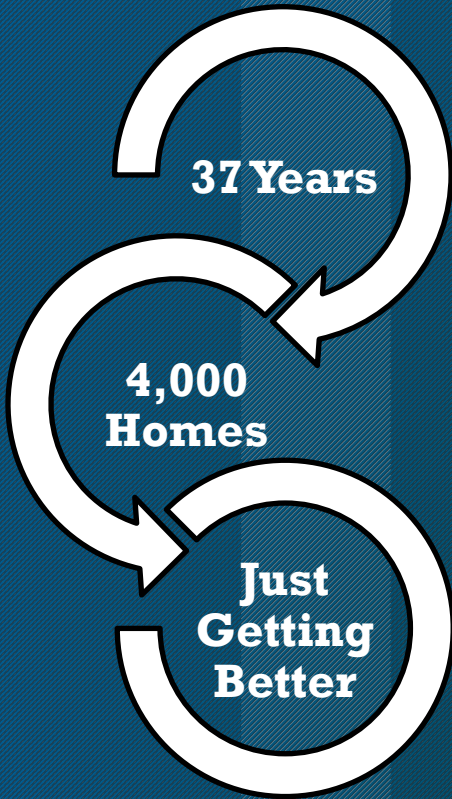


# Tampa Palms Owners Association Annual & Budget Meetings



**September 14, 2021**

# Agenda



- Welcome
- Community Updates
- Governing Documents
- FY 2021-22 Budget
- Election
- Member Reports
- Adjourn

# Welcome & Updates

## *Establish Quorum & Review Minutes*



### **Quorum Two Ways**

- In Person
- By Virtual

### **Minutes Past Meetings**

- Presented For Approval
  - Sept 2020
  - Sept 2019

# Welcome & Update

## *Staying the Course For 2022*

*Coping*  
*with*  
*COVID*

### **Covid Still Affecting Us**

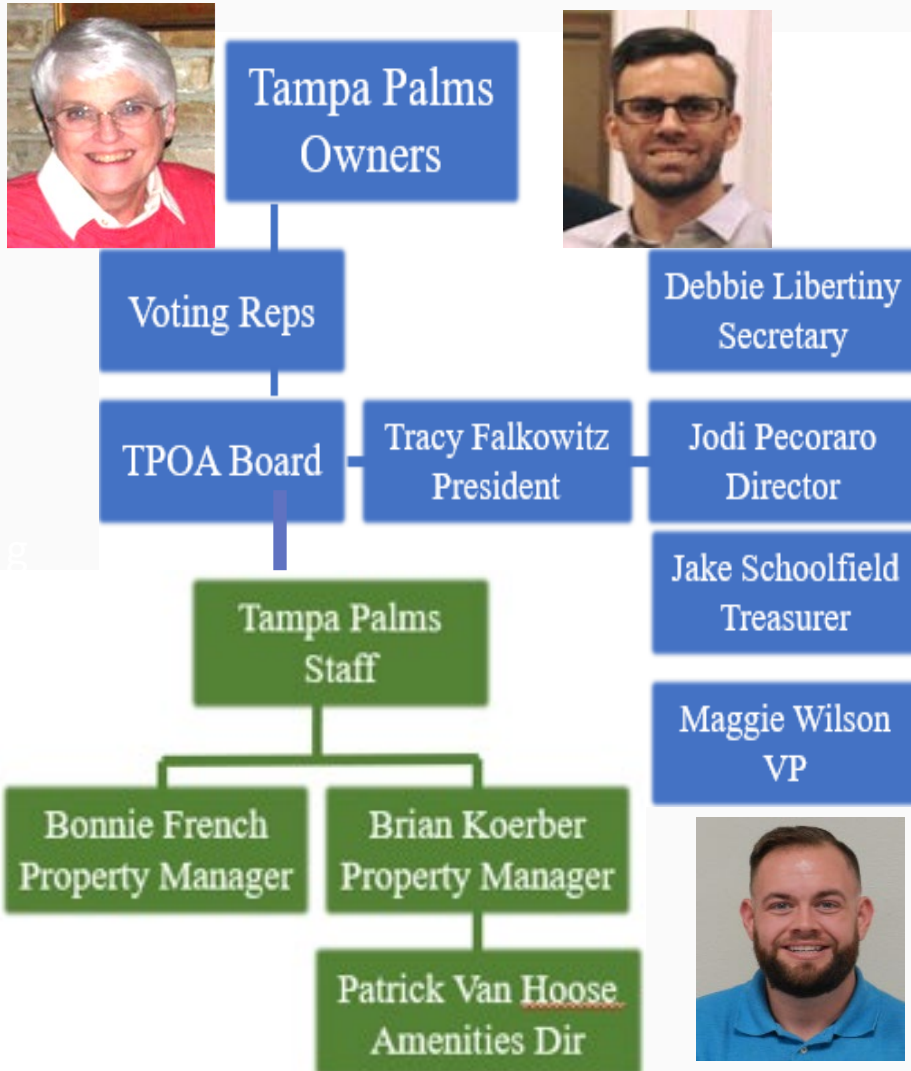
- Schools Impacted
- Contractors Affected
- Supply Chain Problems

