

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

Agenda Package *Board of Supervisors Meeting*



Wednesday, January 12, 2022

6:00 P.M.

Compton Park Recreation Building
16101 Compton Drive, Tampa, Florida



TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package January 12, 2022

Join Zoom Meeting
<https://us02web.zoom.us/j/2539344102>
Meeting ID: 253 934 4102

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4. Strategic Planning and Capital Projects Planning
 - f. The Focus for 2022
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 - h. ... Around The Neighborhoods
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 - 1) Tampa Palms Organizational Documents
 - 2) Tampa Palms CDD Perspective & Metrics
 - 3) Tampa Palms CDD Stewardship History

Tampa Palms Community Development District

DPFG Management & Consulting
250 International Parkway, Suite 280
Lake Mary, FL 32746
321-263-0132; Ext. 729

January 7, 2022

Board of Supervisors
**Tampa Palms Community
Development District**

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District Board Meeting is scheduled for Wednesday, January 12, 2022 at **6:00 p.m.** at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida. The advanced copy of the agenda for this meeting is attached.

The meeting will be available Zoom with the following access:

<https://us02web.zoom.us/j/2539344102>

Meeting ID: 253 934 4102

Enclosed for your reviews are the minutes of the November, 2021 Board Meeting and the documents outlined in the table of contents.

Any additional support material will be distributed prior to the meeting, and staff will present their reports at the meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Ray

Raymond Lotito
DPFG

CC:mmw

cc: Maggie Wilson
DPFG (Record Copy)

Tampa Palms CDD Board Meeting & Budget Hearing Agenda

**January 12, 2022 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

**Join Zoom Meeting
<https://us02web.zoom.us/j/2539344102>
Meeting ID: 253 934 4102**

1. Welcome & Roll Call
2. Board Member Discussion Items
3. Public Comments
4. Approval of the November, 2021 Minutes
5. Approval of District Disbursements (Oct & Nov 2021)
6. Consultant Reports
 - Community Appearance & Projects
 - Cash Management Status
 - Officer Resignation
 - New District Manager
 - Organization and Values
 - I-75 Express Lanes
 - Park Updates
7. Other Matters
8. Public Comments
9. Supervisor comments
10. Adjourn

Executive Summary

As of November 30, 2021, the District has cash balances net of liabilities of \$ 4.3 M. The CDD should end the calendar year with about \$1,272 K in presently unallocated funds with which to address future community needs.

Financial Model **Caution**

Interest income totaling \$ 330 K thru FY 2024-25 was modeled based on five Fed rate increases through Calendar 2021. The economic landscape has changed dramatically; current 2021-22 negotiations are in progress and the most likely result is that the interest income for 2022 will be at a rate materially less than that enjoyed in 2021. The model will be represented in March.

FY 2020-21 Budget Performance

Revenue

Interest income displayed on budget YTD but this is a result of the calendar year 2021 banking agreement and will expire in Feb 2021. The YTD tax collections are 11% lower than a year ago but that is a result of transfer dates used by the Tax Collector and not deemed meaningful.

Expenses

Normal Operations generally display a positive variance solely due to timing, holidays and other delays.

There are meaningful negative variances in several line items, some expected and some not. They are discussed in the FAQ following

- The water utility costs from the City of Tampa have increased more than 30% (see FAQ following)
- The garbage collection costs have nearly doubled - with no warning and no discussion (see FAQ following)

Project Driven

There are no unanticipated project expenses; no funds were budgeted for Signature projects. As needed these funds which are secured on the balance sheet, will be brought into the budget by amendment.

Cash Flow Projections for Calendar 2022 (Shown in \$ 000)

Sources of Funds

Cash Balance 11/30/21	\$ 4,297	
Collections prior to December 22 receipts	<u>2,032</u>	
Total Sources of Funds		\$ 6,329

Uses of Funds

Bal FY 2021-22 Expenses	\$ (2,407)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Palm & Pest Deferred Projects	<u>(200)</u>	
Pond Improvements/Restoration	(700)	
1st Qtr FY 2022-23 Expenses Operations	(679)	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent)	<u>(436)</u>	
Total Uses of Funds		<u>(\$ 5,057)</u>
Projected Funds before December, 2022 receipts		\$ 1,272

FAQ Several line items display with substantial negative variances, in particular refuse removal and water. Will these continue at these levels and can this be managed in any way?

For refuse collection, the increases were initiated earlier this summer with no indication of downward movement. The increased rates reflect both the cost of disposal [including personnel] and the decline in value of recyclables.



There are three major haulers in Tampa/Hillsborough County that work for public agencies. One of the three has no routes in the New Tampa area [FCC] and will not serve Tampa Palms. Area 1 will have a new hauler in Feb (Waste Management) and staff plans to approach them for options to reduce or stabilize the costs of service.

The City of Tampa has initiated a program to improve the water and wastewater delivery systems throughout the City. The program is paid for by bonds, payments for which are derived in two ways



1. A new billing element added to every water meter of \$2.00/mth. That alone represents a 10% increase in cost in early 2021
2. Increases in water-use costs for the water used particularly on City-owned cul de sacs.

**Tampa Palms CDD
Balance Sheet
November 30, 2021**

GENERAL

ASSETS:

CASH - Operating Account	\$	9,864
PETTY CASH		500
INVESTMENTS:		
Excess Fund Account- South State Bank		4,327,405
ACCTS. RECEIVABLE		344
RECEIVABLE FROM TAMPA PALMS HOA		12,243
PREPAID ITEMS		-
TOTAL ASSETS		<u><u>\$ 4,350,356</u></u>

LIABILITIES:

ACCOUNTS PAYABLE	\$	24,569
ACCRUED EXPENSES		28,532

FUND BALANCE:

