



TAMPA PALMS OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

Minutes

August 20, 2024, at 6:00 pm

Compton Park Azalea Room

16101 Compton Drive, Tampa, FL 33647

Board Members Present: Tracy Falkowitz, Maggie Wilson, Jodi Pecoraro, Don Oneal, Debbie Libertiny

Staff Members Present: Warren Dixon, Leslie Caruthers, Brian Koerber, Dasch Bergmann

Resident Guest: Chris Ferguson

- I. Call to Order
 - Meeting called to order at 6:00 p.m.
- II. Resident Comments
 - None
- III. Approval of the July 16, 2024 Meeting Minutes
 - Don Oneal motioned, and Jodi Pecoraro seconded, all approved.
- IV. Treasurer's Report
 - Don Oneal, review of the monthly Treasurer's report. Attached.
- V. Community Liaison Report
 - Event updates: Food Truck Friday September 6, 2024.
 - Discussed plans for the final event of the year scheduled for November 8, 2024 to coincide with Veteran's day celebrations.
 - Discussed potential "Deck the Palms" community-wide holiday decorating competition to tentatively begin December 6, 2024.
- VI. Parks & Amenities Director Report, Presented by Dasch Bergmann
 - Parks Update:
 - i. Presented update to parks manual regarding number of guests permitted per household Debbie Libertiny motioned to accept Don Oneal seconded, all approved (see attached)
 - ii. Discussed potential of HVAC maintenance contracts. (See attached)
 - iii. Removal of fire pit and concrete surround at River Park due to safety concerns. Maggie Wilson motioned, Jodi Pecoraro seconded, all approved.
- VII. Community Director Report, presented by Brian Koerber
 - Presentation and review of new records retention conforming language Maggie Wilson motioned, Jodi Pecoraro seconded, all approved (see attached).
 - Review language regarding copying and Document Requests (see attached) Debbie Libertiny motioned, Maggie Wilson Seconded, all approved.
 - Review of Community Disclosure Summary (see attached). Maggie Wilson motioned, Jodi Pecoraro seconded, all approved.

- MRTA Annual Review Maggie Wilson motioned, Don Oneal seconded, all approved. (See attached).
- Review second deed restriction violations. Maggie Wilson motioned, Don Oneal seconded, all approved. (see attached)
- Review of complied violations and vote to eliminate fines Maggie Wilson motioned, Don Oneal seconded, all approved. (see attached)

VIII. New Business

- Approval of the FY 2024-2025 budget (see attached) Don Oneal motioned, Maggie Wilson seconded, all approved
- RMC & Covenants Committee members- The board accepted the resignation of Mike Gibson (see attached) and voted to approve the appointment of Jack Longmire. Jodi Pecoraro motioned, Don Oneal seconded, all approved.
- Renewal of the TPOA Business Consultant contract (see attached). Don Oneal motioned, Jodi Pecoraro seconded, all approved

IX. Director Comments

- None

X. Adjournment 7:00 PM Maggie Wilson Motioned, Don Oneal seconded, all approved.

XI. Meeting Minutes submitted by Leslie Caruthers.