

Tampa Palms Owners Association

2022 Annual Meeting And Budget Meeting



Agenda

- Welcome & Introductions
- General Meeting
 - Housekeeping Matters
 - Document Amendments
 - Community Operations
 - The Pickleball Pickle
 - Illegal Construction
- Financial Plan
- Election
- Member Reports
- Adjourn



**38
Years**

**6,000
Residents**

**Just
Getting
Better**

Tampa Palms Residents Make All The Difference.....

Welcome & Introductions



Tampa Palms Residents Make All The Difference.....

Return To General Meeting

Housekeeping Matters



Establish and Certify Quorum

- 4088 Eligible Votes
- 33% or 1363 Votes

Approve Prior Annual & Budget
Meeting Minutes

Tampa Palms Residents Make All The Difference.....

Document Amendments

Keeping Tampa Palms Modern



HOA Governing Documents

Multi-Year Effort

- Governing Documents Amended
- Purpose
 - Update 38 Year Old Documents
 - Consistent With Florida Law

Governing Documents On-Line

- Updated CCRs

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Document Amendments

Amended – Voting & RMC



- **Improvements For 2022**

- Consistent With State Law

1. Voting Percentage Will Be Based On Voting Reps Present At Meeting
2. Acting Without RMC Approval, As Required in The Current Documents, Made A Fining Violation

- **Voter Rep Approval**



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Community Operations

Deed Restriction Actions



Pride Is The Most Effective Tool

- TPOA Can Fine, **NOT FORCE**

Standards Violations Damage

- The Value of the Community
- Tampa Palms Reputation

600 – 700 Notices Outstanding At Any Time

- Most Owners Correct (80%)
- Left Unfixed, Problems Multiply



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Community Operations

Intensified Enforcement



Community-Wide

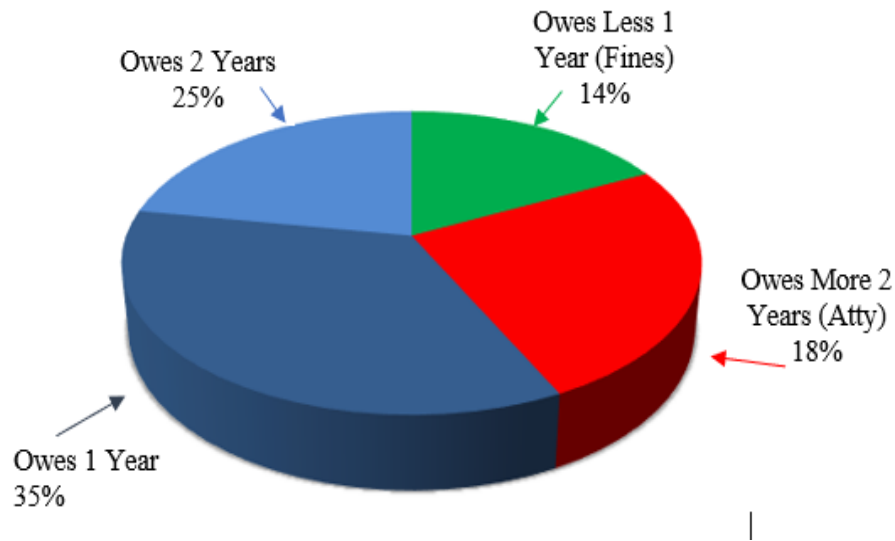
- Emerging From Pandemic
 - Reissuing Letters
 - 80% Respond To 1st Letter
- Compliance Delays
 - Available Vendors
 - Available Products (Roofs)

Tampa Palms Residents Make All The Difference.....