### **TPOA Actions**

- Reasonable Responses
- No Change In Park Use
- Masks In Common Areas
- Meetings Two-Way  
(Virtual and In Person)

# Community Updates

## Community Organization



### Property Management

Bonnie French & Brian Koerber

- Deed Restrictions - Shared
- RMC – Bonnie
- HOA Data – Bonnie
- Improvements - Brian
- Newsletter - Brian

### Facility Oversight

Patrick Van Hoose

- Staff Assignments
- Facility Management
- Resident Use Planning

# Community Updates

## *Keeping Facilities Current*



### Compton Park Updates

#### Resurfaced Courts

- Tennis / Pickleball
- Basketball
- All Heavily Used

#### Pool Improvements

- Energy Saving Cover
- Reduced Cost To Heat
- Improved Winter Use

# Community Updates

## *Keeping Facilities Current*

**! DANGER !**  
These Animals And Others  
May Be Present



Do Not Feed Or Approach  
The Animals

Nature Trail Entrance 1	Nature Trail Entrance 2	Nature Trail Entrance 3	Nature Trail Entrance 4
Nature Trail Entrance 5	Nature Trail Entrance 6	Nature Trail Entrance 7	Nature Trail Entrance 8
Nature Trail Entrance 9	Scout Trail Entrance 1	Scout Trail Entrance 2	Old Florida Trail Entrance 1

### River Park Re-Imagined

#### Completed

- New Bridges
- Building Refreshed

#### In Progress

- Repaving
- Trails Mapped (Safety)
- Location Signs (Safety)
- Wildlife Signs
- Picnic Tables & Benches

# Community Updates

## *Long Term Planning*

### 10 Year Plan

#### Phase III Pool

- Held Until Debt Paid
- New To Re-evaluate
- New Community Meetings
- Scheduled 2024



Renovate and expand  
existing pool



# Community Updates

## *Tampa Palms Blvd*



### Tampa City Budget

- Mayor's Budget / Council Approves
  - TP Not Included
  - Councilman Viera Appealed
  - Citizens Wrote To Mayor
- Mayor's Town Hall Meeting
  - Mayor Gave ***Good News***
- Project In Two Segments
  - Construction Begins 22-23

**City Council Approval Still Needed**

# Community Updates

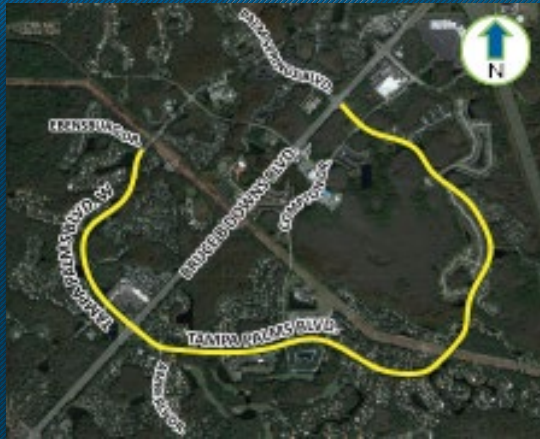
## *Tampa Palms Blvd*



- Project In Survey / Design Phase
  - Repaving
  - Bike Lanes
- Critical Intersections Addressed
  - Compton In Tampa Palms
  - Compton In TPOST
- Complete Streets
  - Lanes Repurposed
  - Flashing Beacons
  - Improved School Queuing

# Community Updates

## *Tampa Palms Blvd*



- Virtual Meeting Scheduled
  - FDOT
  - City
- September 28<sup>th</sup>
  - Go To Webinar
  - Call In By Phone
- Information Sheets Available

### JOIN US AT THE VIRTUAL PUBLIC MEETING

Tuesday,  
September 28, 2021  
6:00 p.m. to 8:00 p.m.

To register for the virtual meeting,  
please use the following link or  
scan the QR Code.



