

Tampa Palms CDD

March 9, 2022



Agenda

- Roll Call / Pledge of Allegiance
- Strategic Planning
- Board Member Discussion Items
- Public Comments
- Consultant Reports
- Other Business
- Public Comments
- Board Member Comments
- Adjourn

Focus 2022

Eye On What Makes A Difference To Tampa Palms



	Next Steps	Timing
Tampa Palms Blvd Restoration		
(1) Help Community Communicate Needs	2 nd Public Meeting w/ City	TBD
(2) Hold Balance of Signature	Determine Impact on Entries	On Going
Monitor Projects in Tampa Palms		
(1) Wetland Destruction	EPC Consent Requirements	Monitor
(2) Tampa Palms Blvd	Meeting Re Design	Councilman Scheduling
(3) Bike Path Improvements	Deferred Until TPB Project Designed	Review After TPB Designs
Monitor Issues Impacting Tampa Palms		
(1) Inflation & Personnel Impacts	Review Cash Management w/ Bank	April, 2022
(2) Hart Advertising	TPOA Managing	April, 2022
Monitor County Commission Races Impacting Tampa Palms		
(1) CDD Board Seats 1 & 2		Nov 8, 2022
(2) Tampa Palms' County Commissioner		
(3) Hillsborough County At Large Commissioners (2)		
(4) Numerous State Offices		

Public Comments

The Public is encouraged to speak on any CDD matter, on or off the agenda.

There will be another opportunity for public comments at the end of the meeting.

Members of the public may speak on any District matter, on or off the agenda, as long as the matter is germane to and within the jurisdiction of the CDD.

In the event a group should wish to speak on the same subject, the group should select no more than five representatives who will individually be recognized by the chair and speak for no more than three minutes each on the issue.

Board Member Discussion

The CDD Public meetings are the only opportunity that Board members have to discuss community issues between themselves. This time is set aside for Board Member discussions.

Approval of Minutes

The Board will review and approve the February, 2022 Board Meeting minutes.

Approval Disbursements

Each month as part of the Board oversight responsibilities, the Board approves the CDD disbursements.

Disbursements for the month ending Jan. 31, 2022 were \$395,838.52

Consultant Reports

Around the Neighborhoods
Park Updates
Modeling Tampa Palms Future
Supervisor Updates
Shoppes of Amberly Sign
Audit Update

Tampa Palms Covid Updates...

Percent Positive (7 Day Average)

6.8%

Cases Per 100,000 Residents (7 Day Average)

22.0

Percent Vaccinated (Residents Age 5+, 1+ Dose)

68.8%

Hosp: Percent Occupancy (7 Day)

79.19% (↓)

Daily Average Occupancy By Week



Covid Abating

- Tampa Area Still High
- % Positive ↓
- Hospital Occupancy ↓

ABM

- Required Quarantine
- Required Negative Tests

Around The Neighborhoods....

Overall Appearance



- OLM Inspection 92 %
 - Weeds
 - Turf Vigor
 - Annuals

- Spring Has Sprung
 - Cut- Backs Begin
 - Special Turf Boost
 - Tree Trimming
 - Fertilizers Next

Around the Neighborhood

Next Step - Entries



- Spring Annuals
 - New Color For Entries
 - Delayed Planting
 - ✓ Annuals Recovered
 - ✓ New Going In Now
- Caladiums Follow



Around the Neighborhood..

Little Rain - Ponds Low

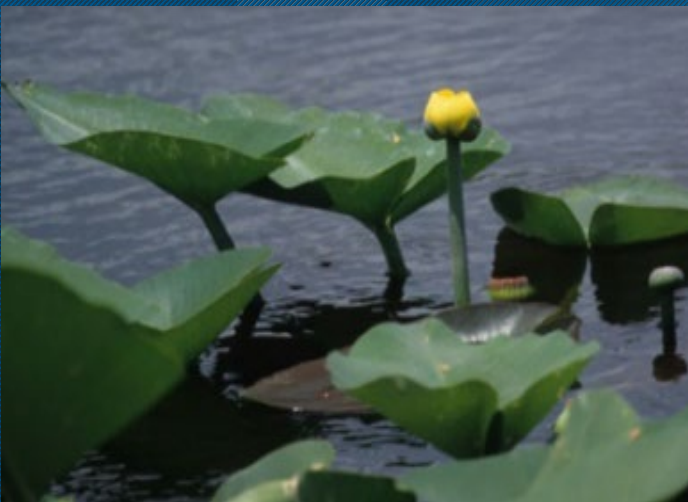


Ponds Low

- Annual Event
- Resident Concerns
- Not Global Warming

Pond Weeds Difficult

- High Heat / Fertilizer
- Low Water
- Submersibles Treated
- Lilies Treated Carefully



Around the Neighborhood..

