

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

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

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District and FY 2023-24 Budget Hearing was held on Wednesday, July 12, 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*
Tracy Falkowitz	Supervisor*
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
Roger Beaubien	Resident
Bill Schneider	Resident
Laura Kloske	Resident
Vicki Kloske	Resident
Tom Newburg	Resident

Mr. Field established 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 – FY 2022-2023 Budget & Assessment Hearing
Budget & Assessment Hearings Open**

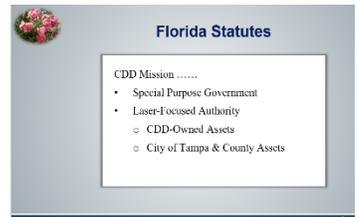
On a MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board convened the **FY 2023-24 Public Budget and Assessments Hearings** for the Tampa Palms Community Development District.

1 **Proposed Budget Review**

2 Chairman Field presented an overview of the Budget
3 Hearing process, explaining how the budget would be reviewed
4 including that public input would be both solicited and incorporated
5 in to the process and finally how the budget would be approved.



6
7 Mr. Field reviewed the mission of the CDD, the CDD's
8 position as a special purpose government and how the Tampa Palms
9 mission dovetails with the Florida statutes which govern the actions
10 of all CDD's in the State of Florida. He noted that the authority of
11 the CDD extends to the CDD-owned assets and certain City of
12 Tampa and Hillsborough County assets.



13
14 Mr. Field reviewed the environment in which this budget
15 was developed; specifically in the face of 40-year high inflation
16 caught in the national journey to a more reasonable 2% inflation, he
17 noted that puts the CDD, and all organizations in a reactionary
18 versus proactive mode.



19 He explained that the CDD was committed to providing leadership
20 that would protect the more than \$20 million dollars in community
21 assets, as well as, the assets that the CDD maintains for the benefit
22 of the owners in the Tampa Palms CDD.



23
24 Mr. Field noted that in every effective organization there
25 must be metrics that describe the manner in which the organization
26 defines success. Mr. Field reviewed the manner in which Tampa
27 Palms defines success, eg responsible assessments and sustainable
28 property value as measured against other similar communities.



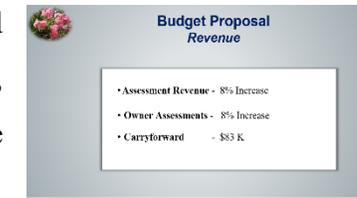
1 The more than eighteen years of Tampa Palms CDD stewardship
2 via a vis the assessments was displayed. This time period represents
3 the immediate post-bond debt timeframe for Tampa Palms through
4 the current fiscal year. The results were indicative of proper
5 stewardship.



6 The value of that stewardship was displayed as a function
7 of owner value.



9 Mr. Field reviewed the assessments and how they are levied
10 in Tampa Palms. He noted that the residential owners pay 64% of
11 the assessments. He mentioned that many owners do not know that
12 36% of the assessments are paid by the commercial owners.



13 He explained the assessment increases for FY 2023-24 and
14 why they were necessary. He noted how the increase was applied,
15 to the assessment revenue and apportioned across all owners at the
16 same percentage.

17
18 Mr. Field further noted that in order to moderate owner assessments,
19 \$83,000 was being brought forward from the balance sheet, as had
20 been done in the current fiscal year.

**Budget Overview
Revenue**

	Outlook FY 2022-23	Proposed FY 2023-24	Increase / (Decrease) Amount	%
Revenue - (\$000)				
Net Assessments	2,750	2,960	210	8%
Interest Income	106	80	(26)	
Carryforward	23	53	30	
Total Revenue	\$2,880	\$3,124	\$244	8%

21
22
23 Normal operating expenses were reviewed and displayed as budgeted
24 to increase by 8% for FY 2023-2024. There was a brief review of
25 what constitutes the normal expenses.