<https://bit.ly/Tampa-Palms-Blvd>

No internet access? Call to listen to the meeting at the  
following toll free number:

1-877-309-2074 and enter code: 194-916-181

# Community Updates

## *Tampa Palms Blvd – In TPOST*



- Across From Emerald Point
  - New Apartments
  - Part of Original Plans
- Wetland Buffer Remains



# Governing Documents

## *Improved CCRs*



- **Bank Foreclosures**
  - Thousands May Be Owed
  - Banks Pay 1 Year
  - Owners Assume The Rest

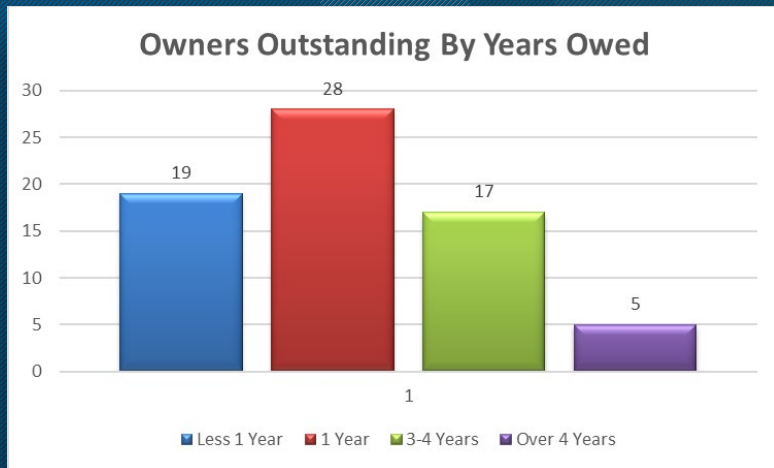
- **New Language**

Where the transfer, whether by purchase at a foreclosure sale or by deed in lieu of foreclosure is directly to a 3<sup>rd</sup> party, that party shall be liable for unpaid assessments, interest, late fees and costs, including attorney fees, as specified at Section 720.3085 FS, as may be amended from time to time



# Community Updates

## *Community Performance*



### Assessments Outstanding

- 69 Owners
- \$40,482 Owed
  - 19 < \$100
  - 28 1 Year Plus Fine
  - 17 2-4 Four Years
  - 5 Over Four Years