Biennial Clean-Up



Mini-Building Maintenance

- Pressure Wash
- Wood & Roof Repairs
- Paint

Modeling Tampa Palms Future.

Attempting To Minimize Surprises



Model Is Not A Plan

Strategy To Approach Future
Uncertainties

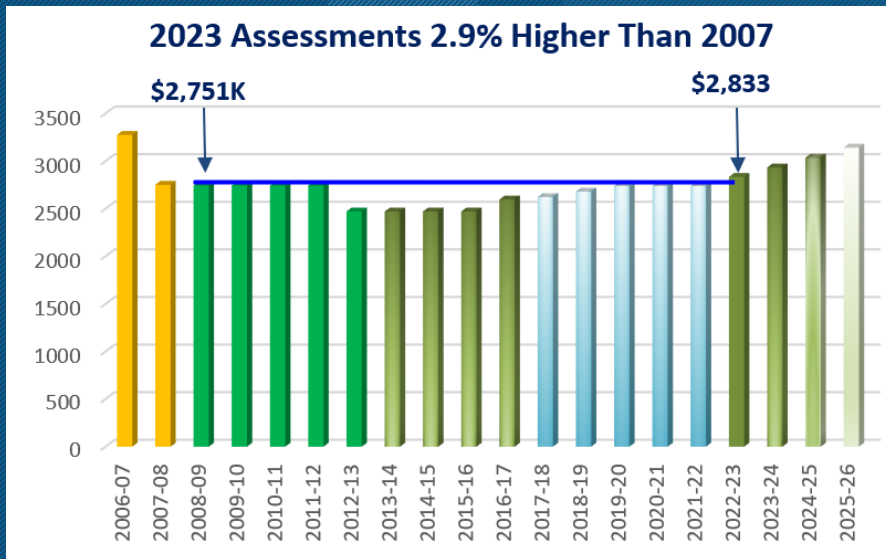
- Fiscal & Monetary Policies
- Geopolitical Events
- Inflation & Shortages

Examines Impact

- No Action Versus
- Intelligent Action

Modeling Tampa Palms Future

Continual Re-Examination



Realistic Judgement

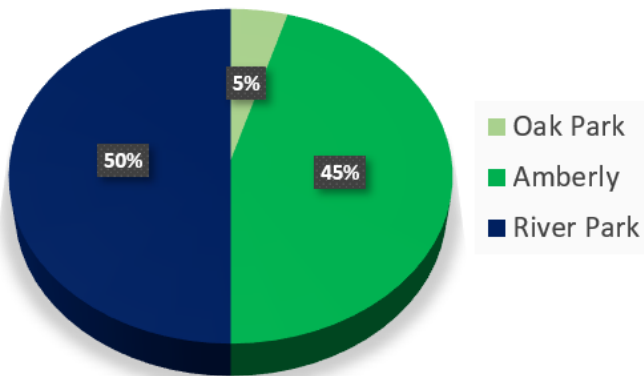
- Preservation of Assets (\$20M)
 - Contingent Liabilities
 - Safety Factor
- Moderate Approach 22-23
 - Assessment Incr 3.5%
 - 3% General Expense

2022-23 Assessment 2.9%
Higher Than in 2007

Park Updates

Securing Amberly & Oak Parks

% Time Spent By Park



Cost of Guards

68% Salary

19% Taxes

13% Profit

- Shared Roving Guard
 - Working Well
 - Better Coverage
 - Less Budget Drain
- Salary Updraft Reality
 - All Guard Companies
 - Salary = Guard Quality

Park Updates

Enhancing the Residents Experience



- Hampton & Amberly Park Pavilions (Inside & Out)
 - Pressure Wash
 - Repair Wood & Paint
 - Repair & Recoat Floors
 - Gutters & Skylights
- Completed Every Year

Park Updates..