**Budget Proposal
Normal Operations**

	FY 2022-23 Adopted	FY 2023-24 Proposed	% INCR (2023-24) vs 2022-23
TOTAL EXPENSE (\$000)	\$2,409	\$2,410	0.1%

26
27 Project driven expenses were reviewed and discussed in two
28 categories, the first was the “renewal and replacement” projects
29 which are budgeted to increase 4% for FY 2023-2024.

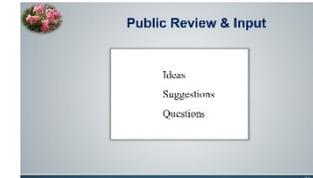


31

1 Capital projects were reviewed and described as those restoration
2 elements such as structure repairs like walls and longtime landscape
3 replacements such as trees. Capital projects are budgeted to increase
4 by 8%.



5 The floor was opened for public questions and input and suggestions
6 about the budget.



7 Laura Kloske from Wellington mentioned that possibly removing the
8 annual planting displays would save money. It was discussed that

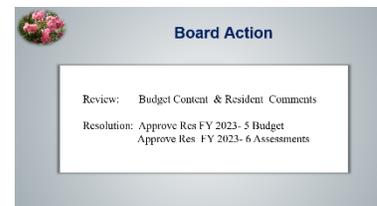
9 while in prior years annuals had been reduced to only the main entry and villages with medians,
10 the annual displays are a signature component for Tampa Palms and one of the primary
11 missions of the CDD is to sustain owner value and for that purpose the annual plantings have
12 importance.

13 Roger Beaubien of Cambridge asked if increasing the height of the walls along BB Downs
14 adjacent to Cambridge was still a viable project. He noted that with the increase in height, and
15 additional four traffic lanes on BB Downs, that some owners along the wall can see the traffic
16 and certainly hear the noise.

17 Ms. Wilson reported that the Cambridge/BB Downs wall had been professionally evaluated
18 for improvement, as had all the walls along BB Downs. There were several portions that were
19 lower along Cambridge but that all parts of the wall were in reasonable shape. The only
20 portions of the walls that had been addressed were the portions along Ashmont where some
21 places were literally falling down. She noted the same is true of the Kensington wall which
22 was delaminating and falling and is being repaired.

23 Ms. Wilson noted that the project was paused, as were other projects for items not immediately
24 needed, due to both accelerating inflation and labor shortage.

25
26 Next Mr. Field reviewed the Board's responsibilities in the
27 matter of budget approval, that of evaluating ideas, questions
28 and suggestion and asked for public input on both the specifics
29 of the budget and the general means of funding and operating
30 the CDD before formally approving the budget.



31

1 Mr. Fields presented **Resolution 2023 - 5** Proposed Budget Resolution and asked if there was any
2 comments, questions or changes to the Budget from the Board.

3 There being none,

4 On a MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board
5 adopted **Resolution 2023-5** Proposed Budget for FY 2023-2024 for the Tampa Palms Community
6 Development District.

8 Mr. Fields presented **Resolution 2023 - 6** approving the levy of assessments asked the Board members
9 if there were any comments, questions or changes to the Budget.

10 There being none,

11 On a MOTION by Ms. Falkowitz, SECONDED by Mr. Oneal, WITH ALL IN FAVOR, the Board
12 adopted **Resolution 2023 - 6** approving the levy of Assessments for FY 2023-2024 for the Tampa
13 Palms Community Development District.

14
15 **Budget Hearing Closed**

16 On a MOTION by Mr. Diaz, SECONDED by Mr. Oneal, WITH ALL IN FAVOR, the Board adjourned
17 the Budget & Assessment Hearings For FY 2023-2024 for the Tampa Palms Community Development
18 District.