NON-SPENDABLE		-
RESTRICTED		-
UNASSIGNED:		4,297,255
TOTAL LIABILITIES & FUND BALANCE		<u><u>\$ 4,350,356</u></u>

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2021 through November 30, 2021**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
ASSESSMENTS NON-ADVOLAREM	\$ 2,737,595	273,760	\$ 621,101	\$ 347,342
EARLY PAYMENT DISCOUNT	(109,504)	(10,950)	(25,054)	(14,103)
INTEREST INCOME	20,000	3,333	3,303	(30)
EXCESS FEES	15,000	2,500	-	(2,500)
MISC. REVENUE	1,200	200	1,200	1,000
CARRY FORWARD	115,000	19,167	-	(19,167)
TOTAL REVENUES	2,779,291	288,009	600,550	312,541
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	1,833	2,800	(967)
FICA	5,368	895	-	895
FUTA/SUTA/PAYROLL FEES	5,148	858	200	658
<i>S/T PERSONNEL SERVICES</i>	21,516	3,586	3,000	586
PROFESSIONAL SERVICES				
ATTORNEY'S FEES	3,000	500	156	345
ANNUAL AUDIT	6,983	1,164	-	1,164
MANAGEMENT FEES	69,053	11,509	11,509	(0)
TAX COLLECTOR	54,752	5,475	11,921	(6,446)
ASSESSMENT ROLL	10,050	1,675	-	1,675
<i>S/T PROFESSIONAL SERVICES</i>	143,838	20,323	23,585	(3,262)
ADMINISTRATIVE SERVICES				
DIRECTORS & OFFICERS INSURANCE	3,700	3,700	3,121	579
MISC. ADMINISTRATIVE SERVICES	12,000	2,000	1,669	331
<i>S/T ADMINISTRATIVE SERVICES</i>	15,700	5,700	4,790	910
TOTAL ADMINISTRATIVE	181,054	29,609	31,375	(1,767)
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT OPERATING STAFF	179,839	29,973	27,972	2,001
PARK ATTENDANTS	76,875	12,813	11,513	1,300
PARK PATROLS (Security Co)	83,000	13,833	13,959	(126)
FIELD MANAGEMENT CONTINGENCY	20,800	3,467	-	3,467
<i>S/T FIELD MANAGEMENT SVCS</i>	360,514	60,086	53,444	6,642
GENERAL OVERHEAD:				
INSURANCE	13,342	13,342	15,577	(2,235)
IT (TEL / SECURITY)	25,335	4,223	2,220	2,003
WATER	28,000	4,667	7,360	(2,693)
REFUSE REMOVAL	19,000	3,167	4,790	(1,624)
ELECTRICITY	125,000	20,833	23,793	(2,960)
STORMWATER FEE	4,198	4,198	3,041	1,157
MISC. FIELD SERVICES	13,000	2,167	-	2,167
<i>S/T GENERAL OVERHEAD</i>	227,875	52,596	56,781	(4,185)
LANDSCAPE MAINTENANCE:				
LANDSCAPE & POND MAINTENANCE	1,055,779	175,963	132,184	43,780
LANDSCAPE MONITORING FEE	18,900	3,150	3,150	-
LANDSCAPE & REPLACEMENT	96,432	16,072	756	15,316
<i>S/T LANDSCAPE MAINTENANCE</i>	1,171,111	195,185	136,090	59,095
LANDSCAPE MAINTENANCE NEW & ENHANCED:				
PROPERTY MOWING	93,000	15,500	17,176	(1,676)
COUNTY POND	9,000	1,500	-	1,500
NPDES POND PROGRAM	47,970	7,995	-	7,995
<i>S/T LANDSCAPE NEW & ENHANCED</i>	149,970	24,995	17,176	7,819

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2021 through November 30, 2021**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
FACILITY MAINTENANCE:				
IRRIGATION SYSTEM	107,824	17,971	24,335	(6,364)
FOUNTAIN	27,354	4,559	(674)	5,233
FACILITY MAINTENANCE	91,136	15,189	12,072	3,117
JANITORIAL/SUPPLIES	2,772	462	684	(222)
<i>S/T FACILITY MAINTENANCE</i>	<u>229,086</u>	<u>38,181</u>	<u>36,417</u>	<u>1,764</u>
PROJECT DRIVEN EXPENSES:				
SIGNATURE TP 2017	-	-	-	-
RENEWAL AND REPLACEMENT & DEFERRED MTC	210,000	35,000	19,359	15,641
CAPITAL PROJECTS	190,000	31,667	12,363	19,304
NPDES/CLEAN WATER	59,681	9,947	8,820	1,127
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>459,681</u>	<u>76,614</u>	<u>40,541</u>	<u>36,072</u>
TOTAL EXPENDITURES	<u>2,779,291</u>	<u>477,265</u>	<u>371,824</u>	<u>105,441</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(189,250)	220,720	417,982
FUND BALANCE - BEGINNING	-	-	4,068,529	
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ (189,256)</u>	<u>\$ 4,297,255</u>	<u>\$ 417,982</u>