### Collections Improvement

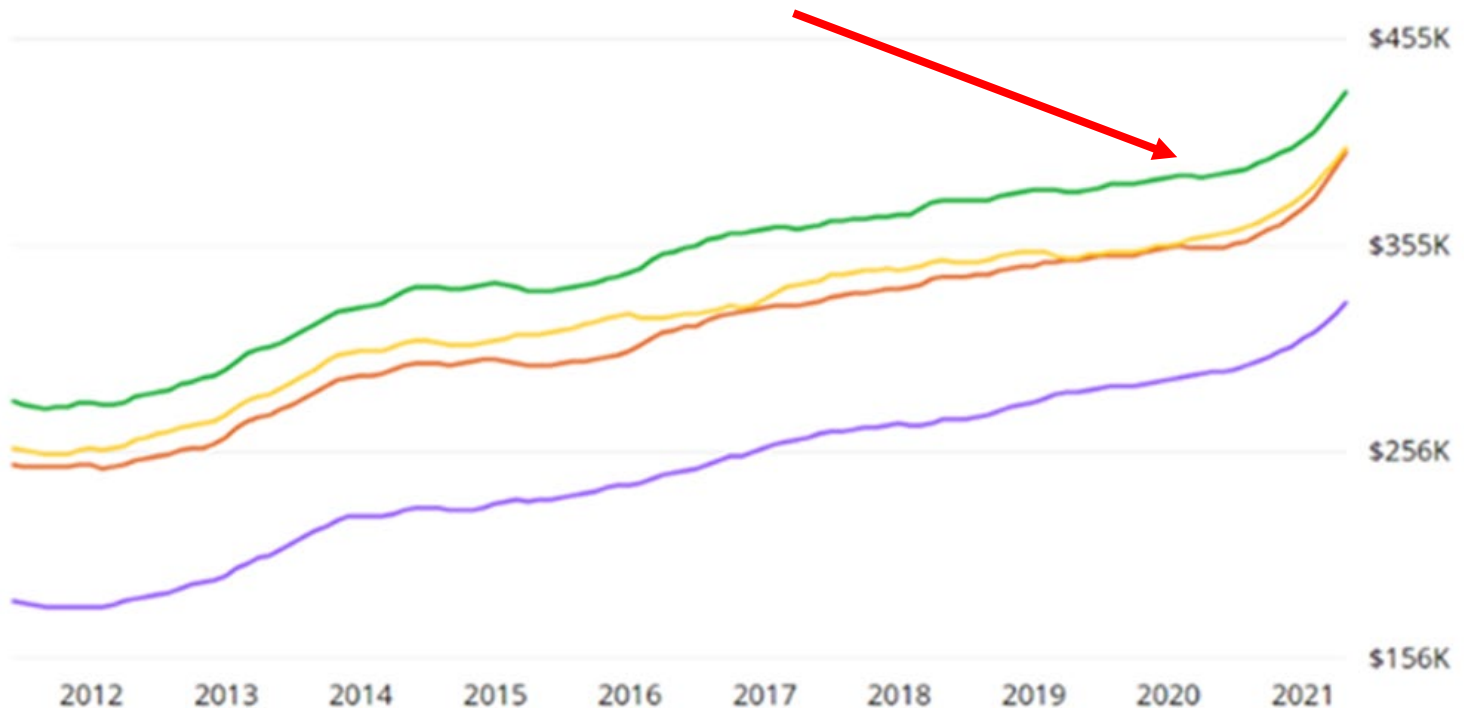
- Down 40% In 5 Years

# Community Updates

## *Staying Competitive*

### Community Comparison Avg Sales Price Tampa Palms, Arbor Greene, West Meadows, Hunters Green

Apr 2021 — Tampa Palms \$430K — Hunters Green \$402K — Arbor Greene \$403K  
— West Meadows \$328K



Courtesy Zillow.com

# Community Updates

## *Financial Position Sound*



### Cash On Hand 8/1/21

- \$ 42,436.95 Operating \*
- \$ 1,475,221.35 Reserves \*

\* Aug/Sept plus Insurance & Holiday Decorations Will Reduce Balances



# FY 2021-22 Budget

## *Part Of A Multi-Year Plan*



- No Surprise Budget
- Five Year Financial Model
  - ✓ Board Approved
  - ✓ **No Increase**

# FY 2021-22 Budget

## *Overview*



### **Assessments Remain \$295**

- No Increase FY 2021-22
- No Special Assessments

### **Reserves Continue Adequate**

# FY 2021-22 Budget

## *Numbers At A Glance*

(Shown in \$000)	FY 20-21 <u>Budget</u>	FY 20-21 <u>Outlook</u>	FY 21-22 <u>Budget</u>
<u>Revenue</u>			
Assessments*	\$1,206	\$1,181	\$ 1,206
Interest Income	4	8	4
Late Chgs & Other	<u>18</u>	<u>7</u>	<u>18</u>
Total Revenue	\$1,218	\$1,196	\$1 ,218
<u>Expenses</u>			
Normal Operations	928	796	928
Debt Service	179	179	179
Reserve Contribution	<u>111</u>	<u>221</u>	<u>111</u>
Total Expenses	\$1,218	\$1,196	\$1,218