Community Operations

Active Collections Work

Outstanding By Type



Total Due A/O Sept. 1

- \$27, 429 Due
- 61 Owners Delinquent

Delinquency Profile

- 11 Owe More Than 2 Yrs
- 16 Owe 2 Years
- 20 One Year
- 14 <Than Year (Late Fees)

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Community Operations

The Pickleball Pickle



Pickleball Is Amazing

- Growing Sport
- Serves Multiple Groups

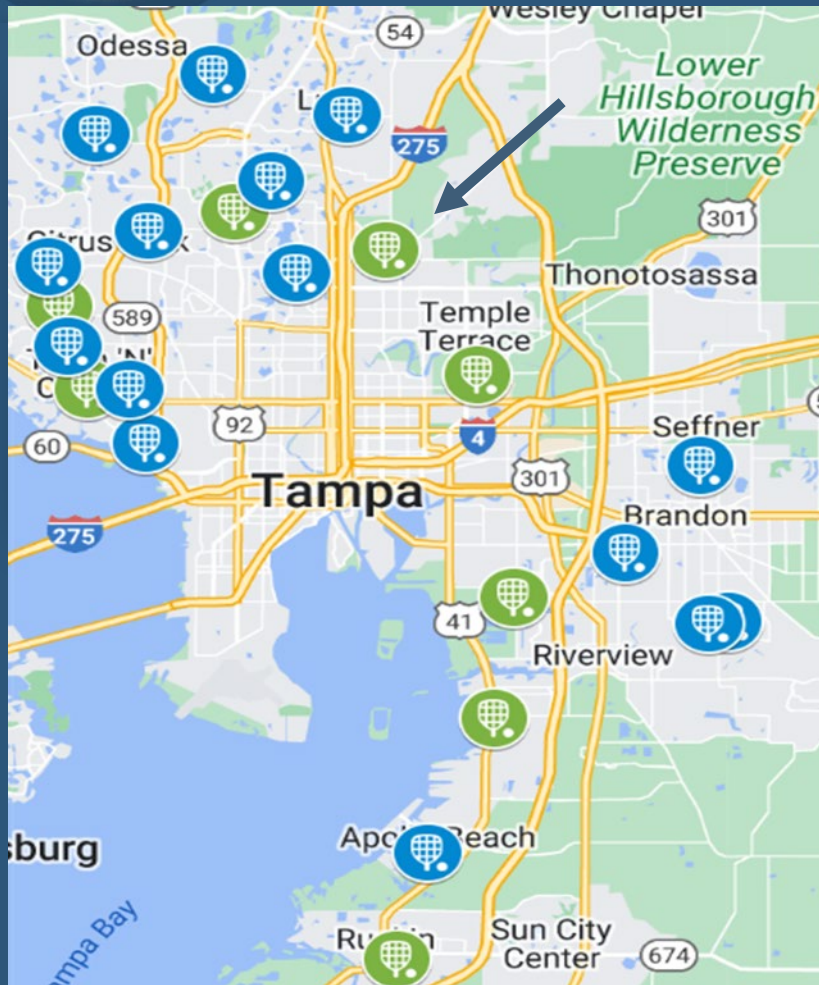
TP Ahead Of The Curve

- Two Courts In 2017
- More Planned For Phase 2

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Community Operations

Not A Passing Fancy



Popular Demand

- Plans In The Works:
 - New Tampa Rec Ctr [Yr]
 - West Meadows (Pvt)
 - Richmond Place (Pvt)
 - New County Park [18 Mths]