TAMPA PALMS CDD
CASH REGISTER
FY 2022

Date	Num	Name	Memo	Receipts	Disbursements	Balance
09/30/2021			EOY BALANCE			7,425.17
10/05/2021	ACH100521	VERIZON	Phone 8/24 - 9/23		115.64	7,309.53
10/05/2021			Funds Transfer by phone	220,000.00		227,309.53
10/05/2021	9178	TAMPA PALMS OWNERS ASSOCIATION	Park Attendants - FY 2021 4th Quarter		20,164.87	207,144.66
10/06/2021	ACH100621	CINTAS	Urinal Mats, Logo Mats, Safety Mat		67.61	207,077.05
10/07/2021	9179	ABM Landscape & Turf Services	Landscape Maint September & Maint & Performance October		137,697.74	69,379.31
10/07/2021	9180	ADVANCED ENERGY SOLUTIONS	Cambridge II - Repair Streetlights, Hampton Park - Repair/Clean Ca		1,304.00	68,075.31
10/07/2021	9181	AT&T	Long Distance - September		167.40	67,907.91
10/07/2021	9182	CLEAN SWEEP SUPPLY COMPANY	Batteries, Paper, Stamp		121.29	67,786.62
10/07/2021	9183	FEDEX	Shipping		30.88	67,755.74
10/07/2021	9184	FLORIDA FOUNTAIN MAINTENANCE, INC	October Maintenance		660.13	67,095.61
10/07/2021	9185	FRONTIER COMMUNICATIONS	Hampton Pk Phone - August		146.29	66,949.32
10/07/2021	9186	IRON MOUNTAIN	Records Storage - October		321.30	66,628.02
10/07/2021	9187	LOWE'S	Supplies		236.42	66,391.60
10/08/2021	9188	Void				
10/08/2021	9189	ADB Landscaping Materials, Inc.	Various Plants - Yellow Garden Mums		6,400.00	59,991.60
10/08/2021	9190	XEROX FINANCIAL SERVICES	Copier Lease - September		275.10	59,716.50
10/08/2021	9191	Zeno Office Solutions, Inc.	Contract ovg charge 8/25 - 9/24		32.02	59,684.48
10/08/2021	100821ACH	DOROTHY COLLINS	09/20-10/03/21- D Collins PR		2,357.03	57,327.45
10/08/2021	100821ACH	Innovative Employer Solutions	09/20-10/03/21- D Collins PR		895.57	56,431.88
10/09/2021	100821ACH	TECO	NEED INVOICE MOVED TO SUMMARY ACCOUNT		71.82	56,360.06
10/12/2021	9192	DPFG	CDD Mgmt - Oct 2021		5,754.42	50,605.64
10/12/2021	9193	Adisa Gibson	BOS MTG 9/8/21		200.00	50,405.64
10/12/2021	9194	Donald O'Neal	BOS MTG 9/8/21		200.00	50,205.64
10/12/2021	9195	Eugene R. Field	BOS MTG 9/8/21		200.00	50,005.64
10/12/2021	9196	James A. Schoolfield	BOS MTG 9/8/21		200.00	49,805.64
10/12/2021	9197	Tracey Falkowitz	BOS MTG 9/8/21		200.00	49,605.64
10/14/2021	9198	DEPT OF ECONOMIC OPPORTUNITY	FY 2021/2022 Special District Fee Invoice/Update Form		175.00	49,430.64
10/18/2021	9199	Adisa Gibson	BOS MTG 10/13/21		200.00	49,230.64
10/18/2021	9200	Donald O'Neal	BOS MTG 10/13/21		200.00	49,030.64
10/18/2021	9201	Eugene R. Field	BOS MTG 10/13/21		200.00	48,830.64
10/18/2021	9202	James A. Schoolfield	BOS MTG 10/13/21		200.00	48,630.64
10/18/2021	9203	Tracey Falkowitz	BOS MTG 10/13/21		200.00	48,430.64
10/18/2021	ACH101821	TERMINIX	Pest Control - September Main Facility WO#18010849900		5.00	48,425.64
10/18/2021	ACH101821	TERMINIX	Pest Control - September Main Facility		9.00	48,416.64
10/18/2021	ACH101821	TERMINIX	Pest Control - September Amberly Park		70.00	48,346.64
10/18/2021	9204	ADB Landscaping Materials, Inc.	Various Plants		2,635.00	45,711.64
10/18/2021	9205	CINTAS	Urinal Mats, Logo Mats, Safety Mat		67.61	45,644.03
10/18/2021	9206	CLEAN SWEEP SUPPLY COMPANY	Toilet Tissue, Paper Towels, Trash Can Liners, Soap		174.75	45,469.28
10/18/2021	9207	HOOVER PUMPING SYSTEMS	One Year Service Agreement		5,180.00	40,289.28
10/18/2021	9208	INSECT I.O., INC	Stinging Insect Removal		325.00	39,964.28
10/18/2021	9209	REP SERVICES, INC.	Multi-Loop Bike Rack, 3 Peaks		682.60	39,281.68
10/18/2021		Sanctuary at Tampa Palms HOA	Deposit -Reimbursement water fountain invoices	1,994.00		41,275.68
10/22/2021	102221ACH	DOROTHY COLLINS	10/04-10/17/21- D Collins PR		2,357.03	38,918.65
10/22/2021	102221ACH	Innovative Employer Solutions	10/04-10/17/21 - D. Collins P/R		895.56	38,023.09
	9210	Void				
10/25/2021	9211	ADVANCED ENERGY SOLUTIONS	Install and Repair Lights		612.50	37,410.59
10/25/2021	9212	CINTAS	Urinal Mats, Logo Mats, Safety Mat		67.61	37,342.98
10/25/2021	9213	CLEAN SWEEP SUPPLY COMPANY	Toilet Tissue, Paper Towels, Multi-Fold Towels		227.69	37,115.29
10/25/2021	9214	FEDEX	Shipping		43.32	37,071.97
10/25/2021	9215	FRONTIER COMMUNICATIONS	Amberly Park Phone - Oct, CDD Phone 9/17 - 10/16		752.30	36,319.67
10/25/2021	9216	OLM, INC.	Landscape Insp - 10/6/21		1,575.00	34,744.67
10/25/2021	9217	SECURITAS SECURITY SERVICES USA,	Security Guard - Amberly Park 9/12 - 10/09 & Hampton Park 9/12 -		6,884.22	27,860.45
10/25/2021	9218	Straley Robin Vericker	Legal Services thru 10/15/21		155.50	27,704.95
10/25/2021	9219	ULINE	Jumbo Kraft Env 100/CT		77.96	27,626.99
10/25/2021	9220	VERIZON	Phone 9/24 - 10/23 (Final)		71.11	27,555.88
10/26/2021	9210	MARY-MARGARET WILSON	Field Mgmt - November 2021		9,161.00	18,394.88
10/26/2021	9221	DOUGLAS CLEANING SERVICE	October - CDD Cleaning		1,520.00	16,874.88
10/26/2021	9222	TECO	Summary Bill - September		11,345.76	5,529.12
10/26/2021		PARK MEMBERSHIP	Deposit	300.00		5,829.12
10/29/2021	100821ACH	CINTAS	VOID: Urinal Mats, Logo Mats, Safety Mat		0.00	5,829.12
10/29/2021	102921ACH	CINTAS	NEED INVOICE- MISSING IN MAIL		135.22	5,693.90
10/31/2021	619	CITY OF TAMPA UTILITIES	Water Utilities - Oct		3,696.22	1,997.68
10/31/2021		SOUTH STATE BANK	Interest	1.05		1,998.73

TAMPA PALMS CDD
CASH REGISTER
FY 2022

Date	Num	Name	Memo	Receipts	Disbursements	Balance
10/31/2021			EOM BALANCE	222,295.05	227,721.49	1,998.73
11/05/2021	110521ACH	DOROTHY COLLINS	10/18-10/31/21- D Collins PR		2,357.03	-358.30
11/05/2021	110521ACH	Innovative Employer Solutions	10/18-10/31/21- D Collins PR		895.57	-1,253.87
11/08/2021	9223	AT&T	Long Distance - October		142.42	-1,396.29
11/08/2021	9224	CITY OF TAMPA	Stormwater Fee - FY 2021-2022		3,041.38	-4,437.67
11/08/2021	9225	CORE & MAIN LP	Irrigation Repair Supplies 10/18/21		1,040.59	-5,478.26
11/08/2021	9226	ESD WASTE2WATER, INC.	Clean cartridge filter, check & clean sumps,svc pumps		300.00	-5,778.26
11/08/2021	9227	FLORIDA FOUNTAIN MAINTENANCE, INC	November Maintenance		660.13	-6,438.39
11/08/2021	9228	FRONTIER COMMUNICATIONS	Hampton Pk Phone - September		145.83	-6,584.22
11/08/2021	9229	REDI - ROOTER PLUMBING	Toilet, leaks at backflow unit, overflow repairs		1,742.00	-8,326.22
11/08/2021	9230	REPUBLIC SERVICES 696	Solid Waste 11/1 - 11/30		1,588.79	-9,915.01
11/08/2021	9231	TERMINIX	Pest Control - October Amberly Park		70.00	-9,985.01
11/08/2021	9232	Zeno Office Solutions, Inc.	Contract ovg charge 9/25 - 10/24		67.41	-10,052.42
11/08/2021		South State Bank	Funds Transfer (by phone)	175,000.00		164,947.58
11/08/2021	9233	ABM Landscape & Turf Services	Landscape Maint October & Maint & Performance November		115,125.80	49,821.78
11/08/2021	9234	DPFG	CDD Mgmt - Nov 2021		5,754.42	44,067.36
11/08/2021	9235	TURNBURY WOOD HOA	July - Sep 2021 3rd QTR Electric 2021		657.49	43,409.87
11/08/2021	9236	ZEE MEDICAL SERVICE	Supplies		198.80	43,211.07
11/09/2021	32872474-7	TERMINIX	Pest Control - October Amberly Park (paid duplicate, canc 9231)		70.00	43,141.07
11/09/2021	ACH110921	TERMINIX	Pest Control - October Main Facility (paid \$5 already)		95.00	43,046.07
11/09/2021	32872474-6	TERMINIX	Pest Control - November Main Facility - NEED INVOICE		69.00	42,977.07
11/09/2021			Deposit	300.00		43,277.07
	9237		Void			
11/16/2021	9238	CITY OF TAMPA UTILITIES	Annual Fire Line Charge plus Unpaid Balance due		540.00	42,737.07
11/16/2021	9239	FEDEX	Shipping		18.80	42,718.27
11/16/2021	9240	FRONTIER COMMUNICATIONS	Amberly Pk Phone - November 2021		233.46	42,484.81
11/16/2021	9241	INSECT I.Q., INC	Sting Insect Removal		1,000.00	41,484.81
11/16/2021	9242	IRON MOUNTAIN	Records Storage - November		321.30	41,163.51
11/16/2021	9243	REDI - ROOTER PLUMBING	Amberly Park - Ladie's bathroom soppage repair		235.00	40,928.51
11/16/2021	9244	SECURITAS SECURITY SERVICES USA,	Security Guard - Amberly Park 10/10-10/23 & Hampton Park 10/10-		3,388.48	37,560.03
11/16/2021	9245	TECO	Summary Bill - October		11,197.87	26,362.16
11/16/2021	9246	LOWE'S	Supplies 10787 & 27361		79.16	26,283.00
11/16/2021	9247	Vesta Property Services, Inc.	Oct Billable Expenses - Shipping		9.60	26,273.40
11/16/2021	9248	Adisa Gibson	BOS MTG 11/10/21		200.00	26,073.40
11/16/2021	9249	Donald O'Neal	BOS MTG 11/10/21		200.00	25,873.40
11/16/2021	9250	Eugene R. Field	BOS MTG 11/10/21		200.00	25,673.40
	9251		void			25,673.40
11/16/2021	9252	Tracey Falkowitz	BOS MTG 11/10/21		200.00	25,473.40
11/17/2021			Deposit	300.00		25,773.40
11/19/2021	111921ACH	DOROTHY COLLINS	11/01-11/14/21- D Collins PR		2,357.03	23,416.37
11/19/2021	111921ACH	Innovative Employer Solutions	11/01-11/14/21- D Collins PR		895.57	22,520.80
11/19/2021			Deposit	310.01		22,830.81
11/29/2021	9253	MARY-MARGARET WILSON	Field Mgmt - December 2021		9,161.00	13,669.81
11/29/2021	9261	AT&T	Long Distance - Nov		142.42	13,527.39
11/30/2021	autopay	CITY OF TAMPA UTILITIES	Water Utilities - Nov		3,663.61	9,863.78
11/30/2021		South State Bank	Interest	0.61		9,864.39
11/30/2021			EOM BALANCE	175,910.62	168,044.96	9,864.39

