

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42

FIRST ORDER OF BUSINESS - Welcome & Roll Call

The Board members and staff introduced themselves for the record.

Richard Diaz	Supervisor *
Don Oneal	Vice Chair *
Gregory Horvath	Supervisor *
Tracy Falkowitz	Supervisor *
Gene Field	Chairman *

Also present were:

Mr. Oneal stated that a quorum of the Board was present.

Mr. Diaz led the recitation of the Pledge of Allegiance.

There being none, the next item followed.

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – CDD Focus For 2024-25

Ms. Wilson briefly reviewed the topics that are on the radar for the CDD for 2025.

FIFTH ORDER OF BUSINESS – Approval of Minutes

Mr. Oneal asked if everyone had read the minutes and unless there were corrections or additions there should be a motion to approve.

On MOTION by Mr. Diaz SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board approved the Minutes of the April 9, 2025 CDD Meeting.

SIXTH ORDER OF BUSINESS – Approval of District Disbursements

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

On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending March 31, 2025 in the amount of \$399,548.53

SEVENTH ORDER OF BUSINESS - Consultant Reports

♦ **Community Appearance**

Ms. Wilson reviewed the overall appearance of the Tampa Palms stating that per the OLM inspection rating was a respectable (94 %).

There have been numerous comments made by residents and folks from the neighboring communities as to how elegant Tampa Palms appears at this time.



Ms. Wilson noted that the landscape is suffering from “hot spots” due to the no-rain and very un Spring-like temperatures which have hovered around the high 80’s for several weeks. Unfortunately the turf is further damaged by trucks, in particular communications company trucks, that pull off the roadways and leave their vehicles running while they work. Ms. Wilson reviewed the landscape priorities which were established by contract.

The current annuals will be retained for as long as possible; hopefully make it through the Memorial Day weekend despite the heat.

The change out is scheduled for early June and the replacements will be the heat tolerant coleus.



Ms. Wilson noted that final fertilizer will be placed in May and not further fertilizing is permitted until September.

◆ Pre-Storm Season

Ms. Wilson detailed the work that is being done before the upcoming storm seasons. Of particular note is the removal of sand and other muck washed into two ponds from the stormwater conveyances during the torrential rains from Hurricane Milton.



Additionally, Ms. Wilson state that large trees planted by the original developers too close to some retention ponds which began to lean or fall into the retention ponds during the storms are being removed.

◆ Audit

The 2023-2024 audit report was presented and it was noted that this audit is a “no comment” audit. Ms. Wilson reported that this is the twenty-second “no comment” audit in a row for the Tampa Palms CDD and that special thanks should be given to District Manager, Patricia Thibault, for both managing the audit process and making certain that there is meticulous record keeping for the district.

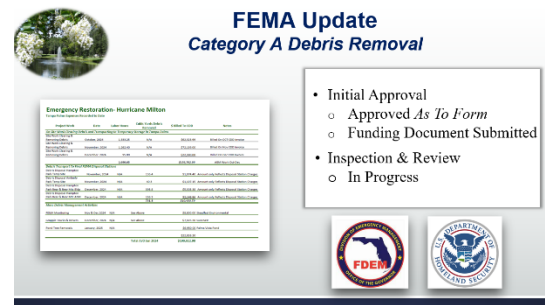


Ms. Wilson stated that the audit should be approved by the board by motion and Patricia Thibault has taken the necessary steps to file the audit with the Auditor General's office and it has been accepted.

On MOTION by Mr. Field, SECONDED by Ms. Falkowitz, WITH ALL IN FAVOR, the Board approved the Audit of the FY 2023-24 Financial Statements.

◆ FEMA Update

Ms. Thibault updated the board on the progress with the application for reimbursement from FEMA for costs incurred. There will be a series of conference calls as the application makes its way through the approval process.