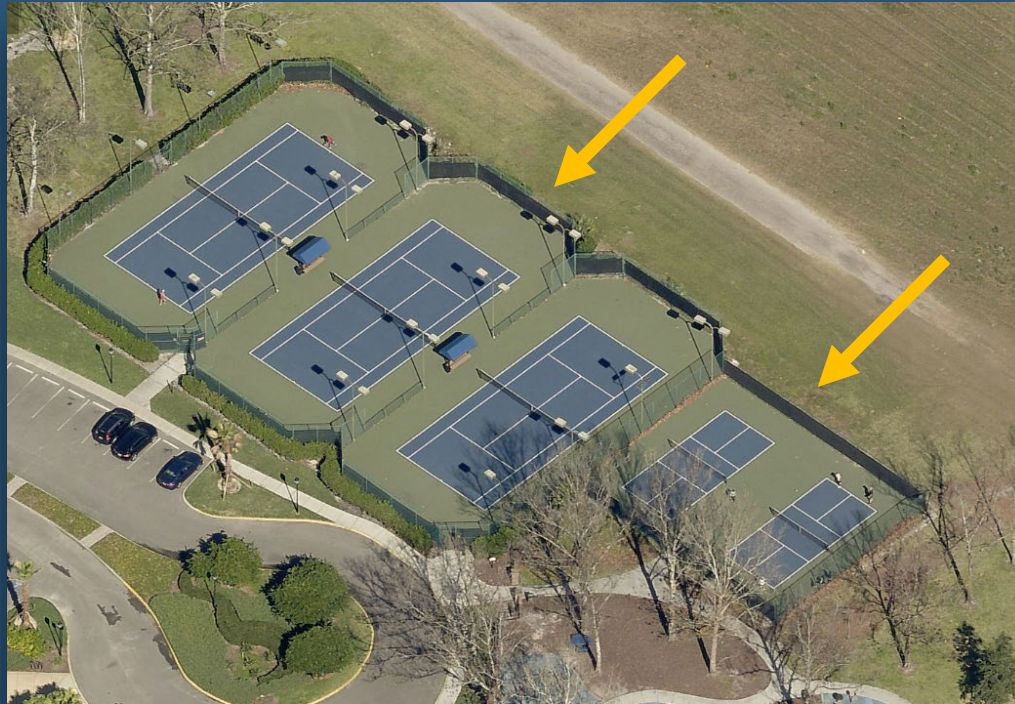
City & County Responding

- City Has 8 Parks (Indoor & Outdoor)
- County Indoor & Outdoor

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Community Operations

More Courts Requested



Compton Park Today

- Currently Offered
 - Three Tennis Courts
 - Two Pickleball Courts

Requested

- Add Pickleball To Tennis Courts

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Community Operations For Consideration

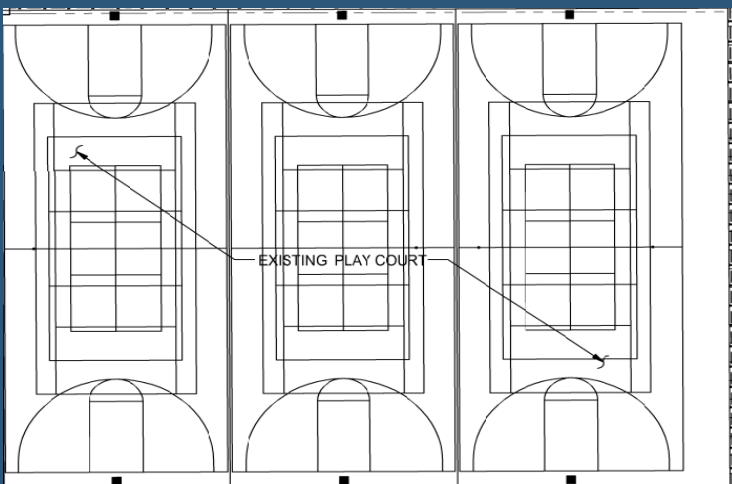
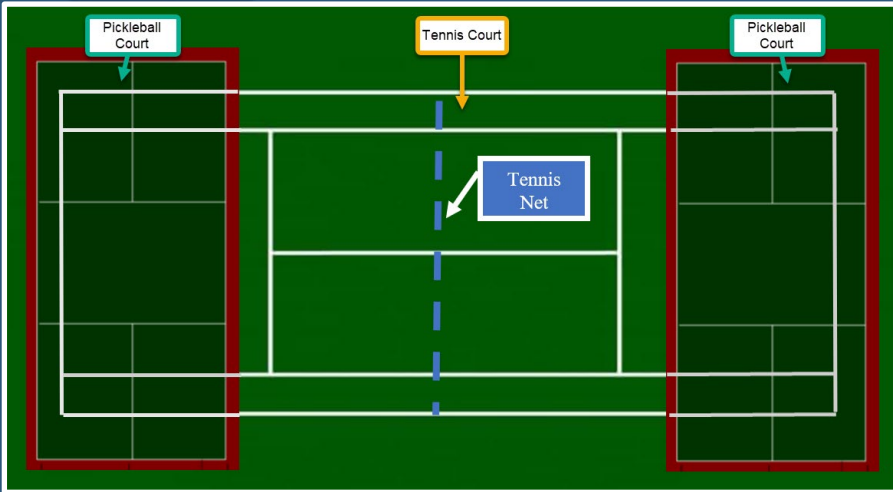