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU NOVEMBER 30, 2021
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$499,119		\$499,119
<u>Non Operating</u>			
Capital Projects		\$41,368	\$41,368
Renewal & Rel		\$45,723	\$45,723
Signature 2017		\$0	\$0
NPDES		\$12,994	\$12,994
Excess Fees			-
Interest	146		146
Misc Rev	\$1,200		1,200
Carry Forward Bal *			
Total	\$ 500,465	\$ 100,085	\$600,550
<u>Expenses</u>			
Operations	\$ 331,283		331,283
<u>Non Operating</u>			
Renewal & Rel		19,359	19,359
NPDES/EPA		8,820	8,820
Capital Projects		12,363	12,363
TP Signature 2017		<u>0</u>	<u>0</u>
Total	\$331,283	\$40,541	\$40,541
Total Expenditures			\$371,824
Excess Revenue Vs Expenses			\$228,726
			228,726

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU NOVEMBER 30, 2021
GENERAL FUND**

<u>General Fund</u>	11/30/2021	(\$000)
Cash		10
Cash Equivalent (Excess Cash ICS)		4,327
Due From TPOA		12
Receivable		0
Prepaid Items		0
Total		\$ 4,350
Less:		0
Payables		25
Accrued Expenses		29
Non Spendable A/C Prepaid		
	Net Cash 9/30/2021	\$ 4,297
Allocation for:		
Weather Damage		400
Community-Wide Wall & Monument		100
Tree & Palm Replacement		200
Pond Improvements		700
1st Qtr Expenses		837
Infrastructure Replacement Contingency		135
TP Signature Projects (unspent)		329
	Adjusted Net Cash	\$ 1,596

Forecast

(\$ 000)	2021-22 Fiscal Year		Monthly Bal
	<u>Receipts</u>	<u>Expenses</u>	
Dec			
CDD Operations	1,476	240	
R&R	136	20	
NPDES	39	10	
Signature Projects	0	0	
Capital Projects	123	9	
Total	1,774	279	\$ 3,091
Jan			
CDD Operations	0	235	
R & R	0	25	
NPDES	0	12	
Signature Projects	0	0	
Capital Projects	0	5	
Total	0	277	\$ 2,814
Feb			
CDD Operations	1,909	235	
R & R	165	16	
NPDES	48	9	
Signature Projects	23	0	
Capital Projects	170	20	
Total	2315	280	\$ 4,849

* Palm Treatment and Replacement of Both Palms and Trees Identified as Future Liability

**TAMPA PALMS CDD
NOVEMBER 30, 2021
GENERAL FUND**

(\$000)	<u>Prioe Year Collected \$</u>	<u>Prior Year Collected %</u>	<u>Current Year Collected \$</u>	<u>Current Year Collected %</u>	<u>Variance % Fav (Unfav)</u>
October					
November	887	34%	\$596	23%	-11%
December	2,343	89%			
January	2,476	94%			
February	2,477	94%			
March	2,537	97%			
April	2,591	99%			
May	2,606	99%			
June	2,633	100.2%			
July	2,633	100.2%			
August	2,633	100.2%			
September	2,633	100.2%			
Year End					
Total Assessed (Net Discount)		\$2,628			

Summary- Project Driven Expenses

Two Months Ending Noverber 30, 2021

Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2021-22 Budget	\$210
<u>Uses of Funds</u>	
Spent Thru 11/30/2021	12
Total Funds Under Consideration	\$0
Budget Available as of 11/30/2021	\$198
Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2021-22 Budget	190
<u>Uses of Funds</u>	
Spent Thru 8/31/2021	19
Total Funds Under Consideration	\$0
Budget Available as of 11/30/2021	\$171
TP Signature Projects	
<u>Sources of Funds*</u>	
FY 2021-22 Budget	\$0
<u>Uses of Funds</u>	
Spent Thru 11/30/2021	\$0
Total Funds / Projects Under Consideration	\$0
Budget Available as of 11/30/2021	\$0

SUMMARY
FY 2021-22 RENEWAL REPLACEMENT PROJECTS

			Original Project	November 30, 2021	Committed To Spend
Infrastructure					
Amberly Parking Lot Repairs (Accident)					
Park Pavilion Amberly					
Park Pavilion Repairs - Hampton					
Traffic / Street Sign Replacements					
Racquetball floors					
Table Restoration (Amberly & Hampton)					
Pressure Wash CDD Sidewalks & walls					
Landscape					
Entry Plants (Winter poinsettias, Summer Caladiums, Fall mums)				\$11,459	
Plant Replacements Medians & Entries					
Tree Work - Blvds				\$5,850	
Palma Vista w/ Medians					
Wellington & Medians					
Cul de Sac					
Yardley Berms					
Irrigation					
Pressure transducers & HMI replacment				\$2,049	
Lighting (Park & Landscape)					
Court Lighting					
Other					
TPOA Newsletter (50%)					
			<i>Sub Total R&R Projects</i>	\$19,359	
			<i>Sub Total Restoration Projects</i>		
Total R&R Projects				\$19,359	\$0

