

1 **THIRD ORDER OF BUSINESS – Supervisor Comments**

2 There being none, the next item followed.

3
4 **FOURTH ORDER OF BUSINESS – CDD Focus For 2025.**

5 Ms. Wilson briefly recapped the events and issues are of particular interest in FY 2024-
6 25. This document appears in the board packet.

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

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10 On MOTION by Mr. Field, SECONDED by Mr. Horvath WITH ALL IN FAVOR, the Board
11 approved the Minutes of the March 9, 2025 CDD Meeting.

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

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

16 On MOTION by Mr. Horvath SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
17 approved the Disbursements for the month ending February 28, 2025 in the amount of
18 \$209,435.16.

19
20 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

21 **◆ Neighborhood Updates**

22 Ms. Wilson discussed the general appearance of the
23 community, noting that the OLM inspection was rated at 93%.

24 The previously discussed fungus, which is the natural result
25 of high humidity and heat appears to be under control and no
26 areas required sod replacement.

27
28 She advised that the Spring annuals arrived and looked quite festive for the residents’
29 community holidays. The ornamental trees are bursting in bloom, beginning with the
30 bottlebrush.

31 In the coming weeks, the crape myrtles should join the bottlebrush in bloom. They have
32 been properly pruned to encourage both sprouts and full bloom.



1 Ms. Wilson reviewed the changes in the
2 management company that the CDD retained for
3 governance and financial support, in particular the
4 resignation of Patricia Thibault, the change of name
5 and the widespread implementation of dashboard-
6 based administration, in part globally staffed, to effect
7 management of AP and other requirements.



The slide features a green background with a white box containing a list of updates. On the left, there is a logo for 'Breeze Home' with the tagline 'COMMUNITY MANAGEMENT SERVICES' and the website 'https://breezehome.com'. A small graphic of a hand holding a pen is also present.

- New Name - *Kai Connected*
- New Focus
 - Non-Boutique
 - Global Staffing
- Patricia Thibault Resigned
 - No Acrimony
 - No Cookie Cutter Focus
- Mgmt Team Reached Out
 - No Replacement Yet

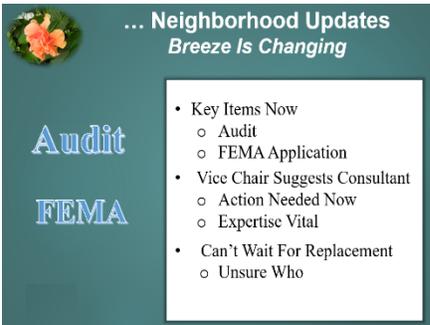
8 Ms. Wilson advised that she had been made aware of Ms. Thibault's resignation before
9 Breeze advised the district. The general description of events per Patricia was just a change of
10 focus from a boutique administration to the more minimalistic and cookie cutter operation,
11 which to be fair, is the norm when management companies expand and need to shed
12 management costs.

13 Ms. Wilson stated that the new name is Kai. She stated that she received an
14 email notification from Kai's VP of Experience, Lauren Parson, about Patricia's departure at
15 10:15 PM two days before the CDD meeting and also a separate email from Kai's Manager of
16 Happiness, Kaylee Roach, coordinating a Zoom meeting during which the message was (1) we
17 will provide continue the support the CDD and (2) we will assign someone to the CDD but we
18 don't know who yet.

19 Supervisor Diaz expressed concern over Ms. Thibault's departure and noted that her many
20 areas of knowledge and competency have made her invaluable to Tampa Palms. Ms. Wilson
21 agreed, noting that Tampa Palms has many idiosyncratic *charms*, not present in the more
22 recent districts.

23 There was discussion of the immediate critical needs of
24 the CDD including, accounting, the audit and the FEMA
25 work.

26 Supervisor Horvath and Supervisor Diaz both
27 questioned Ms. Wilson as to if Ms. Thibault would be
28 available on-going via another option. Ms. Wilson agreed to
29 explore options.



The slide features a green background with a white box containing a list of key items. On the left, there is a logo for 'Audit' and 'FEMA' in blue text. A small graphic of a hand holding a pen is also present.

- Key Items Now
 - Audit
 - FEMA Application
- Vice Chair Suggests Consultant
 - Action Needed Now
 - Expertise Vital
- Can't Wait For Replacement
 - Unsure Who

1 Vice Chair Oneal suggested that in this void, Ms. Thibault be retained as a consultant to
2 oversee the vary important issues that are time critical. After substantial board discussion there
3 was consensus that this was the right and intermediate step.

4 On MOTION by Mr. Diaz SECODED by Mr. Horvath with ALL IN FAVOR, it was agreed
5 that Ms. Wilson would engage Ms. Thibault as an interim consultant.

