



# Tampa Palms CDD

CDD Board Meeting  
March 8, 2023 6 PM



# Agenda

- Roll Call / Pledge of Allegiance
- Focus 2023
- Board Member Discussion Items
- Public Comments
- Consultant Reports
- Other Business
- Public Comments
- Board Member comments
- Adjourn



# Focus March, 2023

	Next Steps	Timing
<b>Tampa Palms Blvd Restoration</b>		
(1) Hold Balance of Signature	Repaving Impacts	Mid-2023
<b>Monitor Projects in Tampa Palms</b>		
(1) Wetland Destruction	EPC Agreement w/ Developer Plan	On-Going
(2) Possible DRI Changes	Monitor w/ City and CDD Counsel	On-going
(3) Repaving Tampa Palms Blvd	Timing and Risk Management	Review Monthly
(3) Bike Path Improvements	Inventory Areas of Significant Danger	Review W/ City
<b>Monitor Issues Impacting Tampa Palms</b>		
(1) Monitor Inflation Impacts	Update Board	Monthly
(2) Evaluate Investment Options	Chairman to Review <u>With</u> Board	On Going
<b>Land-Use Adjacent to Tampa Palms Transportation Projects Impacting Tampa Palms</b>		
(1) Wyndham Area Surveying	Review <u>With</u> Board	Mar CDD Meeting



# Public Comments

The Public is encouraged to speak on any 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 Comments

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 The Minutes

The Board will review and approve the February, 2023 Board Meeting minutes.



# Approval of Disbursements

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

Disbursements for the month ending January 31, 2023 were \$228,118.82



# Consultant Reports

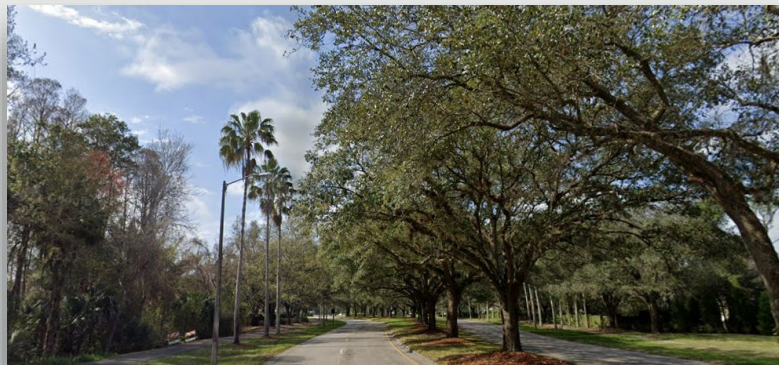
.....Around The Neighborhood  
Financial Conditions / Cash Management  
Working Model-Tampa Palms  
Tampa Palms Blvd Construction





# Around the Neighborhood

## *Spring Is Here*



### **Spring (? Summer) Is Here**

- High Heat & Humidity
  - Winter Damage Fading
  - Most Shrubs Survived
  - Some Turf Replacements
- Awash In Leaf Drop
- 93.5% Inspection Rating



# Around the Neighborhood

## *Spring Is Here*



### **New Annuals Going In**

- Area 2 First
  - Villages
  - Main Entry
- Area 1



# Neighborhood Updates

## *Cul de Sac Improvements Continue*



### **Focus On Tree Replacement**

- Palm Trees Diseased
  - Removed - Left Empty
  - 2-3 Years
- Cul de Sac's Improved
  - Trees
  - Shrubs
  - Mulch



# Neighborhood Updates

## *Kensington Wall*



- Damaged Wall (167 Feet)
  - Leaning
  - Delaminating
- Rebuild In Three Phases
  - Most Damaged First
  - Providing Temp Wall
- Work In Progress



# Neighborhood Updates

## *Keeping The Ambiance*



### Tree Protections

- Branches Over Boulevard
  - Catch On Equipment
  - Destroy Trees
  - TECO/City Don't Prune
- Clearing Streetlights
  - Blocked Roads
  - Lighting Crucial



# Cash Management

## Monthly Update

Cash Flow Model - Operating Resources							
(\$000)	Revenue & Expenses		Investments		Operating Deposits		Sweeps Account
Month	Receipts	Expenses	Invested	Term	Interest Income	Principal Returned	Ending Balance (000)
Oct		261					1,087
Nov	816	273					1,630
Dec	1,638	263					3,016
A/O 1-31-23							3,016
Jan	69	200	1,000	3 Month			1,885
			1,000	6 Month			885
<b>O 2-25- 23</b>	\$35	\$47					\$ 646
	\$76	\$241			13 *	\$984	\$ 1,478
	\$23		\$984	7 Mth			\$ 494
Mar	\$92	\$241					\$ 1,329
Apl	\$34	\$241			11	\$1,000	\$ 2,133
May		\$241					\$ 1,892
Jun		\$241			4	\$239	\$ 1,894
					30 *		\$ 1,924
Jul		\$241			17	\$761	\$ 2,461
Aug		\$241					\$ 2,220
					27		
Sep		\$245			7 *		\$ 1,982
<b>Tota;</b>	<b>\$2,784</b>	<b>-\$2,976</b>	<b>-\$2,984</b>		<b>\$109</b>	<b>\$2,984</b>	<b>\$1,982</b>