**Capital Projects 2021-22
Budget Monitor**

30-Nov-21			
(\$000)	Current Projects	Spent 2021-22	Pending Commitments
Tampa Palms Signature Projects (BB Downs)			
Consulting Services	10	0	-
Irrigation	20	0	
Main Entry Restorations	163	0	
Area 2 Pond		0	
Bruce B Downs Improvements	239	0	
Sub-Total TP Signature Projects	\$436	\$0	\$0
Capital Projects			
Consulting Services			
Irrigation Systems		0	
Parks & Cameras		1	
Landscape & Lighting		12	
Signs, Infrastructure & Lighting		0	
Sub-Total Capital Projects	\$0	12	\$0
Total TP Signature & Standard Capital Projects		\$12	\$0

**Capital Projects Signature Projects
2021-22 Through November 30, 2021**

Tampa Palms Signature Projects (BB Downs)	Current Projects	Spent A/O 11/30/2021	Pending Commitments
Consulting Services			
Restoration Designs	9,850		
Survey & Staking & MOT	400		
<i>Sub Total</i>	<u>10,250</u>		
Irrigation			
Area 1 & 2 Irrigation (Incl BB Downs)	20,000		
<i>Sub Total</i>	<u>20,000</u>		
Main Entry Restorations			
Area 1 Entry Landscape (Phase II)	77,513		
Area 2 Phase II	15,000		
Area 2 Landscape (TP Blvd & Amberly Phase II)	20,000		
Area 2 Pond Landscape & Wayfinding	50,000		
<i>Sub Total</i>	<u>162,513</u>		
Area 2 Pond			
Littoral Plantings & Noxious Removal			
Area 2 Pond Landscape -Bank Repairs	3,707		
<i>Sub Total</i>	<u>3,707</u>		
Bruce B Downs Improvements			
Wall restorations 4 villages + drainage & additional landscape bufferbuffer	239,150		
<i>Sub Total</i>	<u>239,150</u>		
Sub-Total Tampa Palms Signature	435,620	\$0	
Normal Capital Projects			
	Current		Pending
Irrigation Systems			
New Installation Yardley Incl Mainline			
<i>Sub Total</i>	0	0	
Parks & Cameras			
Bike Stand - Hampton Park		683	-
Benches - Oak Park			
Backboards,Windscreens, Rims & Swing Replacements			
Courts Resurfacing			
<i>Sub Total</i>	0	683	-
Landscape & Lighting			
Bricks & Construction for Sanctuary Wall Bed			
Major Landscape (> 5 Years)		11,680	
Eco Sens Lighting			
<i>Sub Total</i>	-	11,680	-
Signs, Infrastructure & Lighting			
Drainage Easement Reconsruction			
Cambridge Fountain Replacement			
Speed Limits Sign(s) & Curbing			
Walls - Reserve & Sanctuary			
<i>Sub Total</i>	0	-	
Sub-Total Normal Capital Projects	\$0	\$12,363	
Total TP Signature & Standard Capital Projects		\$12,363	\$0

Focus For 2022

Presented January, 2022

The Tampa Palms CDD is a unit of State of Florida special-purpose government with limited boundaries and is distinct in both form and function from general purpose government entities including but not limited to the City of Tampa, Hillsborough County etc.

The TP CDD authority is laser-focused and limited in attention to the properties owned by the CDD or shared with the City of Tampa. (Example TP Blvd medians)

- The CDD has no enforcement powers
- The CDD's public funds cannot be spent on private property
- CDD attention and activity is limited to that which occurs within its boundaries.

The majority of the CDD budget addresses community aesthetics - making residents proud of their homes. Tampa Palms defines the standard of care as that which is observed from a vehicle at 35 mph

Specific considerations for 2021-22

	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
Covid & Tampa Palms		
(1) Protection of Residents	Continue Enhanced Cleaning	On Going
(2) Protection of Workers	Guardhouse Used for Workers Continue Enhanced Cleaning	Re-Evaluate Monthly Re-Evaluate Monthly
Monitor Projects in Tampa Palms		
(1) Wetland Destruction	EPC Consent Requirements	Monitor
(2) Tampa Palms Blvd	Meeting w/ Ayres Engr Re Design	Not Scheduled
(3) Bike Path Improvements	Deferred Until TPB Project Designed	Review After TPB Designs
Monitor Projects Impacting Tampa Palms		
(1) I-75 Transit Lanes	PDE Public Meeting	Public Meeting Jan 27, 2021
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		

IV Park Reviews

1) Park Inspections & Restorations

- a) Roving Park Guard

<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
Progress Report	Jan	Staff

V. Misc and Local Government

- a) Covid Impacts
- b) Tampa Palms Blvd
- c) Multi-Modal Path Repaving [COT]
- d) PDE For Transit Lanes- Public Meeting Sch
- e) Garbage & Recycle Updates
- f) Cash Management
- g) City Stormwater Recertification

Report To Board	Jan	Staff
Report To Board	Feb	Staff
Report To Board	Jan	Staff
Report To Board	Jan	Staff
Report To Board	Jan	Staff
Report To Board	Jan	Staff
Report To Board	Jan	Staff

1
2
3 **MINUTES OF MEETING**
4 **TAMPA PALMS**
5 **COMMUNITY DEVELOPMENT DISTRICT**

6 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community
7 Development District was held on Wednesday November 10, 2021 at 6:00 p.m. at the Compton
8 Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

9
10 **FIRST ORDER OF BUSINESS - Welcome & Roll Call**

11 Mr. Field called the meeting to order.

12 The Board members and staff introduced themselves for the record.

13
14 **Present**

15 Gene Field	Chairman
16 Mike Gibson	Vice Chairman
17 Don Oneal	Supervisor
18 Tracy Falkowitz	Supervisor

19
20 **Also present were:**

21 Maggie Wilson	Consultant/Resident
22 Warren Dixon	TPOA Business Consultant
23 Brian Koerber	TPOA Property Manager

24
25
26 Mr. Field established that a quorum was present.

27
28 **Pledge of Allegiance**

29 Mr. Gibson led the recitation of the Pledge of Allegiance.

30
31 **SECOND ORDER OF BUSINESS – Strategic Planning Review**

32
33 Mr. Field reviewed the most current strategic plans, focusing on those issues which
34 have immediate impact and noting that the Board Book contained the full examination. The
35 full strategic plans and 2021-22 Focus were included in the advance Board Package; a copy of
36 which is attached hereto and made a part of the public record.

37
38 **THIRD ORDER OF BUSINESS - Public Comments.**

39
40

1 There being none the next item followed.

2

3 **FOURTH ORDER OF BUSINESS – Supervisor Comments**

4 There being none, the next matter followed.

5

6 **FIFTY ORDER OF BUSINESS - Approval of the October 13, 2021 Minutes**

7

8 On MOTION by Mr. Gibson, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
9 approved the Minutes of the October 13, 2021 CDD Board Meeting.

10

11 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

12

13 Mr. Field noted that the check register had been reviewed.

14 On MOTION by Mr. Oneal SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board
15 approved the Disbursements for the month ending September 30, 2021 in the amount of
16 \$233,218.77.