Options

1. No Change,
 - Wait For Phase II
 - * Phase II Two Years Away
2. Modify One Tennis Court
 - Dual Use/Dual Lines
 - One or Two Courts
 - **NO** Shared Net Line
 - Roll Out Pickleball Nets

Concerns

- Dual Lines Distract Tennis Players



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Illegal Construction *Enforcement In Progress*



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Illegal Construction

Enforcement In Progress



- Construction Done During Covid Lockdown
 - **No Permits**
 - Dredged Channels
 - Possibly To Drain
 - Raised Roads
 - Ponds
 - Possible Construction
 - Hunting Items
 - Possibly Interim Use
- City & EPC Engaged

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Illegal Construction

A Safety Concern To All



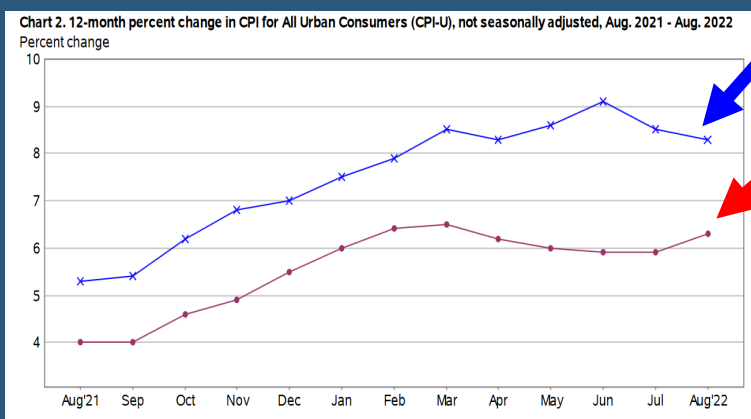
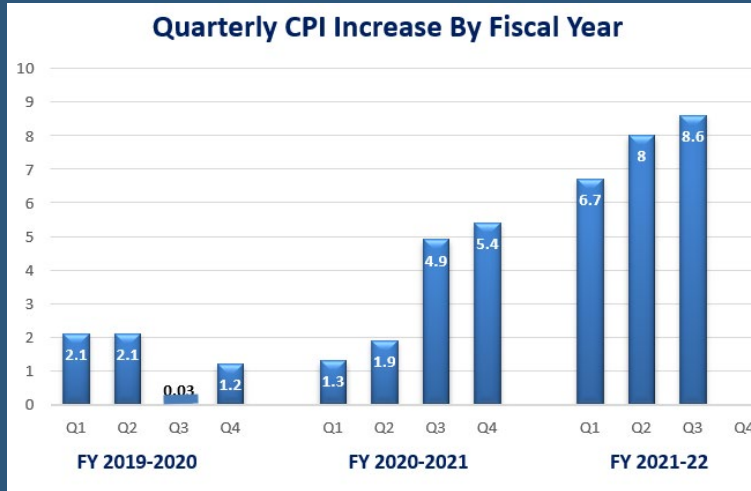
Rifle Range

- Many Homes
- Over Roads
- Country Club

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Financial Planning *In A Difficult Time*



- 40-Year High Inflation
- Uncertain Forward Look
 - Slight Decrease Total CPI
 - Core Inflation Increased
- Owners Feeling the Pinch
 - ✓ Food
 - ✓ **Power**
 - ✓ Insurance
 - ✓ Water

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FY 2022-23 Budget

Crafted To Protect The Field



- No Surprise Budget
- Five Year Financial Model
 - ✓ Board Approved
 - ✓ **On Target**
- Maintains Our Community

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FY 2022-23 Budget Overview



- Assessments \$310 / A Year
 - First Increase Since 2019
 - Increase Only 5%
 - No Special Assessments
- Reserves Continue Adequate

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FY 2022-23 Budget Overview



Revenue	(\$000)
Assessments	\$ 1,067
Interest Income	6
Misc. Income	<u>8</u>
<u>Total Revenue</u>	\$ 1,281
Expenses:	
Operations	1,021
Debt Service*	178
Contribution to Reserves	<u>82</u>
<u>Total Expenses</u>	\$ 1,281

*Phase I Complete in 2024

Tampa Palms Residents Make All The Difference.....

