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FIRST ORDER OF BUSINESS - Welcome & Roll Call

The Board members and staff introduced themselves for the record.

Gene Field	Chairman*
Richard Diaz	Supervisor*
Don Oneal	Vice Chair*
Greg Horvath	Supervisor*

Also present were:

Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Community Director
Chris Ferguson	Tampa Palms Resident
Leslie Caruthers	Tampa Palms Resident

Pledge of Allegiance

SECOND ORDER OF BUSINESS- Public Comments

The activity was reported by concerned neighbors who heard the noise and saw trucks.

THIRD ORDER OF BUSINESS – Supervisor Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – CDD Focus For 2025.

Ms. Wilson briefly recapped the events and issues are of particular interest in FY 2024-25. This document appears in the board packet.

FIFTH ORDER OF BUSINESS – Approval of Minutes

On MOTION by Mr. Field, SECONDED by Mr. Horvath WITH ALL IN FAVOR, the Board approved the Minutes of the March 9, 2025 CDD Meeting.

SIXTH ORDER OF BUSINESS - Approval of District Disbursements

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

On MOTION by Mr. Horvath SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending February 28, 2025 in the amount of \$209,435.16.

SEVENTH ORDER OF BUSINESS - Consultant Reports

◆ **Neighborhood Updates**

Ms. Wilson discussed the general appearance of the community, noting that the OLM inspection was rated at 93%.

The previously discussed fungus, which is the natural result of high humidity and heat appears to be under control and no areas required sod replacement.

She advised that the Spring annuals arrived and looked quite festive for the residents' community holidays. The ornamental trees are bursting in bloom, beginning with the bottlebrush.

In the coming weeks, the crape myrtles should join the bottlebrush in bloom. They have been properly pruned to encourage both sprouts and full bloom.



Ms. Wilson reported as discussed previously, the Reserve fountains are undergoing needed maintenance and restoration.

The restoration work was described as normal result due to the relatively hostile environment of water, heat and chemicals 24/7.

The concrete bases of all three fountains were cracking, some small leaking was observed which caused concern both about possible catastrophic failures (leaking) and even damage to the pumping equipment from circulating debris.

The repairs needed are basic and fairly minimal including draining and pressure washing the basins, removing all connections feature apparatus, repairing any deterioration in the basins and repainting.

There was general discussion that the Reserve entry is a substantial focal point of Tampa Palms

Ms. Wilson reported on the hurricane recovery process and reviewed some of the special vulnerabilities that Tampa Palms has for high wind events such as hurricanes, particularly ones that sprout some tornadic action as did Milton. She noted that the recovery continues and provided examples of post-storm work required such as trees that were damaged and not recovering and now must be removed.

She outlined the extensive work done by Patricia Thibault in applying for FEMA 1A Public reimbursement and status with both the FDEM and FEMA.

There was discussion about the *on and off* support of FEMA, making reliance on the reimbursement less than a sure thing. It was noted that sufficient reserves exist, should FEMA withdraw support.



...Neighborhood Updates

FEMA Support

Emergency Restoration- Hurricane Milton

Kemp Parks, Expenses recorded to Date

Project Work	Date	Labor Hours	Labor Dollars	\$ Billable to FEMA	Notes
TP's Special Vulnerability					
Winding Forests					
Heavy Tree Cover					
Land Tracts					
Cul de Sac's					
Recovery Ongoing					
Emergency Restoration- Hurricane Milton					
TP's Special Vulnerability					
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Heavy Tree Cover					
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1 Ms. Wilson reviewed the changes in the
2 management company that the CDD retained for
3 governance and financial support, in particular the
4 resignation of Patricia Thibault, the change of name
5 and the widespread implementation of dashboard-
6 based administration, in part globally staffed, to effect
7 management of AP and other requirements.



... Neighborhood Updates
Breeze Is Changing

- New Name - *Kai Connected*
- New Focus
 - Non-Boutique
 - Global Staffing
- Patricia Thibault Resigned
 - No Acrimony
 - No Cookie Cutter Focus
- Mgmt Team Reached Out
 - No Replacement Yet

Breeze Home
COMMUNITY MANAGEMENT SERVICES
<https://breezehome.com>

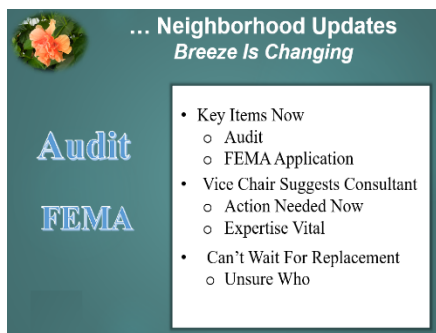
8 Ms. Wilson advised that she had been made aware of Ms. Thibault's resignation before
9 Breeze advised the district. The general description of events per Patricia was just a change of
10 focus from a boutique administration to the more minimalistic and cookie cutter operation,
11 which to be fair, is the norm when management companies expand and need to shed
12 management costs.

13 Ms. Wilson stated that the new name is Kai. She stated that she received an
14 email notification from Kai's VP of Experience, Lauren Parson, about Patricia's departure at
15 10:15 PM two days before the CDD meeting and also a separate email from Kai's Manager of
16 Happiness, Kaylee Roach, coordinating a Zoom meeting during which the message was (1) we
17 will provide continue the support the CDD and (2) we will assign someone to the CDD but we
18 don't know who yet.

