

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

**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, June 12, 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:

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
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

Supervisor Diaz commented how the new plants were certainly coming along and speak well of Tampa Palms for the benefit of everyone. Supervisor Oneal agreed and said he appreciated the color at the larger entries.

THIRD ORDER OF BUSINESS- Public Comments

There being none, the next item followed.

1 **FOURTH ORDER OF BUSINESS – CDD Focus For 2023-24**

2 Ms. Wilson noted briefly the items that are of primary importance to the CDD in 2024.

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

4 Mr. Oneal asked for confirmation that everyone had read the minutes and unless there
5 were corrections or additions there should be a motion to approve.

6

7 On MOTION by Mr. Horvath, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the
8 Board approved the Minutes of the May 8th, 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 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
14 approved the Disbursements for the month ending April 30, 2024 in the amount of \$
15 \$267,971.52

16

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

18

19 ♦ **....Around the Neighborhoods**

20 Ms. Wilson reported that OLM reviewed the
21 community earlier this week (on June 5th) and found that
22 despite the ongoing drought and the early arrival of record
23 setting summer heat, the appearance of Tampa Palms was
24 both upscale respectable. The contract performance was
25 rated at 92.5%.

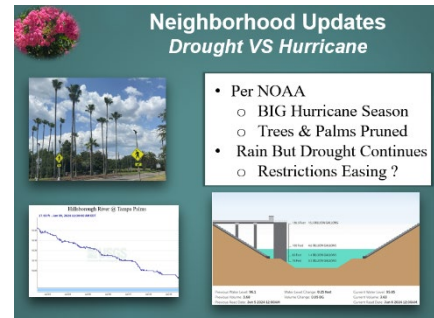
26

27 The new annuals are in place and they are both heat and drought tolerant.

28



1 Ms. Wilson reported that while semi-drought
2 conditions have existed since last year, NOAA is
3 forecasting a significant hurricane season. The end result
4 may be / should be greater rainfall.
5 That said, the condition of the reservoir are such that it
6 appears unlikely that the irrigation restrictions will be
7 amended.



Neighborhood Updates
Drought VS Hurricane

- Per NOAA
 - BIG Hurricane Season
 - Trees & Palms Pruned
- Rain But Drought Continues
 - Restrictions Easing ?

The slide features a photograph of palm trees, a line graph titled 'Edinburgh River @ Tampa Point' showing a downward trend, and a cross-section diagram of a reservoir with labels for 'Water', 'Sediment', and 'Bank'.

8 Ms. Wilson reported that in general the boulevards
9 look good but there are numerous hot spots where the turf
10 is dry resulting from poor sub-soil and in some cases,
11 irrigation mainline breaks which interrupt the limited
12 irrigation cycles. These areas will be treated for chinch and
13 replacements held until rain commences.



Neighborhood Updates
Drought Turf Damage

- Many Turf Hotspots
 - Poor Soil
 - Minimal Shade
- Mainline Damage
 - Irrigation Shutdown
- Treating For Chinch
 - Hold Replacement

The slide includes a photograph of a golf course green and a photograph of a residential area with trees.

14
15 It was reported that many of the ponds are at an all
16 time low level with substantial bank areas exposed.
17 Maintenance such as spraying the grasses on these banks
18 has been suspended as the grasses are actually stabilizing the
19 banks and preventing the need for expensive and
20 unattractive dredging.

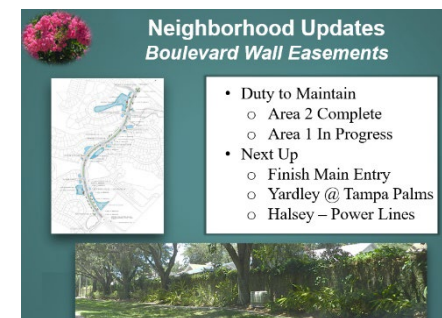


Neighborhood Updates
Drought Impacts Ponds

- Ponds Dangerously Low
 - Banks Exposed
 - Mtc Suspended
- Some Ponds Entirely Dry

The slide contains three photographs showing ponds with exposed banks and one completely dry pond.

21
22 Ms. Wilson reported that wprk continues on the
23 boulevard wall easements where the CDD has a duty to
24 inspect and repair as needed.



Neighborhood Updates
Boulevard Wall Easements

- Duty to Maintain
 - Area 2 Complete
 - Area 1 In Progress
- Next Up
 - Finish Main Entry
 - Yardley @ Tampa Palms
 - Halsey – Power Lines

The slide features a map of the boulevard wall easements and a photograph of a wall easement area.

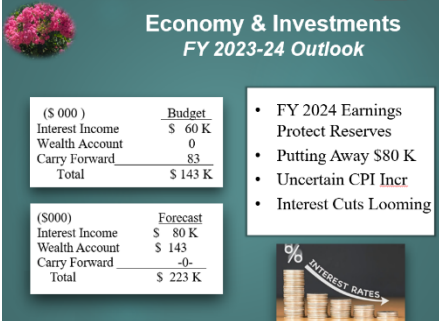
25
26 Area 2 has been completed and the last portions of Tampa
27 Palms Blvd in Area 1 are scheduled.