\* Interest transferred from Wealth Account

## Mixed Economic Indicators

- Tampa Area Inflation
  - 39% Higher Than US
  - Impacts Residents & CDD
- CDD Focus
  - Community Value
- CDD Actions
  - Expense Management
  - Prudent & Safe Investing



# Looking Ahead For Tampa Palms

## *A Working Model*



### **Working Model Is Not A Plan**

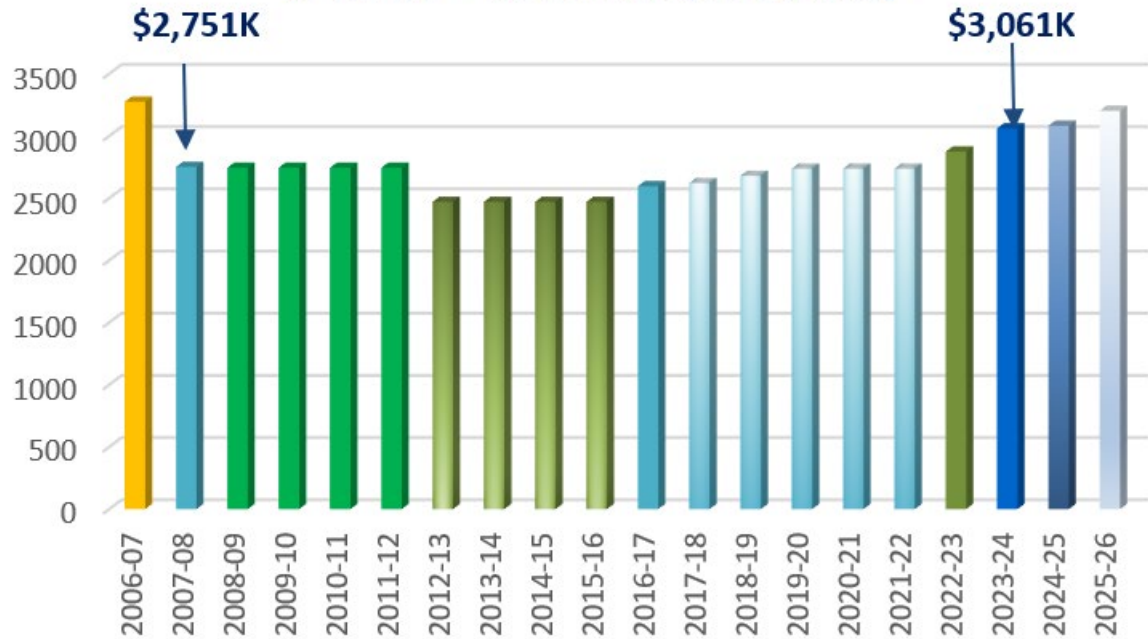
- Approach Future Uncertainties
  - Fiscal & Monetary Policies
  - Geopolitical Events
  - Inflation & Shortages
- Examines Impact
  - No Action Versus
  - Intelligent Action



# Looking Ahead For Tampa Palms

## *Working Model- Goal Stability*

18 Years - Assessment Stability



### One Year Window

- Preservation of Assets (\$20+M)
  - Contingent Liabilities
  - Safety Factor
- Moderate Approach 2023-24
  - Assessment Incr. 5%
  - 5% General Expense

Unrealistic Beyond One-Year





# Tampa Palms Blvd

## *Work In Progress*



- Full Depth Reclamation
  - Old Surface & Base Milled
  - Concrete Added & Replaced
- Asphalt Next & Markings Later



# Tampa Palms Blvd



- Original Plan
  - Inside Lanes 1st
  - Outside Lanes 2nd
- Change of Plan
  - Tampa Palms First
  - Inside / Outside
  - TPOST Next
  - Entries Last
- Moving Fast



# Tampa Palms Blvd

## *Impact To Tampa Palms*



- Irrigation
  - Water Intrusion
  - Requires Shutdowns
  - ABM Coordinating
- Road Side Damage





# Tampa Palms Blvd

## *Impact To Tampa Palms*



- Landscape Damage
  - Side of Road
    - Turf ✓
    - Shrubs
  - Medians
    - Turf ✓
    - Plantings ✓



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