20
21 **THIRD ORDER OF BUSINESS- Supervisor Comments Public Comments**

22 Mr. Diaz discussed the speed bumps and the changes in place and on the way for Tampa
23 Palms Blvd.

24
25 **FOURTH ORDER OF BUSINESS – Public Comments**

26 There being none, the next item followed.

27
28 **FIFTH ORDER OF BUSINESS – Approval of Minutes**

29
30 On MOTION by Ms. Falkowitz, SECONDED by MR. Oneal WITH ALL IN FAVOR, the
31 Board approved the Minutes of the June 14, 2023 CDD Board Meeting.

32
33 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

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

36

1 On MOTION by Mr. Diaz SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board
2 approved the Disbursements for the month ending May 31, 2023 in the amount of \$204,978.21.

3
4 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

5
6 **◆ Around The Neighborhood**

7 Ms. Wilson reported the condition of the property in what
8 has been substantial heat and humidity. She noted that despite the
9 weather conditions the property was presenting well and OLM had
10 agreed a 92 appraisal rating.



11 It was noted that the summer annual plantings were in
12 place and doing well. The caladiums were a different story as the
13 planned replacements due this year were unavailable due in part
14 to the flooded fields caused by Hurricane Ian. To make up the loss,
15 ABM used annuals for the Area 1 entry.



16 **◆ Economy & Investments**

17 Ms. Wilson reported on the continuing inflation and noted
18 in particular that the Tampa Bay Area was vulnerable with the 3rd
19 highest inflation in the nation. She reported that the Board's
20 investment strategies, directed by Chairman Field, will provide a little more than \$131
21 thousand dollars to augment the revenue and prevent draining of the needed reserves.



22
23 **◆ Pond Updates**

24 Ms. Wilson updated the board on the condition of the pods,
25 in particular the water levels and the difficulties in treating noxious
26 weeds with low water and minimal rain.



27
28 She also noted that ABM has been diligently managing pond-bank vegetation as a means to
29 assure proper pond operation and more meaningful, extend the life of the ponds.

1 ♦ **Tampa Palms Blvd**

2 Ms. Wilson reported that while the paving project has been
3 a success, the striping project has not been satisfactory. The City
4 has required that the contractor remove and replace the crosswalks
5 and other thermoplastic installations that are unsatisfactory.



6 Ms. Wilson updated everyone on the signage that is being
7 installed by the City of Tampa. In particular there was discussion
8 of u-channel poles placed on both sides of each speed tables. The
9 poles are essential not only to make the location of the tables but also to restrict drivers from
10 driving off the road to avoid the tables.



11 While the CDD typically replaces the u-channel poles with more decorative poles it
12 was decided that improving signs should wait until project completions

13
14 ♦ **Additional Advanced Board Package Materials:**

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

17
18 **EIGHT ORDER OF BUSINESS – Other Matters**

19 There being none, the next item followed.

20
21 **NINTH ORDER OF BUSINESS – Public Comments**

22 Warren Dixon briefed the meeting on the closure and proposed sale of the USF Claw
23 Golf Course and the potential for impact on the illegal construction across the river in Tampa
24 Palms.

25
26 **TENTH ORDER OF BUSINESS - Supervisor Comments**

27 Don Oneal discussed the in-progress trimming of the palms trees along the City ROW
28 on Tampa Palms Blvd.

29
30 **ELEVENTH ORDER OF BUSINESS - Adjournment**

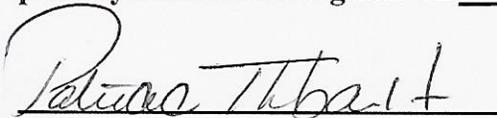
31 There being no further business,

1 On MOTION by Ms. Falkowitz SECODED by Mr. Oneal ALL IN FAVOR, the meeting was
2 adjourned.

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

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

8 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
9 publicly noticed meeting held on August 9, 2023.

10 

11
12 **Signature**

13
14 Patricia Thibault

15 **Printed Name**

16 **Title:**

17 **Secretary**

18 **District Manager**

10 

11
12 **Signature**

13
14 Gene Field

15 **Printed Name**

16 **Title:**

17 **Vice Chairperson**

18 **Chairperson**