28
29 It was noted that some of these walls are approaching forty years old and most are in relatively
30 decent shape with only minor repairs needed so far. A few had dagerous pillars sinking and
31 destabilizing the walls; these have been repaired. A few had cracks which has also been
32 repaired

1 ♦ **Economy & Investments**

2 Ms. Wilson noted that the economic news for May
3 was little changed. The continued performance of the core
4 CPI has cast doubts on the number and timing of rate Fed
5 Funds rate cuts that were expected in 2024.

6 She outlined the performance and the investment that
7 would be maturing the final week of June.
8




**Economy & Investments
FY 2023-24 Outlook**

(\$ 000)	Budget
Interest Income	\$ 60 K
Wealth Account	0
Carry Forward	83
Total	\$ 143 K

(\$000)	Forecast
Interest Income	\$ 80 K
Wealth Account	\$ 143
Carry Forward	-0-
Total	\$ 223 K

- FY 2024 Earnings Protect Reserves
- Putting Away \$80 K
- Uncertain CPI Iner
- Interest Cuts Looming



9
10 ♦ **Form 1 Reminder**

11 Ms. Wilson reminded the Board members that the
12 Form 1's must be submitted by July 1st.

13 She noted that this year for the first time the form
14 is to be filled out and submitted online directly to the
15 Ethics Commission website.



**Form 1 Reminder
FY 2023 Filing Due July 3rd**



- Improved Filing System
 - On-Line
 - No Loss In Mail
- Should Have Received Email Instructions
- Breeze Management Will Assist If Needed

Florida Commission on Ethics
"A Public Office is a Public Trust"

16
17
18 ♦ **Legal Review**

19 Ms. Wilson reviewed demand letter received from
20 an attorney representing a resident based on what appears
21 to have been a fall on a City sidewalk that occurred last
22 November. She noted that the sidewalk was on City ROW
23 and the CDD had no abutting property. The counsel was
24 so notified by the CDD attorney.



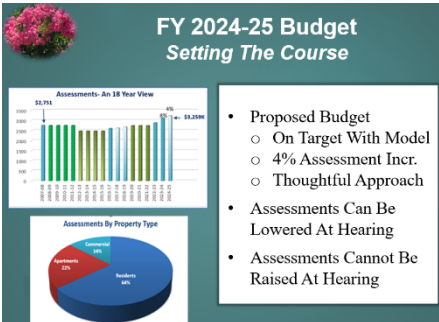
**Legal Review
Demand Letter Rec'd 5/24/2024**





- Incident 11/2023
 - City Sidewalk/ROW
 - No Abutting CDD Land
- Wall On Owner Property W/ Easement
 - CDD Maintains Wall
 - No ROW Responsibility
- Attorney Handling
 - Denied Demand
 - Sent Letter & Plat

25
26 ♦ **Preliminary Look at FY 2024-25 Budget**

27 Ms. Wilson reviewed the proposed budget which
28 was preliminarily adopted in May and for which the
29 Hearing will be held in July. She mentioned that
30 assessments cannot be increased at the Hearing.
31



**FY 2024-25 Budget
Setting The Course**



- Proposed Budget
 - On Target With Model
 - 4% Assessment Incr.
 - Thoughtful Approach
- Assessments Can Be Lowered At Hearing
- Assessments Cannot Be Raised At Hearing

1 Ms. Wilson restated the Budget Hearing date
2 which is July 10.

3 She also reviewed the public notices for the
4 Hearing which included two newspaper notices, a letter
5 to each owner and that the budget and assessments will
6 be posted on the CDD website.



**FY 2024-25 Budget
Hearing Date & Notice**

- Hearing Date 7/10/24
- Public Notices
 - Two Newspaper Notices
 - Letter To Owners
 - Web Site Posting
- County Has Prepared Assessment Roll

7
8 ♦ **Reserve Fountain**

9 Ms. Wilson reviewed a major leak located at the
10 Reserve fountain. She noted that while examining the
11 fountain for the leak, a cracked piece of granite was
12 located on the lower portion of the sign.



**Monument Problem
Reserve Exit Fountain / Sign**

- Leak In Feature Supply
 - Locating Source
 - Overflowed / Weekend
- Crack In Granite
 - Not Leak Associated
 - Appears Non-Structural
- Arete Notified

13
14
15
16 ♦ **Additional Advanced Board Package Materials:**

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

19
20 **EIGHT ORDER OF BUSINESS - -- Other Matters**

21
22 **NINTH ORDER OF BUSINESS - -- Public Comments**

23 There being none, the next item followed.

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

25 Supervisor Diaz commented on the 18 years of no-comment audits and stated that is
26 quite an accomplishment. Ms. Wilson said that Patricia Thibault and her team are solely
27 responsible for this achievement.

28 **ELEVENTH ORDER OF BUSINESS - Adjournment**

29 There being no further business,
30

1 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz with ALL IN FAVOR, the meeting
2 was 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 July 10, 2024.

10 
11 _____
12 **Signature**



Signature

13
14 ~~Patricia Thibault~~ MARY MARGARET WILSON
15 **Printed Name**

Donald Oneal Jr

Printed Name

16 **Title:**
17 Secretary

Title:
 Vice Chairperson

18 District Manager

Chairperson