDED by Mr. Horvath with ALL IN FAVOR, the meeting was adjourned.

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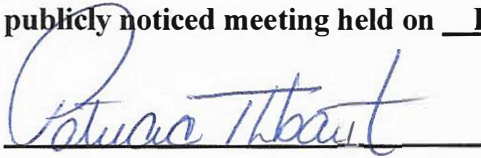
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2 *These minutes were done in summation format, not verbatim.

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

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8 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
9 publicly noticed meeting held on February 12, 2025.

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12 **Signature**

10 

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12 **Signature**

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14 Patricia Thibault

15 **Printed Name**

16 **Title:**

17 **Secretary**

18 **District Manager**

13
14 Donald Oneal, Jr.

15 **Printed Name**

16 **Title:**

17 **Vice Chairperson**

18 **Chairperson**