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**MINUTES OF MEETING
TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District was held on Wednesday, January 10, 2014 at 6:15 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. Field called the meeting to order.

The Board members and staff introduced themselves for the record.

Present and constituting were:

Tracy Falkowitz	Supervisor*
Richard Diaz	Supervisor*
Don Oneal	Vice Chair*

* Constituting quorum

Also present were:

Patricia Thibault	Director, Breeze Management
Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Community Director
Jimmy Ferguson	Citizen

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

Pledge of Allegiance

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

SECOND ORDER OF BUSINESS- Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Supervisor Comments

Supervisor Diaz mentioned how impressive the Tampa Palms entries were for the holidays due to the lighting. He also commented on how nice the landscape appeared and how quickly ABM handled storm debris after inclement weather.

Supervisor Oneal second the comments about the removal of storm debris saying that by the time he left the District in the morning, they were well on the way to completion.

1 **FOURTH ORDER OF BUSINESS – CDD Focus For 2023.**

2 Ms. Wilson briefly reviewed the topics that are front and center for the CDD for 2023-
3 24 and noted one addition that came as the result of conversations with Chairman Field who
4 cautioned that the ability to earn sufficiently to stave off use of reserves must be carefully
5 monitored.

6

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

8

9 On MOTION by Mr. Diez, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board
10 approved the Minutes of the November 8, 2023 CDD Meeting.

11

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

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

15 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
16 approved the Disbursements for the month ending October 31, 2023 in the amount of
17 \$297,584.36.

18

19 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
20 approved the Disbursements for the month ending November 30, 2023 in the amount of \$
21 297,584.36.

22

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

24

25 ♦ **Neighborhood Updates**

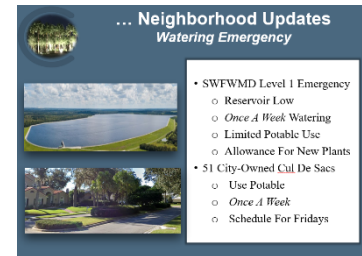
26 Ms. Wilson reported that the general appearance of the
27 entries presented for the winter holidays.



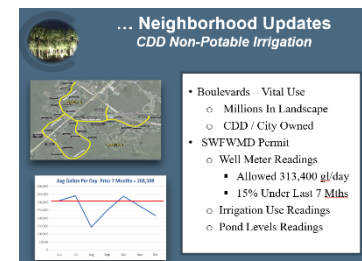
1 Ms. Wilson reviewed the weather challenges that varied
2 from high heat and no rain in the early Fall that led to greater
3 needs for mowing and greater expense followed by chilly
4 condition and cloudy weather resulting in turf fungus. She noted
5 that the fungus is being treated and no turf has been lost.



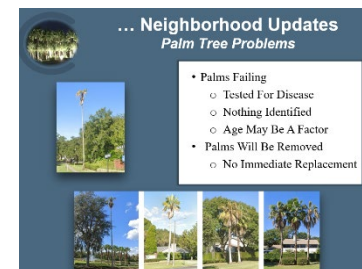
7 Ms. Wilson reported on the Level 1 Water Emergency
8 implemented by SWFWMD due to low rainfall during the rainy
9 season. She stated this primarily affects the landscape on City-
10 Owned cul de sacs which use potable water for irrigation. The
11 irrigation on these cul de sacs have been set to once per week on
12 Friday.



14 Ms. Wilson reviewed the irrigation for the spine roads in Tampa
15 Palms (Tampa Palms Blvd, Compton, Amberly and a portion of
16 Yardley). She noted that the irrigation is provided through non-
17 potable water under the jurisdiction of SWFWMD and she detailed
18 how that is managed and the results.



20 Ms. Wilson reviewed the continuing problems with palm
21 tree death. She noted in some cases the loss can be attributed to
22 “aging out”. In others there has been no definitive cause despite
23 reviews of tree specimens by IFAS.



24 She noted that the trees will be removed and no palms
25 replanted in the same space for several years.

27 Ms. Wilson reviewed the wall projects which is focused on
28 locating and mitigating wall damage to avoid rebuilding which is
29 an important factor not only for cost but safety. The primary
30 objective is to avoid the conditions which occurred at the
31 Kensington wall which actually began to separate and crumble
32 creating a safety hazard for both the sidewalks and adjacent owners.



1 ♦ **Cash Management Update**

2 Ms. Wilson reviewed the impact of the economy on the
3 CDD's financial situation specifically noting that inflation has a
4 greater impact in the Tampa St Pete area than the nationwide
5 average which is often touted on the news.

6 The five year impact of 28% compounded increase was
7 discussed.

8 Ms. Wilson reviewed the Chairman's investment plan for
9 FY 2023-24 and noted that the plan will effectively balance the
10 budget without the necessity to utilize reserve/carryforward
11 monies.

Cash Management Update
Recap Tampa - St Pete CPI

- Nov Tampa CPI 5.2%
 - Nov National Avg. 3.1%
 - Nearly Twice National
- 5-Year Impact Stunning
 - Cumulative 5-Year 28%
- CDD Emphasis
 - Bal Budget
 - Protect Reserves

Cash Management Update
FY 2023-24 Plan

	Budget
(\$ 000 s)	\$ 60 K
Interest Income	0
Wealth Account	83
Carry Forward	143
Total	\$ 143 K

	Forecast
Interest Income	\$ 76 K
Wealth Account	147
Carryforward	0
	\$ 223 K

- Adopted Budget
 - Budget Used \$83 K
- Working Model
 - Operating Interest 3.5%
 - Additional Investments
- Directionally
 - Bal Budget
 - Protected Reserves

14 ♦ **Expense Management Update**

15 Ms. Wilson reviewed some of the steps taken to manage
16 / reduce expenses and noted that the Frontier services were
17 upgraded at a reduction in monthly cost. The ability to reduce the
18 telephony and Internet costs for the CDD center and Hampton
19 and Amberly parks was discovered by Andi Brayboy (CDD
20 Admin Mgr) and were the result of the deployment of new
21 technologies by Frontier that are less expensive to clients.

