

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

**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, March 13, 2024 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. Oneal 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*
Gregory Horvath	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
Jimmy Ferguson	Resident
Bill Schneider	Resident

Mr. Oneal stated 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 – Supervisor Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS- Public Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – CDD Focus For 2023-24

Ms. Wilson briefly reviewed the topics that are front and center for the CDD for 2023.

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

2 Mr. Oneal asked if everyone had read the minutes and unless there were corrections or
3 additions there should be a motion to approve. Ms. Wilson noted that in preparing the minutes
4 she was fooled by her template and a name correction was made from Field to Oneal. While
5 the packets had the wrong name, it has been corrected for the public record.

6

7 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the
8 Board approved the Minutes of the February 14, 2024 CDD Meeting.

9

10 **SIXTH ORDER OF BUSINESS – Approval of District Disbursements**

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

13

14 On MOTION by Ms. Falkowitz SECONDED by Mr. Horvath WITH ALL IN FAVOR, the
15 Board approved the Disbursements for the month ending January 31, 2024 in the amount of
16 \$357,720.90 .

17

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

19

20 ♦ **....Around the Neighborhoods**

21 Ms. Wilson reviewed the overall appearance of
22 the community, noting that the OLM inspections have
23 consistently spoken well of the property conditions.

24

25 It was noted that leaf and pollen are currently a focus of
26 daily management.

27

28

Around the Neighborhood
Community Doing Well

Spring Arrives

- High Heat But Dry
 - Little Winter Damage
 - Summer Mulch In Place
- Azaleas & Bougainvillea Blooming
- Awash In Leaf Drop
- 95.5% Inspection Result

1 Ms. Wilson noted that the annuals had just been
2 planted and would soon be followed by the caladiums
3 scheduled for late Mar bulb planting and April-May
4 sprouting.

5 She reviewed the typical Spring arrivals such as
6 the azaleas that are beginning to bloom.

7
8 **◆ Park Improvements**

9 Ms. Wilson noted that one improvement is
10 needed for the parks, the replacement of the canopies
11 over the seating between the courts at Hampton Park.
12 The structures are sound and the canopies have been
13 ordered.

14
15 **◆ Wall Restoration Project**

16 Ms. Wilson reviewed the wall restoration
17 project and stated that when it commenced the focus
18 was making certain no dangerously disintegrating walls
19 were in place but it has accomplished something else, it
20 modernizes much of Tampa Palms.

21
22 Ms. Wilson reviewed the Kensington wall
23 which had to be rebuilt and is being done in three
24 segments, with the first – the portion that was literally
25 falling down and the second which was unstable. Phases
26 1 & 2 are complete. Phase 3 will commence in May;
27 this was / is the least damaged portion.

Around the Neighborhood
Spring Is Here

- Annuals
 - Villages
 - Main Entry
- Caladiums Follow

Around The Neighborhood
Park Improvements

- Tennis Canopy Benches
 - Hampton Park
 - Hampton Park (2)
 - Between Courts
- Need Freshening
 - Structures OK
 - Canopy Replacements

Around the Neighborhood
Wall Restorations

- Important Project
 - Stop Deterioration
 - Remove Mold
- Multi-Year Project
 - Wyndham Last Year
 - Multiple This Year

Around the Neighborhood
Wall Restorations

- Kensington Wall
 - Double Wall
 - Brick Laminated
- Rebuild In Three Phases
 - Most Damaged First
 - Plagued W/ Delays
- Final Segment Starting

1 ♦ **Modeling Tampa Palms**

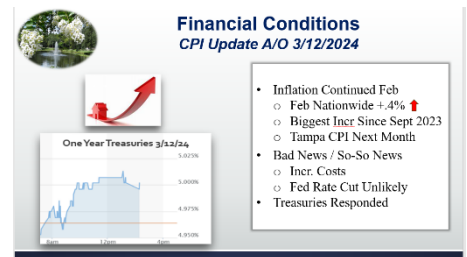
2 Ms. Wilson introduced the 2024 version of the
3 multi-year financial model. She noted this was a model
4 designed to provide supervisors to examine the impacts
5 of known events and estimate the results of emerging
6 trends and policies.



7
8 The model provides a realistic view of future financial positions to assist supervisors
9 in the preservation of the \$20M in CDD assets. She noted that the model is not a plan but rather
10 a directional view of District's needs based on the most current information. She advised that
11 next month in April a preliminary budget will be presented for consideration in advance of the
12 May adoption of a proposed budget.

13
14
15 ♦ **Financial Conditions**

16 Ms. Wilson reported that in February the CPI
17 was published for January by the Bureau of Labor
18 Statistics showing a slight increase in the inflation rate
19 from November of +.3, highest increase in four months.
20 Feb numbers due March 12th.

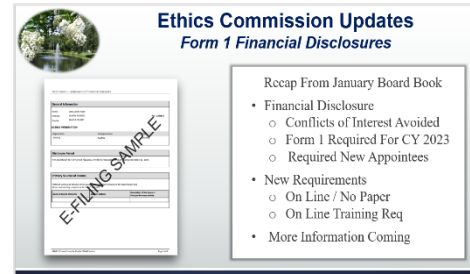


21
22 She further reported that on March 7th the Fed Chairman Powell stated that, the FOMC
23 voted to continue to hold the federal funds rate target range at 5-1/4 to 5-1/2 percent and to
24 continue to reduce the Federal Reserve's securities holdings. She advised that as mentioned
25 last month and introduced by the Chairman in his earlier remarks, at some level this may be a
26 good thing for Tampa Palms as Fed Fund Rate cuts may diminish earnings opportunities for
27 investment of Tampa Palms CDD reserve funds.

28

1 ◆ **Employee Handbook**

2 Ms. Wilson presented the CDD’s employee
3 handbook/manual which is reviewed annually for
4 completeness. This same handbook is shared with the
5 TPOA for consistency. Since the CDD has exactly one
6 employee, the handbook seems excessive but statement
7 of policies are required by insurers.



8
9 ◆ **Additional Advanced Board Package Materials:**

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

12
13 **EIGHT ORDER OF BUSINESS -- Other Matters**

14
15 **NINTH ORDER OF BUSINESS -- Public Comments**

16 There being none, the next item followed.

17
18 **TENTH ORDER OF BUSINESS - Supervisor Comments**

19 There being none, the next item followed.

20
21 **ELEVENTH ORDER OF BUSINESS - Adjournment**

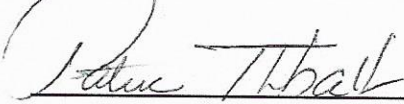
22 There being no further business,

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

25
26 **These minutes were done in summation format, not verbatim.*

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

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
2 publicly noticed meeting held on April 16, 2024.

3 
4 _____

5 **Signature**

6

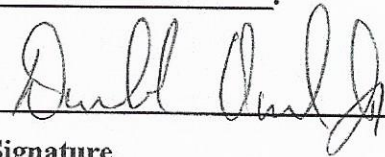
7 Patricia Thibault

8 **Printed Name**

9 **Title:**

10 **Secretary**

11 **District Manager**



Signature

Donald Oneal Jr.

Printed Name

Title:

Vice Chairperson

Chairperson