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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 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:

Gene Field	Chairman *
Richard Diaz	Supervisor*
Don Oneal	Vice Chair*
Gregory Horvath	Supervisor *
Tracy Falkowitz	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
Leslie Caruthers	TPOA Community Liaison

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

Supervisors Diaz and Oneal complimented ABM on the progress made returning to “normal”.

THIRD ORDER OF BUSINESS- Public Comments

There being none, the next item followed.

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

2 Mr. Oneal asked for confirmation that everyone had read the minutes and were there were
3 corrections or additions. Seeing none he then asked for a motion to approve.

4

5 On MOTION by Ms. Falkowitz , SECONDED by Mr. Diaz WITH ALL IN FAVOR, the
6 Board approved the Minutes of the October 21, 2024 CDD Board Meeting .

7

8 **FIFTH ORDER OF BUSINESS – Approval of District Disbursements**

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

11 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
12 approved the Disbursements for the month ending September 30, 2024 in the amount of
13 \$ 268,897.81.

14

15

16 **SIXTH ORDER OF BUSINESS - Consultant Reports**

17 **◆ Hurricane Updates**

18 Ms. Wilson broke the restoration into
19 three components, immediate safety needs, clean-
20 up and renewal, and updated the board on the
21 status of each.

22 It was agreed that clean-up would take
23 most of the rest of the year and renewal to follow.

24

25 Ms. Wilson reviewed the impact on the on
26 structures and noted that the CDD building was
27 not heavily damaged but there was one park
28 bench structure that was mangled under a fallen
29 tree.



1 She also noted that the granite Somerset monument (Amberly Dr) was severely cracked
2 and the granite needs to be replaced. She obtained a quote for \$9,300.00 from Arete to replace
3 the granite. The work will take about six weeks.

4
5 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board
6 approved the replacement of the granite on the Someset monument for an expense of
7 \$9,300.00.

8
9 Next Ms. Wilson reviewed the status
10 of debris removal. She reviewed the manner
11 and places where the storm debris was stored
12 post collection.

13 She described the application made to
14 FEMA for reimbursement of debris removed
15 for health and safety from public areas.




Community Updates
Hurricane Milton Restoration

- Debris Management
 - On Site Storage
 - Three Places
- FEMA Application
 - Health & Safety
 - Document
 - Requires Monitor
- Application In Progress
 - Not Fast Turn-Around

16 ♦ **Returning To Normal**

17 Ms. Wilson explained that every
18 effort is being made to restore a sense of
19 normal in the community, especially with the
20 holidays fast approaching.

21 The mums are in and Fall annuals and the
22 OLM inspection rating, 94.5%, reflects that
23 work to bring things back “normal”.



Community Updates
Normal Is Returning... Slowly

Main Entries

- Fall Flowers
 - Colorful Annuals
 - Mums
- Property Inspected Well
 - 94.5%
 - Up Slightly

24 Ms. Wilson noted that in the coming
25 weeks the December annuals will arrive,
26 along with the holiday poinsettias.

27 She reported that work had already
28 begun on the holiday lighting which should
29 start to commence display the weekend after
30 Thanksgiving.



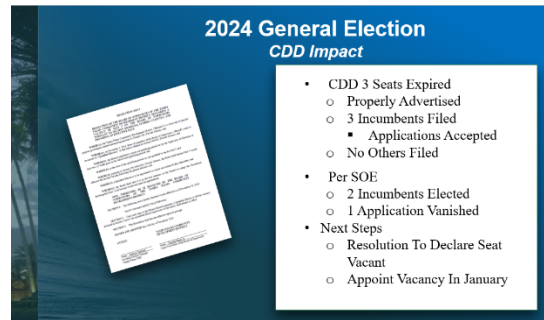
Community Updates
Getting Ready For The Holidays

Winter Color Soon

- December Annuals
 - White Alyssum
 - Fiery Red Snapdragons
- Poinsettias At Entries
- Holiday Lighting

1 ♦ **General Election**

2 Ms. Wilson recounted the FY 2024 general
3 election ballot and noted there was a mix up by
4 the SOE and one incumbent was omitted from the
5 ballot.



