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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, November 8, 2023 at 6:00 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:

Gene Field	Chairman*
Richard Diaz	Supervisor*
Don Oneal	Supervisor*

* Constituting quorum

Also present were:

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

Mr. Field established that a quorum of the Board was present.

Pledge of Allegiance

Mr. Oneal 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 questioned about activating the crossing lights and found that they were activate today. He also asked about the repairs to the multi-modal path and it was discussed that improvements were being made though not complete and it was noted that this would be discussed under the consultant updates.

1 Supervisor Oneal questioned if there were completion dates for the paving for Area 1
2 and the answer was that there remain a few “punch list” items which should be completed
3 soon.

4
5 **FOURTH ORDER OF BUSINESS – CDD Focus For 2023.**

6 Mr. Field reviewed the topics that are front and center for the CDD for 2023-24 with
7 discussion to follow on many of the items.

8
9 **FIFTH ORDER OF BUSINESS – Approval of Minutes**

10
11 On MOTION by Mr. Diez, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
12 approved the Minutes of the October 11, 2023 CDD Meeting.

13
14 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

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

17
18 On MOTION by Mr. Diaz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
19 approved the Disbursements for the month ending September 30, 2023 in the amount of \$
20 \$252,826.46.

21
22 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

23
24 ♦ **Neighborhood Updates**

25 Ms. Wilson reported that the Fall annuals are quite brilliant .

26 The OLM inspection resulted in a confirmation that the
27 community continues to display an upscale appearance despite lack
28 of rain and record setting heat that has extended even into the Fall.

29 The OLM rating was 93%.



1 Ms. Wilson reported that ABM continues to get ready for the
2 holidays with improvements to decades old landscape on cul de sacs
3 and replacement of palms which removed in prior years due to
4 disease. She noted planting improvements along areas open to the
5 power corridor.



6 One unfortunate circumstance was reported; while
7 refurbishing one cul de sac in Stonington the palms looked unwell
8 and were inspected by the arborist to determine if they needed
9 additional nutrients. It was found that they were infected by
10 Ganoderma rot and the palms were immediately removed.



11
12 It was reported that work has started to get ready for the
13 winter holidays. The lights are being installed, the winter annuals
14 which will be a combination of red snap dragons accented by Dusty
15 Millers and white alyssum are on the way. The poinsettias are being
16 planted now and will brighten the entrances from BB Downs to
17 Amberly.



18 The wall rejuvenation project continues. An community-wide
19 evaluation is in progress and a full report will be made in January. It
20 is the plan to restore segments that most negatively impact the look
21 of the community and make any needed repairs before complete
22 rebuilding is required as such will be costly as seen with the
23 Kensington walls.



24 Ms. Wilson discussed some technology improvements that
25 ABM is implementing to address the continuing issues of labor
26 shortages including new equipment to automatically do edging
27 along concrete borders and pond bank trimming equipment. She
28 noted that the edging equipment is already on site.

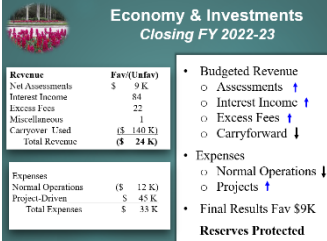


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1 ♦ **Economy & Investment – Closing FY 2022-23**

2 Ms. Wilson reviewed the impact of the economy on the
3 CDD’s financial situation and detailed the financial situation as the
4 district closed FY 2022-23.

5 It was discussed that due to the Board’s investment strategies
6 for FY 2022-23, no carryforward revenue was required to to balance
7 the budget so the reserves were protected,



Revenue		Fav/(Unfav)
Net Assessments	\$	9 K
Interest Income		84
Excess Fees		22
Miscellaneous		1
Carryover Used	(\$)	140 K
Total Revenue	(\$)	24 K

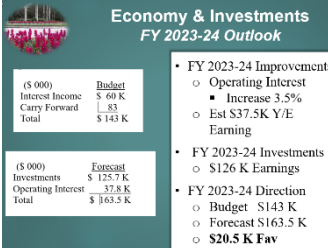
Expenses		
Normal Operations	(\$)	12 K
Project-Driven		45 K
Total Expenses	\$	33 K

- Budgeted Revenue
 - Assessments ↑
 - Interest Income ↑
 - Excess Fees ↑
 - Carryforward ↓
- Expenses
 - Normal Operations ↓
 - Projects ↑
- Final Results Fav \$9K
- Reserves Protected

9 ♦ **Economy & Investment –FY 2022-23 Outlook**

10 Ms. Wilson reviewed the investments that had been put in
11 place for FY 2023-24 and improvements made to the interest earned
12 on excess funds retained .