FY 2022-23 Budget

Five Year Reserve Profile



Revised August 11, 2022

	Model <u>2022-2023</u> <u>1</u>	Model <u>2023-2024</u> <u>2</u>	Model <u>2024-2025</u> <u>3</u>	Model <u>2025-26</u> <u>4</u>	Model <u>2026-27</u> <u>5</u>
Cash Reserves					
Cash Reserves Open	\$1,317,625	\$1,148,219	\$1,065,511	\$1,268,004	\$1,457,367
Programmed Expenditures	-\$251,000	-\$175,446	-\$47,500	-\$7,000	-\$68,000
Mortgage Complete		\$30,000	\$178,000	\$178,000	\$178,000
Phase II Enhancements*			-\$150,000	-\$150,000	-\$150,000
Annual Contribution	\$81,594	\$62,738	\$221,993	\$168,363	\$130,091
Reserve Balance End of year	\$1,148,219	\$1,065,511	\$1,268,004	\$1,457,367	\$1,547,458
Minimum Required	\$967,753	\$1,084,897	\$1,202,041	\$1,319,186	\$1,436,330
Emergency Buffer	\$180,466	-\$19,386	\$65,963	\$138,181	\$111,128

2023-24 buffer low but not a concern:

Funds on hand

Phase I debt completes

Replacements will reduce minimum required

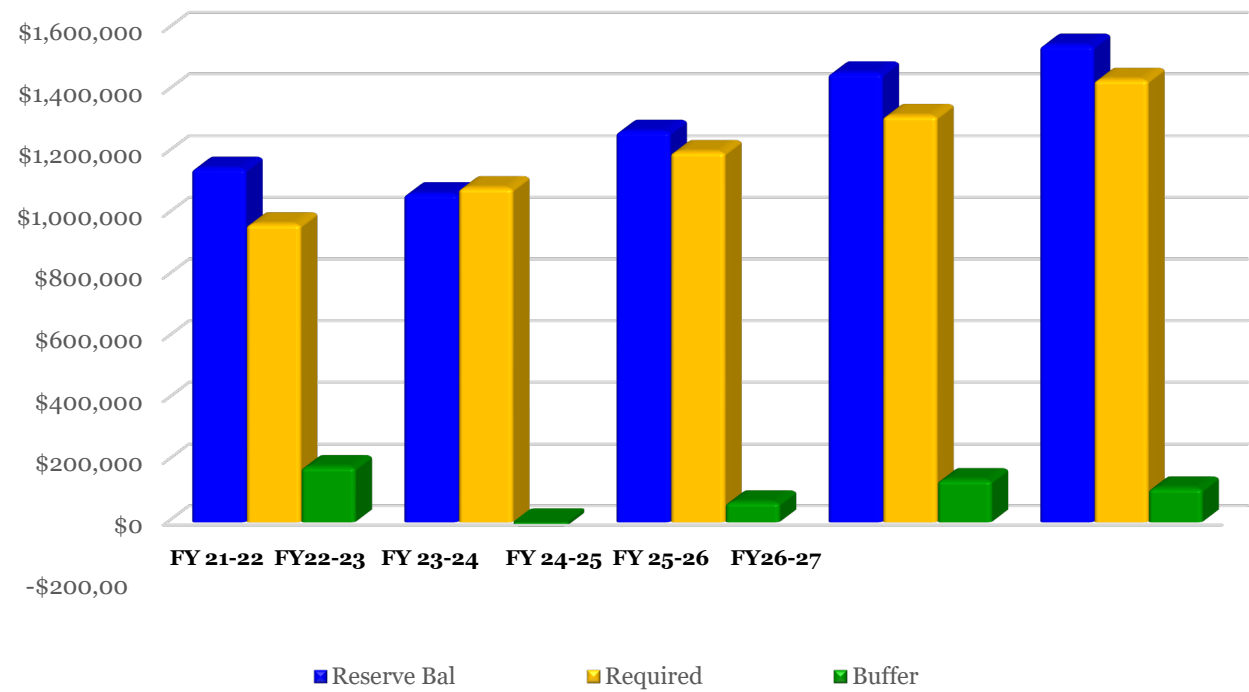
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Five Year Reserves

Graphical View



Multi-Year Reserves Modeled



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FY 2022-23 Budget *Ratification*



TPOA Documents Require Board To Approve Annual Budget

- 2022-23 Budget was approved by the Board.
- Traditionally the Board asks for Voter Rep ratification.