17

18 A copy of the Board Financial Analysis, Financial Statements and Check Register are attached
19 hereto and made a part of the public record.

20

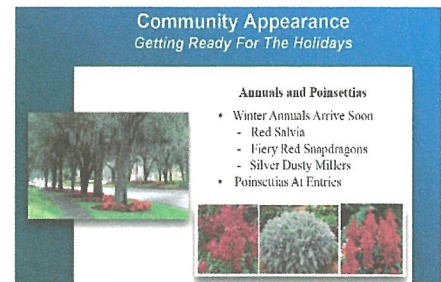
21 **SEVENTH ORDER OF BUSINESS – Consultant Reports**

22

23 ◆ **Community Appearance**

24 Ms. Wilson reported that the winter annuals and
25 poinsettias would soon arrive and again discussed the
26 difficulties in obtaining proper plant materials.

27 The difficulties stem from two different sources;
28 one the movement of some growers out of the annuals
29 market and into medical marijuana and two, staffing and
30 other possibly Covid-related problems plaguing the remaining growers.



- Carryforward revenue will increase by \$21,280 from \$85,000 in the Adopted Budget to \$106,280 in the Amended Budget.
- Total revenue for FY 2020-21 will increase from \$ 2,739,291 in the Adopted Budget to \$ 2,760,571 for the Amended Budget.

2. Expenditures

- Budget for TP Signature projects will increase by \$106,280 from \$0 for the Adopted Budget to the actual expenditure of \$106,280 for the Amended Budget.
- Total expenditures for FY 2020-21 will increase from \$ 2,739,291 for the Adopted Budget to \$2,760,571 for the Amended Budget.

Ms. Wilson noted that to approve this change, the Board should approve Resolution 2022-1.

On MOTION by Mr. Gibson, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board approved Resolution 2022-1, the Budget Amendment for FY FY 2020-21, increasing carryforward revenue by \$21,280 and increasing the Signature Projects expense line item by \$106,280, confirming a balanced budget of \$2,760,571.

◆ Sunshine Laws

Ms. Wilson reviewed the open records / Sunshine Laws that apply to CDDs; specifically that CDD matters may not be discussed between board members except at a noticed meeting.

Further, third parties may not act as conduits between board members and also that members should be wary of posting about CDD matters on social media where other members may observe and / or discuss their positions on CDD subjects outside of a noticed meeting.



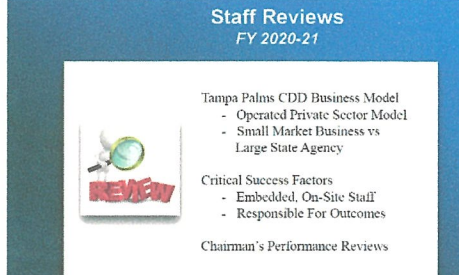
Sunshine Laws & CDDs
Operational Reminders

Keep the Sunshine on Open Meetings

- Board Members On CDD Matters
 - No "Outside" Conversations w/ Other Supervisors
 - No Emails Between Supervisors
- Be Wary on Social Media
 - Available To Other Supervisors
 - No Blocking "Dissenters"
- Non-Board Members
 - Acting as conduit between board members Verboten

◆ Staff Reviews

Ms. Wilson excused herself from the meeting. Chairman Field advised that the district's private-sector business model produces favorable outcomes come from repeatable, reliable business systems, processes...and dedicated, capable staff.



Staff Reviews
FY 2020-21

REVIEW

- Tampa Palms CDD Business Model
 - Operated Private Sector Model
 - Small Market Business vs Large State Agency
- Critical Success Factors
 - Embedded, On-Site Staff
 - Responsible For Outcomes
- Chairman's Performance Reviews

1 Mr. Field noted that success of the model is built on private-sector initiatives, experience, broad
2 skill sets and “do-what-it-takes attitude”. Staff compensation must be competitive with the
3 private sector.

4 Mr. Field reviewed professional compensation trend documentation and made
5 recommendations for the administrative position a 2.5% increase on the position salary.

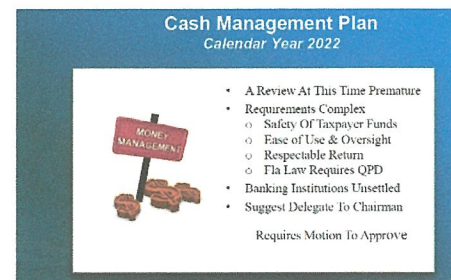
6 Mr. Field reviewed professional compensation trend documentation and made
7 recommendations for the consulting general manager a 2.0% increase on the position
8 compensation.

9 On MOTION by Mr. Gibson, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the
10 Board approved a 2.5 % increase for the administrative position and a 2% increase for the
11 consulting general manager.

12

13 ♦ Cash Management

14 Ms. Wilson noted that as was detailed by the Chairman in
15 his *Forward-Looking Financial Update* made to the
16 Board earlier this year, there are continuing situations and
17 conditions creating an unfavorable forward financial
18 momentum, such as the Covid crises, political uncertainty
19 and the uncertain Fed interest rate.



20 Staff recommended that no action be taken at this time and that the Board by motion approve
21 that the Chairman direct and approve any negotiated options regarding banking agreements
22 should such opportunities appear before the Board can meet.

23

24 On MOTION by Ms. Falkowitz, SECONDED by Mr. Gibson WITH ALL IN FAVOR, the
25 Board approved delegating to the Chairman, Gene Field, authority to negotiate and approve
26 cash management agreements.

27

28 **Additional Advanced Board Package Materials:**

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

31 **EIGHTH ORDER OF BUSINESS – Other Matters**

32 There being none, the next item followed.

33

1 **NINTH ORDER OF BUSINESS – Public Comments**

2 Warren Dixon on behalf of the TPOA advised the members of the extensive
3 renovations that are under way at River Park.

4
5 **TENTH ORDER OF BUSINESS - Supervisor Comments**

6 Mr. Oneal stated that he understood that plant materials are a problem but wondered
7 when the median near Sterling Manor would be replanted. Ms. Wilson noted that it had been
8 completed the week before.

9 Mr. Oneal complimented the ABM teams stating that even under difficult conditions,
10 the community was looking good.

11
12 **ELEVENTH ORDER OF BUSINESS - Adjournment**

13 There being no further business,

14
15 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal, WITH ALL IN FAVOR, the
16 meeting was adjourned.

17 **These minutes were done in summation format, not verbatim.*

18 **Each person who decides to appeal any decision made by the Board with respect to any matter*
19 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
20 *the proceedings is made, including the testimony and evidence upon which such appeal is to*
21 *be based.*

22 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
23 **publicly noticed meeting held on January 12, 2022.**

24
25 _____
26 **Signature**

27 Raymond J Lotito

28 **Printed Name**

29 **Title:**

30 **Assistant Secretary**

31 **X DPFG**

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson

Neighborhood Update

General Landscape

The holidays are an important time for Tampa Palms as friends and family visit making the *look* of the community an integral part of the holiday celebrations. In an unusual but welcome turn of events several owners have contacted the CDD to advise how proud they were of their community. Welcome news indeed!