13 It was noted that directionally, while the budget was adopted
14 using \$83K of carryforward revenue, the combined investments and
15 increased interest earned, should obviate the need to use reserve funds.



(\$ 000)		Budget
Interest Income		\$ 60 K
Carry Forward		83
Total		\$ 143 K

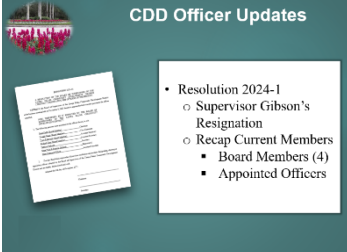
(\$ 000)		Forecast
Investments		\$ 125.7 K
Operating Interest		37.8 K
Total		\$ 163.5 K

- FY 2023-24 Improvements
 - Operating Interest
 - Increase 3.5%
 - Est \$37.5K Y/E Earning
- FY 2023-24 Investments
 - \$126 K Earnings
- FY 2023-24 Direction
 - Budget \$143 K
 - Forecast \$163.5 K
 - \$20.5 K Fav

17 ♦ **CDD Officer Updates**

18 Ms. Wilson noted that as a result of the resignation of
19 Supervisor Gibson, it was necessary to update the Tampa Palms CDD
20 officers by resolution.

21 After discussion by the Board, Resolution 2024-1 was presented for
22 approval.

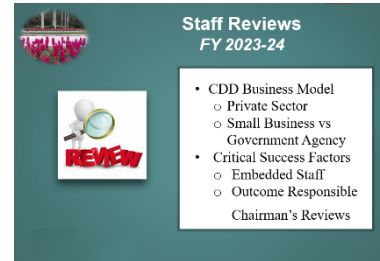


- Resolution 2024-1
 - Supervisor Gibson's Resignation
 - Recap Current Members
 - Board Members (4)
 - Appointed Officers

25 On MOTION by Mr. Diaz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
26 Approved Resolution 2024-1 Election of Officers: Gene Field (Board Member) as Chairman;
27 Don Oneal (Board Member) as Vice Chairman; Tracey Falkowitz (Board Member) as
28 Assistant Secretary; Richard Diaz Jr. (Board Member), as Assistant Secretary; Patricia
29 Thibault as Secretary, Gene Field and Patricia Thibault as Treasurers, Mary-Margaret Wilson
as Assistant Secretary.

1 ♦ **Staff Reviews**

2 Ms. Wilson excused herself from the meeting. Chairman
3 Field advised that the district’s private-sector business model
4 produces favorable outcomes come from repeatable, reliable
5 business systems, processes and capable staff. The chairman
6 recommended a 4% increase for Ms. Braboy, Administrative
7 Assistant and a 3% increase for Ms. Wilson, GM, commencing Oct 1, with the start of the
8 fiscal year.



9 On MOTION by Mr. Oneal SECODED by Mr. Diaz ALL IN FAVOR, a 4% increase WAS
10 APPROVED for Ms. Braboy, Administrative Assistant.
11 On MOTION by Mr. Diaz SECODED by Mr. Oneal ALL IN FAVOR, a 3% increase WAS
12 APPROVED for Ms. Wilson, General Manager.

14 ♦ **Tampa Palms Blvd**

15 Ms. Wilson reviewed the progress with the repaving of
16 Tampa Palms Blvd for Area 1 (and TPOST 3) and noted while
17 not complete due to delays in some materials needed for marking
18 crosswalks and a few punch list items, it was close to finished.
19 There was also discussion regarding the repairs made to the
20 multi-modal path.
21



22
23
24 ♦ **Additional Advanced Board Package Materials:**

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

27
28 **EIGHT ORDER OF BUSINESS – Other Matters**

29 There being none, the next item followed.
30

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

32 There being none, the next item followed.

1

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

3 There being none, the next item followed.

4

5 **ELEVENTH ORDER OF BUSINESS - Adjournment**

6 There being no further business,

7

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

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

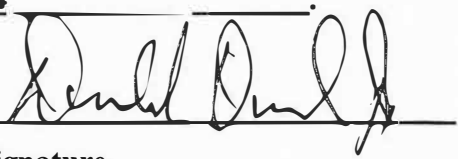
12 **Each person who decides to appeal any decision made by the Board with respect to any matter*
13 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
14 *the proceedings is made, including the testimony and evidence upon which such appeal is to*
15 *be based.*

16

17 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
18 **publicly noticed meeting held on January 10, 2024**

19

20 



21 **Signature**

Signature

22

23 Patricia Thibault

~~Gene Field~~ Donald Oneal Jr.

24 **Printed Name**

Printed Name

25 **Title:**

Title:

26 **Secretary**

Vice Chairperson

27 **District Manager**

Chairperson