# FY 2021-22 Budget

## Five Year Reserve Profile

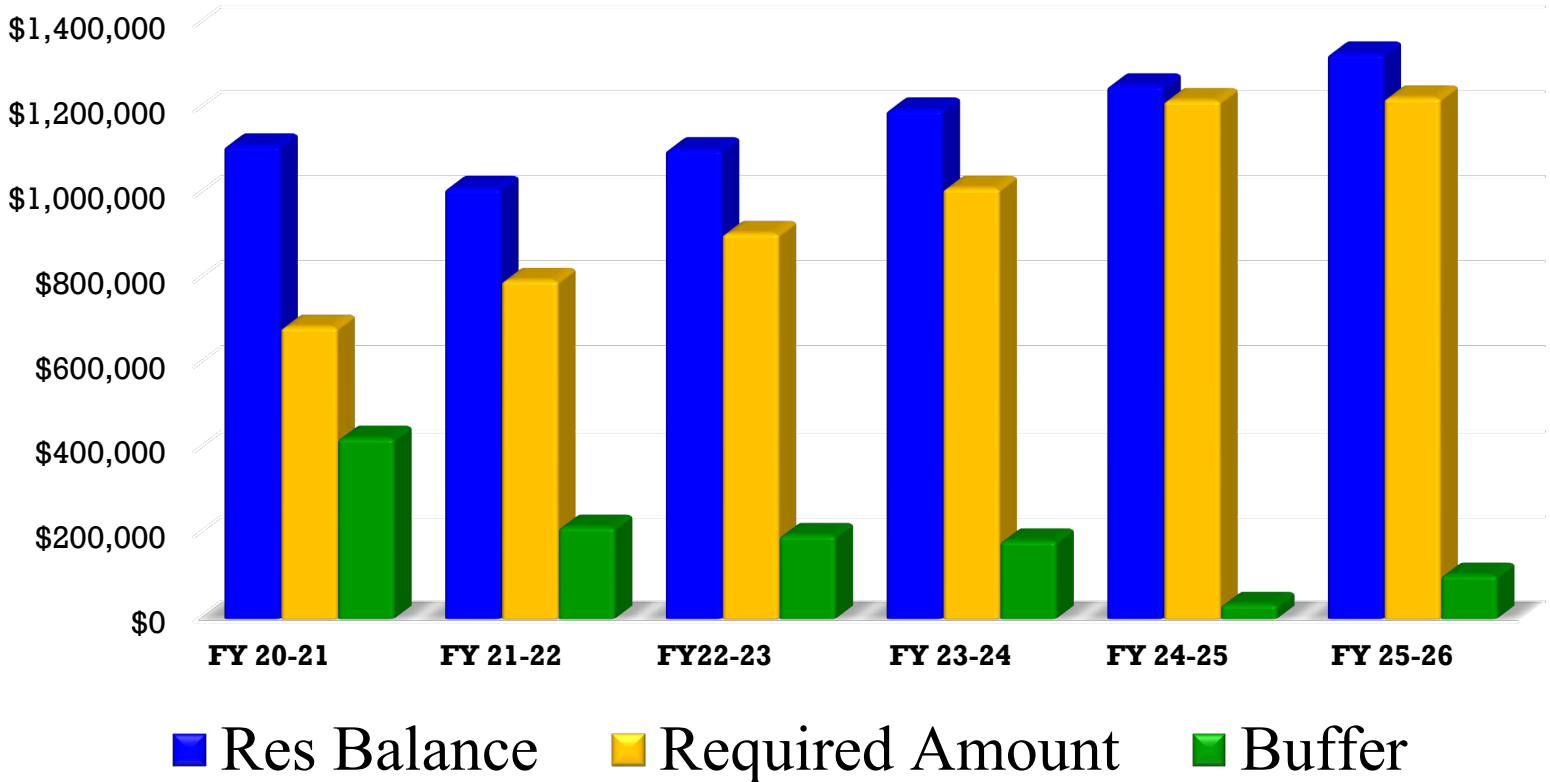
	<b>Current Year</b>	<b>Proposed</b>	<b>Model</b>	<b>Model</b>	<b>Model</b>	<b>Model</b>
	<b><u>2020-2021</u></b>	<b><u>2021-2022</u></b>	<b><u>2022-2023</u></b>	<b><u>2023-2024</u></b>	<b><u>2024-2025</u></b>	<b><u>2025-26</u></b>
	<b><u>0</u></b>	<b><u>1</u></b>	<b><u>2</u></b>	<b><u>3</u></b>	<b><u>4</u></b>	<b><u>5</u></b>
<u>Cash Reserves</u>						
Cash Reserves Open	\$1,124,497	\$1,113,879	\$1,014,238	\$1,105,017	\$1,198,430	\$1,255,061
Programmed Expenditures	-\$72,000	-\$159,800	-\$15,000	-\$24,000	-\$188,746	-\$126,289
Enhancements	-\$15,000	-\$45,000	-\$25,000	-\$35,000	-\$25,000	-\$15,000
Annual Contribution	\$76,382	\$105,159	\$130,779	\$152,412	\$270,377	\$216,316
<b>Reserve Balance EOY</b>	<b>\$1,113,879</b>	<b>\$1,014,238</b>	<b>\$1,105,017</b>	<b>\$1,198,430</b>	<b>\$1,255,061</b>	<b>\$1,330,088</b>
<b>Minimum Required</b>	<b>\$687,622</b>	<b>\$797,542</b>	<b>\$907,799</b>	<b>\$1,014,014</b>	<b>\$1,220,228</b>	<b>\$1,226,443</b>

Hard To Read –Graph Following Better View

# FY 2021-22 Budget

## *Five Year Reserve Profile*

### Multi-Year Reserves Modeled



# FY 2021-22 Budget

## *Budget Ratification*

### **Per Governing Documents.....**

Budget Approval By The Board.

Voter Reps Can Disapprove the Presented Budget.

Board Normally Asks For Voter Rep Ratification.



# Board Membership

## *Election For Three Districts*



- Nominating Committee Slate
  - District 1 Tracy Falkowitz
    - ❖ Other Nominations
  - District 4 Debbie Libertiny
    - ❖ Other Nominations
  - District 5 Jake Schoolfield
    - ❖ Other Nominations
- If No Nominations - Board Set

# Tampa Palms 2021-22

## *Village Reports & Questions*



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





# Adjourn