Expense Management Update
Cost Reduction Projects

- Copier
 - Ending 3rd 5-Year Lease
 - Replacement
 - Decreased \$ Supplies
 - Monthly Cost \$199.84
- Phones/Internet
 - Upgraded Phones/Internet
 - Increased Speed
 - Reduced Cost 38%

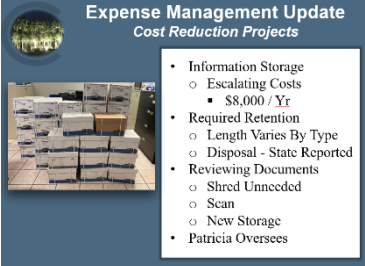
22
23 Ms. Wilson also reported that the Xerox five year copier lease was ending and that
24 Andi Brayboy had been working with Xerox to assess replacement option. Ms. Braby also
25 evaluated other company options but found none with the certainty of support of Xerox. (This
26 is the third lease agreement with Xerox.)

27 The replacement copier / scanner / fax machine is a newer and slightly scaled down
28 version of the current machine. It has a smaller footprint and Ms. Braby removed options in
29 the current machine that served no purpose to the CDD such as stapling, remote printing and
30 copy to thumb drives. She negotiated a higher copy / month count included at no charge for
31 supplies in the lease cost and added color copies included in the lease cost.

1 There are no charges for scanning which is important for the records retention project. He
2 monthly cost for the new lease is \$199.84.

3
4 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the
5 Board the new five- year lease with Xerox at \$199.84 per month to include all supplies for
6 1,000 black and white copies and 100 color copies per month.

7
8 Ms. Wilson reported on the records management project
9 which seeks to reduce the extraordinary cost of records retention
10 at Iron Mountain (approximate \$8,000 / year and increasing) by
11 first evaluating the materials retained to make certain they are
12 required by the State of Fl and then evaluating less costly storage
13 options.



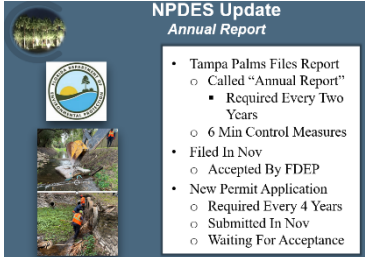
Expense Management Update
Cost Reduction Projects

- Information Storage
 - Escalating Costs
 - \$8,000 / Yr
- Required Retention
 - Length Varies By Type
 - Disposal - State Reported
- Reviewing Documents
 - Shred Unneeded
 - Scan
 - New Storage
- Patricia Oversees

14
15 ♦ **NPDES MS4 Permit Update**

16 Ms. Wilson reported that FDEP had accepted and filed the
17 “Annual Report” detailing the CDD’s activities in support of the
18 Clean Water Act.

19 She noted that application for the renewal permit had been
20 made and that FDEP was evaluating the submission,



NPDES Update
Annual Report

- Tampa Palms Files Report
 - Called “Annual Report”
 - Required Every Two Years
 - 6 Min Control Measures
- Filed In Nov
 - Accepted By FDEP
- New Permit Application
 - Required Every 4 Years
 - Submitted In Nov
 - Waiting For Acceptance

21
22 ♦ **Additional Advanced Board Package Materials:**

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

25
26 **EIGHT ORDER OF BUSINESS – Other Matters**

27 There being none, the next item followed.

28
29 **NINTH ORDER OF BUSINESS – Public Comments**

30 There being none, the next item followed.

31

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

2 Mr. Diaz asked if there were any updates as regards the illegal construction which the
3 HCEPC is handling. Mr. Dixon said none at this time.

4
5 **ELEVENTH ORDER OF BUSINESS - Adjournment**

6 There being no further business,

7
8 On MOTION by Ms. Falkowitz SECODED by Mr. Diaz with ALL IN FAVOR, the meeting
9 was adjourned.

10

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

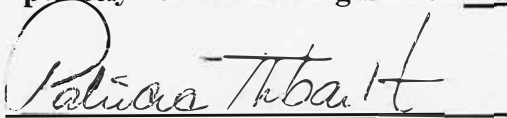
12 **Each person who decides to appeal any decision made by the Board with respect to any matter*
13 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
14 *the proceedings is made, including the testimony and evidence upon which such appeal is to*
15 *be based.*

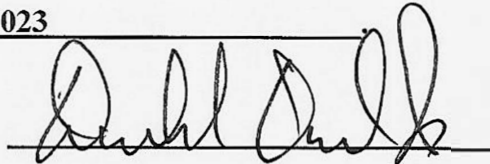
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17 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
18 **publicly noticed meeting held on February 14, 2023**

19

20





21

Signature

Signature

22

23

Patricia Thibault

Donal Oneal

24

Printed Name

Printed Name

25

Title:

Title:

26

Secretary

Vice Chairperson

27

District Manager