In general the community fared well through the holidays despite a few challenges outside the control of the grounds maintenance staffs. The OLM inspection was conducted earlier this week and the entire landscape rated at 90% despite some non-trivial challenges stemming from:

- Weather
- Staffing (Covid)
- Plant providers



The Tampa Bay area enjoyed an interesting year weather-wise in 2021. Tampa Palms registered 86.5 inches of rain in 2021, but only ½ inch in December. The whole month, until the last two days of Dec, was unseasonably hot: the average daytime temperature in Tampa Palms was 78 for Dec and the highest recorded was 91. The average nighttime temperature in Tampa Palms was 75.

The temperatures and lack of any genuine cold weather since 2014 have created a situation in which turf fungus thrives (brown patch). Though continually present, it is usually dormant until the conditions of winter (shorter days with diminished sun) combine with unseasonable high temperatures and high humidity, especially fog which Tampa Palms has “enjoyed” many times in the last few weeks, cause it to visibly bloom.



Though named brown patch, the fungus appears as yellow circles in the turf and is visible in many places along the boulevards.



The fungus has been continually treated with a variety of products including:

- Protect- used on a regular protective spray program to minimize the risk of fungus damage
- Heritage - a preventative and post-emergent fungicide that works by inhibiting the mitochondria of the fungi from respirating, stopping their growth and killing them. Heritage works on ornamental plants as well as the turf

The objective of these treatments is the protection of the turf rhizome (root) so that the turf has a chance for recovery. Untreated most turf will die.

The turf to the right, across from the Country Club, can be seen recovering with green appearing in the yellow circles.



Staffing

ABM is struggling to keep Tampa Palms in tip top shape. Like many/most of the enterprises in this country, from airline pilots to Burger King, staffing problems are recurring and not diminishing problem.



Staffing difficulties are occurring from several different perspectives:

1. Employees who have just vanished, some with no notice
2. Employees who have contracted Covid (there are three at this time on the Tampa Palms team, two of the three are known to have been vaccinated)
3. The difficulty in hiring replacement employees; there are few applicants and even fewer that can pass the drug tests and felony background checks.

ABM is utilizing temporary services to augment the staff. ABM has 33 staff dedicated on-site for Tampa Palms but now on many days, there are only 21 reporting for work.

Oddly this staffing shortage is made more critical by the unseasonably warm weather. Normally during this time of year, the turf grows less, the shrubs need pruning less and the vines take a growth breather. It is also at this time that projects can commence in earnest.

The following projects were delayed:

- Pressure washing all benches along the boulevards (50% complete)
- Vine removal and pressure washing to expose the brick along the Reserve
- Refurbishing the Wyndham / Enclave entry to Tampa Palms from TPOST 3

Winter Plantings

Appearance this time of year in Tampa Palms is mostly about the holiday flowers, holiday decorations and the reindeer, most of which made their normal appearance but in the case of the flowers, somewhat delayed.

The annual flowers were late to arrive because they were too small to plant and rejected twice. They finally arrived and although small, they appear to be doing well. One of the reindeer did not survive the summer well and will be replaced next year.



The red flowers are of two different types and should continue to thrive and grow no matter if there is hot or cold weather.



The pontsettias provided a flash of welcoming color welcoming everyone to Tampa Palms at both main entries.

These plants, like other “winter plants” were not “crazy about” the overly hot December temperatures but due to the fact they were shaded by oak trees, they flourished.

Ongoing Property Damage



Almost every week there are examples of damage done to Tampa Palms landscape.

While trees, along with shrubs and bedding plants, are occasionally the victims, the most frequent damage is suffered by the turf along the boulevards.

Ruts are created in the turf that are so deep that they damage the roots and make restoration problematic.



This damage is done by cars and trucks that either skid off the roads accidentally or pull off the road to park.

In the examples to the left, deep ruts were created and the damage is substantial.

This occurs over and over: these two pictures are from areas adjacent to ponds and may well be the result of cars parked while people fish in the ponds, irrespective of the “No Fishing” signs.

This damage is costly; turf replacement is not cheap and repairs are seldom a permanent fix. Staff has asked the City if “no parking” signs strategically placed are a possibility and they are examining the issue.

Irrigation Systems

The irrigation system for Tampa Palms is an extremely complex system with lots of moving parts. The system is absolutely critical to Tampa Palms as it sustains the \$1.5 M in major landscape and the additional \$1 M in minor landscape, shrubs and turf.

Tampa Palms uses aquifer water under a SWFWMD permit that has been renewed three times. The amount of aquifer water used and the level of the ponds must be reported to SWFWMD in the following manner:

- Well meter readings monthly
- Surface water used monthly
- Pond levels, weekly

The Covid brought challenges to this system as the ABM staff member who has been reading and reporting system use for more than 15 years passed away this year due to Covid. (Many of you pumps him – Vern Ochs.) Several of his team-mates were afflicted but survived. Meter reading accuracy for both the well and surface suffered, even as others stepped in to provide the information.

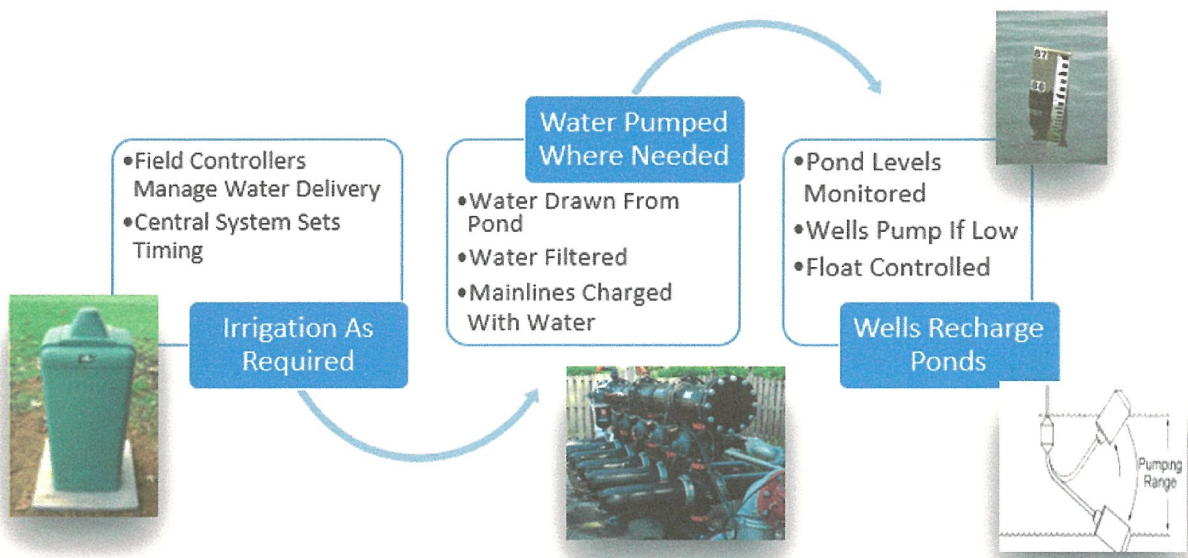
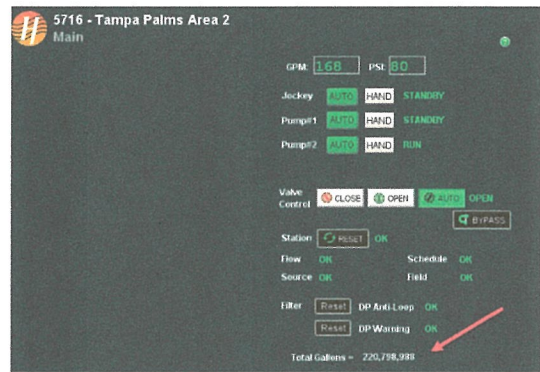
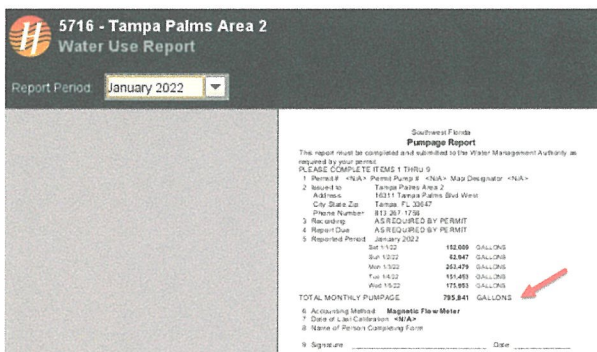
While external meters have been in place for years, current reading of those meters - even the operation of one of the meters - is suspect. Fortunately, meters internal to the irrigation systems were installed as a back-up last Fall. That data is intact and available for reporting but does not conform to the readings required in the Tampa Palms permit (gallons versus the actual meter readings) but that is being worked out with SWFWMD staff, who are always helpful.