19 Supervisor Diaz expressed concern over Ms. Thibault's departure and noted that her many
20 areas of knowledge and competency have made her invaluable to Tampa Palms. Ms. Wilson
21 agreed, noting that Tampa Palms has many idiosyncratic *charms*, not present in the more
22 recent districts.

23 There was discussion of the immediate critical needs of
24 the CDD including, accounting, the audit and the FEMA
25 work.

26 Supervisor Horvath and Supervisor Diaz both
27 questioned Ms. Wilson as to if Ms. Thibault would be
28 available on-going via another option. Ms. Wilson agreed to
29 explore options.



... Neighborhood Updates
Breeze Is Changing

- Key Items Now
 - Audit
 - FEMA Application
- Vice Chair Suggests Consultant
 - Action Needed Now
 - Expertise Vital
- Can't Wait For Replacement
 - Unsure Who

Audit
FEMA

Vice Chair Oneal suggested that in this void, Ms. Thibault be retained as a consultant to oversee the vary important issues that are time critical. After substantial board discussion there was consensus that this was the right and intermediate step.

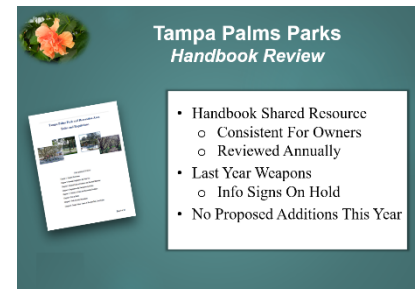
On MOTION by Mr. Diaz SECODED by Mr. Horvath with ALL IN FAVOR, it was agreed that Ms. Wilson would engage Ms. Thibault as an interim consultant.

◆ Park Updates

Ms. Wilson updated the board as to the conditions of the parks, noting in particular that the “rover” oversight of Amberly and Oak parks is working well. She said at this time the park fountains have been professionally cleaned and options to replace the one damaged swinging bench are being explored.



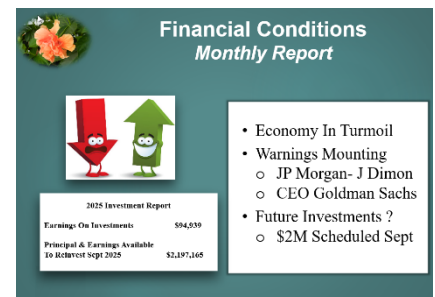
Ms. Wilson discussed the Parks Handbook, as is the practice each year before the heavy summer-use season. There were no proposed additions this year. The No Weapons signs previously approved are on hold pending the outcome of two bills before the legislature that may affect what exactly can be posted.



◆ Financial Conditions

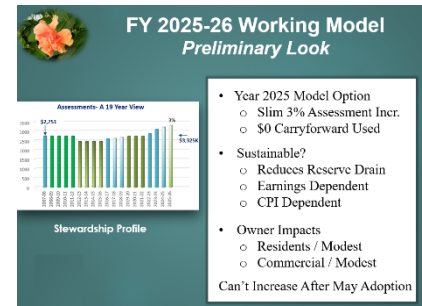
Ms. Wilson reviewed the investments to date and the income that has been realized and that which will be realized by end of FY 2024-25, the total of which is \$94.9K. (This is in addition to the ICS earnings.)

The Vice Chairman Oneal reiterated that the current economic conditions have kept the door open for modest returns but there is little assurance about the future, which is important for the CDD because an additional \$2 M becomes available for reinvestment in September of this year.



♦ **FY 2025-26 Working Model**

Ms. Wilson presented the working model for next fiscal year's budget. Each year the budget is presented several times for examination prior to the May meeting when the budget for the next year is typically adopted and the date is set for the Budget Hearing.



♦ **Additional Advanced Board Package Materials:**

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.

EIGHT ORDER OF BUSINESS – Other Matters

There being none, the next item followed.

NINTH ORDER OF BUSINESS – Public Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS - Supervisor Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS - Adjournment

There being no further business,

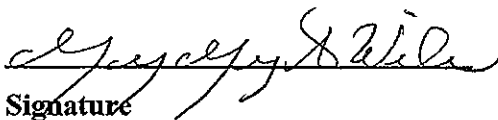
On MOTION by Mr. Diaz SECODED by Mr. Horvath with ALL IN FAVOR, the meeting was adjourned.

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

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

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

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7 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
8 **publicly noticed meeting held on May14, 2025**

9
10 
11 **Signature**

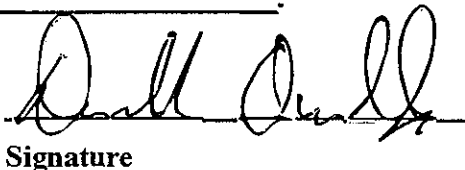
12
13 Mary Margaret Wilson

14 **Printed Name**

15 **Title:**

16 **X Assistant Secretary**

17 ☐ **District Manager**

10 
Signature

13 Donald Oneal, Jr.

14 **Printed Name**

15 **Title:**

16 **X Vice Chairperson**

17 ☐ **Chairperson**