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8 ♦ **Park Updates**

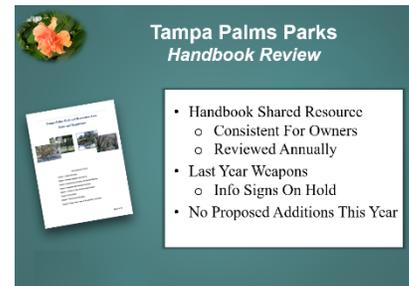
9 Ms. Wilson updated the board as to the conditions of the
10 parks, noting in particular that the “rover” oversight of Amberly
11 and Oak parks is working well. She said at this time the park
12 fountains have been professionally cleaned and options to replace
13 the one damaged swinging bench are being explored.



Tampa Palms Parks
Priceless Amenities

- Parks Are Heavily Used
 - Family Gatherings
 - Great Neighborhood Look
- In Progress
 - Drinking Fountains
 - New Seating

14
15
16 Ms. Wilson discussed the Parks Handbook, as is the
17 practice each year before the heavy summer-use season. There
18 were no proposed additions this year. The No Weapons signs
19 previously approved are on hold pending the outcome of two bills
20 before the legislature that may affect what exactly can be posted.

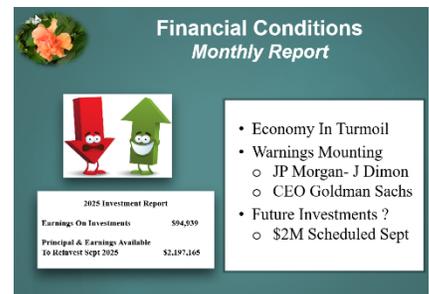


Tampa Palms Parks
Handbook Review

- Handbook Shared Resource
 - Consistent For Owners
 - Reviewed Annually
- Last Year Weapons
 - Info Signs On Hold
- No Proposed Additions This Year

21
22 ♦ **Financial Conditions**

23 Ms. Wilson reviewed the investments to date and the
24 income that has been realized and that which will be realized by
25 end of FY 2024-25, the total of which is \$94.9K. (This is in
26 addition to the ICS earnings.)



Financial Conditions
Monthly Report

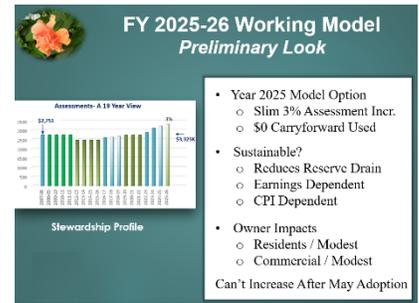
2025 Investment Report	
Earnings On Investments	\$94,839
Principal & Earnings Available to Accrue/Invest Sept 2025	\$2,197,168

- Economy In Turmoil
- Warnings Mounting
 - JP Morgan- J Dimon
 - CEO Goldman Sachs
- Future Investments ?
 - \$2M Scheduled Sept

27 The Vice Chairman Oneal reiterated that the current
28 economic conditions have kept the door open for modest returns
29 but there is little assurance about the future, which is important for the CDD because an
30 additional \$2 M becomes available for reinvestment in September of this year.

1 ♦ **FY 2025-26 Working Model**

2 Ms. Wilson presented the working model for next fiscal
3 year's budget. Each year the budget is presented several times for
4 examination prior to the May meeting when the budget for the
5 next year is typically adopted and the date is set for the Budget
6 Hearing.



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8 ♦ **Additional Advanced Board Package Materials:**

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

11
12 **EIGHT ORDER OF BUSINESS – Other Matters**

13 There being none, the next item followed.

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

16 There being none, the next item followed.

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

19 There being none, the next item followed.

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21 **ELEVENTH ORDER OF BUSINESS - Adjournment**

22 There being no further business,

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

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

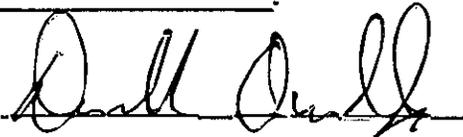
28 **Each person who decides to appeal any decision made by the Board with respect to any matter*
29 *considered at the meeting is advised that person may need to ensure that a verbatim record of*

1 *the proceedings is made, including the testimony and evidence upon which such appeal is to*
2 *be based.*

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7 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
8 **publicly noticed meeting held on May 14, 2025.**

9
10 
11 **Signature**

10 
11 **Signature**

12
13 Mary Margaret Wilson

13 Donald Oneal, Jr.

14 **Printed Name**

14 **Printed Name**

15 **Title:**

15 **Title:**

16 **Assistant Secretary**

16 **Vice Chairperson**

17 **District Manager**

17 **Chairperson**