6 She outlined the next steps to be taken to correct
7 which included declaring the seat to be vacant by
8 Resolution. Appointment of the incumbent by the board can take place in January.

9
10 On MOTION by Mr. Field SECONDED by Mr. Diaz with ALL IN FAVOR, Resolution 2025
11 -1 was approved by the Board declaring Seat 5 vacant.

12
13 ♦ **Reviews**

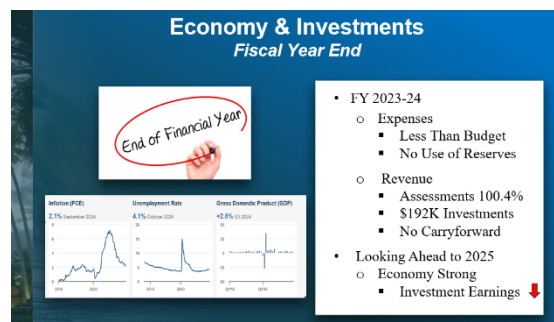
14 Staff reviews were conducted by vice Chair
15 Oneal who advised that the district's private-sector
16 business model produces favorable outcomes
17 come from repeatable, reliable business systems,
18 processes and capable staff. Mr. Oneal
19 recommended a 3% increase for Ms. Braboy,
20 Administrative Assistant and a 3.5% increase for Ms. Wilson, GM, commencing Oct 1, with
21 the start of the fiscal year



22 On MOTION by Ms. Falkowitz SECODED by Mr. Diaz ALL IN FAVOR, a 3% increase
23 WAS APPROVED for Ms. Braboy, Administrative Assistant.
24 On MOTION by Ms. Falkowitz SECODED by Mr. Diaz ALL IN FAVOR, a 3.5 % increase
25 WAS APPROVED for Ms. Wilson, General Manager.

26 ♦ **Economy and Investments**

27 Ms. Wilson reviewed the end of fiscal
28 results and noted that due to the investments, no
29 reserve monies were utilized. She briefly touched
30 on the FY 2024-25 options and noted that the
31 economy was strong.



1 **SEVENTH ORDER OF BUSINESS - -- Public Comments**

2 There being none, the next item followed.

3 **EIGHT ORDER OF BUSINESS - Supervisor Comments**

4 There being none, the next item followed.

5

6 **◆ Additional Advanced Board Package Materials:**

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

9

10 **NINETH ORDER OF BUSINESS - -- Other Matters**

11 **TENTH ORDER OF BUSINESS - Adjournment**

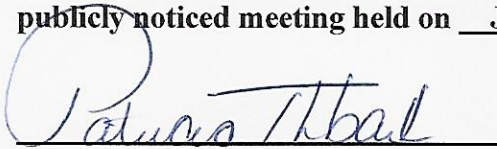
12 There being no further business,

13 On MOTION by Ms. Falkowitz SECONDED by Mr. Horvath with ALL IN FAVOR, the
14 meeting was adjourned.

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

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

20 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
21 publicly noticed meeting held on January 8, 2025.

22 

23 **Signature**

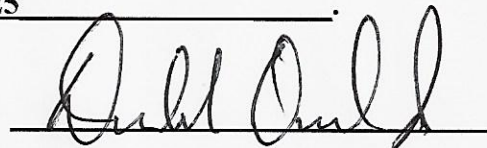
24 Patricia Thibault

25 **Printed Name**

26 **Title:**

27 **Secretary**

28 **District Manager**

22 

23 **Signature**

24 Donald Oneal Jr.

25 **Printed Name**

26 **Title:**

27 **Vice Chairperson**

28 **Chairperson**