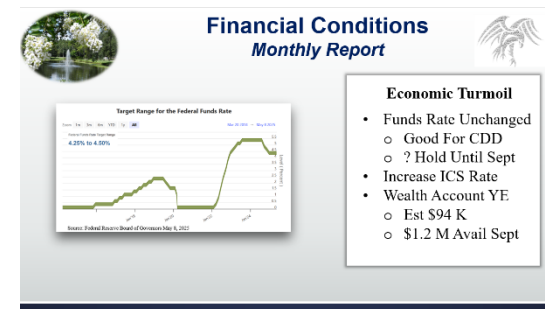
FEMA Update
Category A Debris Removal

- Initial Approval
 - Approved *As To Form*
 - Funding Document Submitted
- Inspection & Review
 - In Progress

The slide includes a table titled 'Emergency Restoration - Hurricane Milton' with columns for 'Category', 'Status', and 'Amount'. It also features the FEMA logo and the U.S. Department of Homeland Security logo.

◆ Financial Conditions

Ms. Wilson reported that the economic news for April was mixed. The Fed Funds rate remains unchanged and this is good news for the CDDs



Financial Conditions
Monthly Report

Economic Turmoil

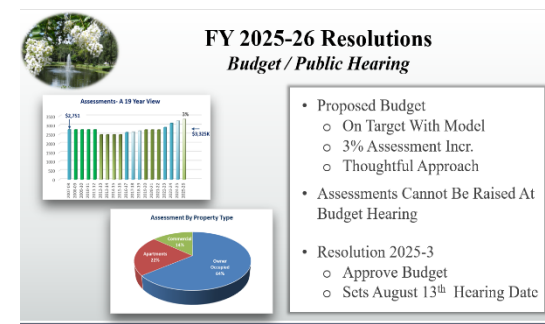
- Funds Rate Unchanged
 - Good For CDD
 - ? Hold Until Sept
- Increase ICS Rate
- Wealth Account YE
 - Est \$94 K
 - \$1.2 M Avail Sept

The slide features a line graph titled 'Target Range for the Federal Funds Rate' showing the rate's movement over time, with a target range of 4.25% to 4.50%.

◆ Proposed FY 2025-26 Budget & Hearing Date

Ms. Wilson state that there was board consensus at the April 2025 meeting that a modest increase in assessment of 3% should be proposed for FY 2025-26. This increase will be backed up by continued focus on investment revenue.

The proposed budget was represented for adoption.



FY 2025-26 Resolutions
Budget / Public Hearing

- Proposed Budget
 - On Target With Model
 - 3% Assessment Incr.
 - Thoughtful Approach
- Assessments Cannot Be Raised At Budget Hearing
- Resolution 2025-3
 - Approve Budget
 - Sets August 13th Hearing Date

The slide includes a bar chart titled 'Assessments A 10 Year View' showing assessment trends from 2015 to 2025, and a pie chart titled 'Assessment By Property Type' showing the distribution of assessments across different property types.

Ms. Wilson noted that the budget and assessments can be lowered at the Budget Hearing but they cannot be raised once the preliminary budget and assessments are adopted.

The proposed date for the Budget Hearing was 8/13/2025. This date is the date of the regular CDD meeting, which will be held following the Budget Hearing at the same meeting. There will be one letter sent by first-class US Mail to each owner of property subject to the assessments at least 20 days prior to the Public Hearing. There will also be two newspaper notices and the budget will be posted on the web site.

On MOTION by Ms. Falkowitz Mr. Diaz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board approved Resolution 2025-3 approving the Proposed FY 2025-2026 Budget for Publication and Setting the Public Hearing for August 13, 2025 at 6:00 p.m. at the Compton Park Recreational Building 16101 Compton Drive, Tampa, FL 33647.

♦ Management Vendor Consideration

Ms. Wilson reviewed the recent changes in the vendor retained for management, noting that they were displaying an incompatible business model which was clearly proven by recent unauthorized resolutions requested from counsel that changed the legal address of the CDD, the officers and banking access.