Amberly Park Sewer Problem



- Toilets Blocked- Repeatedly
 - Paper Towels & Wipes
 - Dryers Replaced Towels
- “No Wipes” Signs Going In
- Possible Pipe Issue
 - Long Stretch to Sewer
 - 30 Y/O Pipe
 - Plan To Scope Pipe



Park Updates..

Improve Parks Manual



- Commercial Activity Not Allowed
 - Selling Products
 - Using Parks For Ads
- Request Ban Tennis Coaches
 - 4 Coaches – All Residents
 - Same Court Access As Any Resident
- Suggest Refining Language
 - Change to Ban **Advertising** For Activities in Parks

Park Updates..

Improve Parks Manual

Section 5: Commercial use

*Tampa Palms parks are open to the residents of Tampa Palms and the general public for **private and personal** recreational use. The parks are not available for commercial purpose, which is to say that they may not be used by anyone, resident or member, ~~for whom donations or charges~~ **advertising** ~~accepted~~ for activities conducted in the parks.*

- a. Selling merchandise of any type on park property is not allowed. Charges or donations may not be accepted by anyone for activities conducted in the parks.*
- b. Commercial photography of any kind is not allowed on park property without the proper permit and/or written permission from the CDD staff.*
- c. Advertising of any kind, including the distribution of fliers, leaflets or pamphlets either in the park or by placing them on vehicles parked within any park, is not allowed.*
- d. Permits for commercial photography use may be available by calling the CDD staff at 813-977-3933 or the TPOA staff at 977-3337.*

Supervisor Updates

Board May Appoint Member



- Vacancy Seat 2 of CDD Board
 - Board Appoints Replacement
 - Position Will Serve Until Nov
 - Web Site Noticed
- Qualified Resident Made Interest Known - Richard Diaz
 - Pres Diaz Pearson Engineering
 - Engr. Original Tampa Palms
 - FDOT Committee Member
 - Pres-Emeritus MacDonald Training

Appointment Requires Board Motion

Audit Update

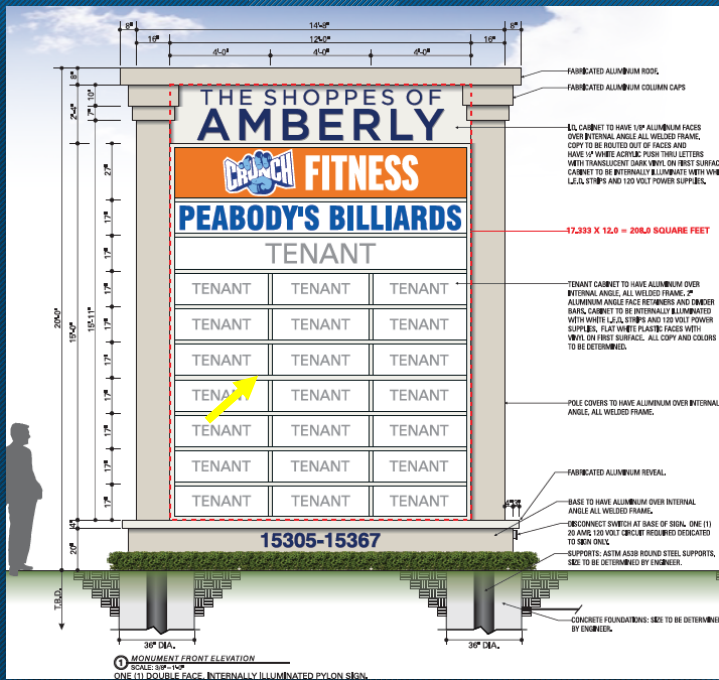
Audit Not Ready For Approval



- DPFPG Changing Business Model
 - Fla Sold To Vesta Properties
 - Vesta HOA Firm
 - Vesta Acquired By Texas HOA Firm Associa
- Departures Hamper Operations
 - Incorrect Info To The State
 - Missing Information
 - Loading Info To Grau Now
- Vesta / Associa Staff Working Hard To Get On Track

Shoppes of Amberly Sign

CDD Easement Placement



- Shoppes Sign on BB Downs
 - CDD Easement
- Shoppes Rebuilding Sign
 - Conflict W/ City Water
 - Working To Re-engineer
 - On Hold

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