Voter reps representing 50% of the voting interests can disapprove the presented budget.

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Tampa Palms Board *Election Process*



Districts Announced
Review Candidates
Election Results

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Tampa Palms Board *Election Process- Details*



- Board Members Serve Two Years
 - Nominating Committee Slate
 - Board Elected By Their Districts

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Tampa Palms Board *Election Process- Details*

District
2

Faircrest

The
Hamptons

Nottingham

Palma Vista

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Tampa Palms Board *Election Process- Details*



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Tampa Palms Board *Election – Two Districts*



- Nominating Committee Slate
 - District 2 Jodi Pecoraro
 - District 3 Maggie Wilson
- Board Elected By Their Districts
- Other Nominations Accepted
- Unless Nominations - Board Set

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Tampa Palms Board *Members Announced*

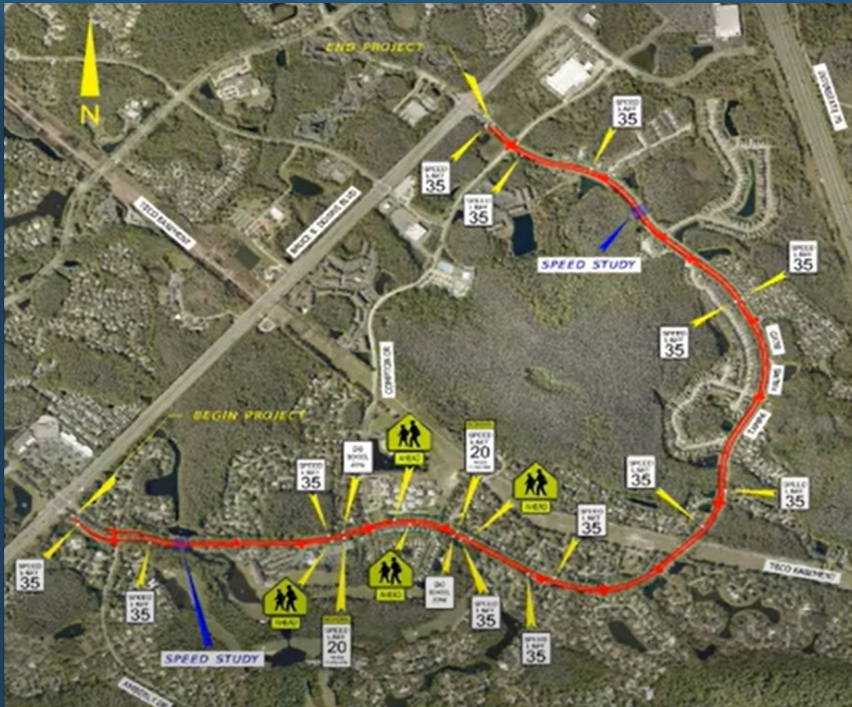


- Board Members Announced
- Board Officers Are Elected By The Board At A Meeting To Follow

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News Around Tampa Palms

Paving Coming



Tampa Palms Blvd Paving

Area 1 & TPOST

- Commence Late 2022 [Dec]
- Complete 2023

Area 2

- Date Not Established
- Funding Not Established
- May Depend On Tax For Transportation Vote

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News Around Tampa Palms

Expanded Trails



Tampa Bypass Canal Trail Project

- Begins at BB Downs [Flatwoods]
- Runs S to 34th Street
- PD&E Study Oct

Trails Ultimately To Downtown

- FDOT Study **NOW**
- Virtual Meeting Avail

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News Around Tampa Palms

New Tampa Performing Arts



Moving Toward Completion

- Walk-Thru Oct 7
- Opening End of Year

Interim Management

- Hillsborough County
Parks & Rec
- May Rebid Later

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Reports

Village Voices



The TPOA Village Representatives are offered an opportunity to report on, inquire about or make suggestions any matter concerning their village or Tampa Palms in general.

Tampa Palms Residents Make All The Difference.....



Reports

Members At Large



All residents are asked to comment or make suggestions on any matter concerning their village or Tampa Palms in general.

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Adjourn



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