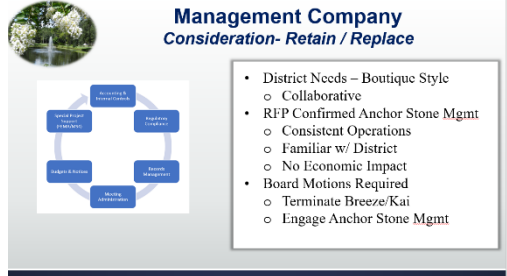
The slide features a header with a circular image of a park and the title "Management Company Consideration- Retain / Replace". Below the header is a list of bullet points:

- Current Vendor Breeze/Kai
- Non-Compatible Business Model
 - Not Collaborative
 - Proffered Unauthorized Changes
 - ✓ Officers
 - ✓ District Address
 - ✓ Banking Access
 - Unsettling Business Practices
 - Global Staffing

On the left side of the slide, there is a small graphic with the text "Say Hi to Happy Living" and a star icon.

Further with the departure of Patricia Thibault, there are non-trivial concerns about some unsettling business practices such as global staffing with access to CDD financial accounts. Due to these changes an RFP was issued to Anchor Stone Management that was favorably received.

It was noted by supervisors Diaz and Oneal that Anchor Stone Mgmt, and in particular Patricia Thibault, offers the boutique-style management demanded by Tampa Palms.



The slide features a header with a circular image of a park and the title "Management Company Consideration- Retain / Replace". Below the header is a list of bullet points:

- District Needs – Boutique Style
 - Collaborative
- RFP Confirmed Anchor Stone Mgmt
 - Consistent Operations
 - Familiar w/ District
 - No Economic Impact
- Board Motions Required
 - Terminate Breeze/Kai
 - Engage Anchor Stone Mgmt

On the left side of the slide, there is a small graphic with a circular flow diagram showing the relationship between various management components.

After discussion among the supervisors during which there was substantial confidence in the management under the direction of Patricia Thibault, the board decided to move immediately to terminate all agreements with Breeze Connected / Kai, subject to the 60 day cancellation stipulation in the current agreement and to immediately engage Anchor Stone Management LLC.

1 On MOTION by Ms. Falkowitz SECODED by Mr. Horvath with ALL IN FAVOR, the Board
2 approved termination of the Management agreement with Breeze Connected / Kai and
3 instructed staff to send the letter of termination and commencing the 60-day transition period.
4

5
6 On MOTION by Mr. Diez SECODED by Mr. Horvath with ALL IN FAVOR, the Board
7 approved engaging of Anchor Stone Management LLC, as represented in their RFP Response
8 and Prospectus, with Patricia Thibault as District Manager.
9

10
11 ♦ **Additional Advanced Board Package Materials:**

12 Information regarding financial reports were included in the Advance Board package;
13 copy of which is attached hereto and made a part of the public record.
14

15 **EIGHT ORDER OF BUSINESS - -- Other Matters**
16

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

18 There being none, the next item followed.
19

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

21 Supervisor Diaz discussed the financial statements and noted with so many
22 unprecedented expenses subsequent to Hurricane Milton it is gratifying to see that the district
23 remains generally within budget.

24 Ms. Wilson briefly reviewed some of steps taken to defer expenses in light of these
25 expenses.

26 Supervisor Oneal mentioned some tree limbs along Tampa Palms Blvd, in particular
27 the one over the stop sign at the exit from City Plaza.
28

29 **ELEVENTH ORDER OF BUSINESS - Adjournment**

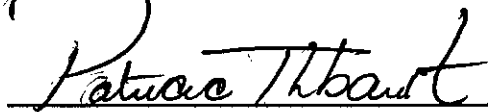
30 There being no further business,
31

On MOTION by Ms. Falkowitz SECODED by Mr. Diez 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 the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on June 11, 2025.



Signature

Patricia Thibault

Printed Name

Title:

☒ Secretary

☒ District Manager



Signature

Mary Margaret Wilson

Printed Name

Title:

☒ Assistant Secretary

☐ Chairperson