One component of the systems requires replacement: the float controls that turn the well pumps on. There were two failures in the last year; on both occasions significant water flowed out of the ponds and into neighboring conservation areas, even adjacent to homes in Sterling Manor.

These well pump controls need replacement and were part of the proposed budgets for last fiscal year but not accomplished due to supply constraints.

Staff has been working with Hoover Pumping and found that as part of the project to replace the pump controls and floats, they can incorporate the pond levels data and well data and report both through their systems, automated and not dependent on the vagaries of grounds' maintenance staff.

Hopefully if SWFWMD approves this type of reporting, the system upgrades (\$22K per system) can be made to include this automated reporting.



Cash Management 2022

Where to put the CDD monies for earnings and security; it's a tough question. The current cash management plan continues through Feb 2022.

Background: the CDD receives the majority of its funds in the December / January timeframe and then spends down the balances during the fiscal year. Additionally, the CDD has monies earmarked for known or anticipated requirements in order to make certain that there are no owner surprises, special or increased assessments or borrowing.

These funds remain on deposit until used. It makes good financial sense to place them where they can earn the maximum interest.

As a recap, the Board-established and State of Florida-mandated cash management requirements that are used as a basis for review are as follows:

- 1) **Safety of taxpayer funds- fully insured**
- 2) **Institution must be a State approved QPD**
- 3) The bank must have internal process controls... supporting no-comment audits
- 4) There should be a respectable return on working capital



Financial analysts / experts cannot agree on the 2022 direction. The specter of escalating inflation fanned speculations of interest-rate hikes that were in part supported by the Federal Reserve's decision to double the pace of it taper of bond purchases.

At the same time bank *funds on deposit* grew in the last two years faster than ever previously recorded. Commercial banks are "loaded", resulting a severely reduced need for the CDD's deposits.

Said simply, banks pay interest to obtain money on deposit so that they can loan that same money at a higher interest rate than they are paying ... and make a profit.

So where is everything going? Good question; there are as many predictions as analysts. The outcome appears to depend on the policy decisions of the Fed and nothing is certain.

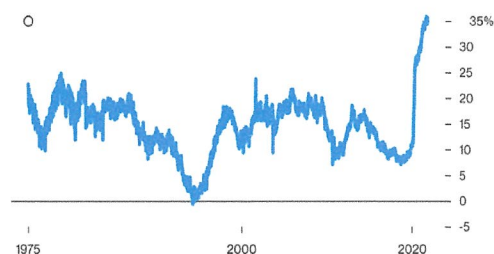
For Tampa Palms, staff has spoken to two banks that qualify as QPDs and none has any interest in enticing CDD deposits.

Jake Schoolfield suggests no action at this time; he is also working with his treasury management to see if short-term extension of the existing agreement (month to month) or an interim agreement are possible.

The chairman has a far greater knowledge and understanding of monetary policy and its impact on the CDD and can brief the board at the meeting.

Americans' Cash in the Bank Has Never Grown This Fast Before

Two-year percentage growth in U.S. commercial banks' deposits



Federal Reserve, Bloomberg

Board Member Resignation

Supervisor Jake Schoolfield has completed the sale of his and Carla's home in Cambridge and their relocation to Tampa Palms North so Jake, with a great deal of sadness, is resigning, as required, from the Tampa Palms CDD

Mr. Schoolfield is a member of the Tampa Palms Owners Association Board (TPOA) as representation for the commercial interests and he will continue in that capacity as he is an officer of a commercial entity in Tampa Palms.



The CDD Board members are now tasked with appointing a member to fill the vacancy left by Jake Schoolfield's resignation from Seat 2. This is an important and difficult charge as Board excellence starts with members who properly fit the organization.

While the Florida statutes mandate that the remaining Tampa Palms Board members will appoint a new member to fill Seat 2 until the end of the term in the General Election of Nov 2022, so this will be a short-term appointment. The statutes provide no definitive guidance as to how this selection should be made other than by Board appointment.

FS 190.006 (4) Members of the board shall be known as supervisors and, upon entering into office, shall take and subscribe to the oath of office as prescribed by s. 876.05. They shall hold office for the terms for which they were elected or appointed and until their successors are chosen and qualified. If, during the term of office, a vacancy occurs, the remaining members of the board shall fill the vacancy by an appointment for the remainder of the unexpired term.

Staff has previously reviewed this matter with John Daugirda as District Manager, and his guidance was that the Board alone determines how the replacement process will be conducted. There are no requirements for notice, public or local, and no set pattern or timeframe for replacement. The Board may defer the decision as long as it deems proper, or appoint someone immediately.

When the Board chooses to appoint a new member, that can be done by motion.

District Manager Assigned

DPFG's district manager for Tampa Palms, Chris Cleveland, has decided to leave CDD district management and return to the HOA management world from which he came. His primary reasons were the amount of travel and night meetings that CDD's required with resulting time away from his family.

We all wish Chris good luck in the coming year!

DPFG has assigned a new District Manager to support Tampa Palms, Raymond Lotito.

Ray has substantial background in business and has been assigned to numerous DPGF-managed CDD's. DPGF is making changes to the portfolio he oversees, primarily removing some developer districts and he will be assigned to Tampa Palms, as well as, the following districts:

- Hawks Point
- Union Park
- Epperson Ranch CD
- Panther Trace 1
- Triple Creek

Ray will join our 1/12/22 meeting and a brief bio for him is attached that was provided by Patricia Thibault.



Raymond J. Lotito
Manager, MBA
Raymond.Lotito
@dpfg.com

EDUCATION

University of Maryland, Robert H. Smith School of Business

College Park, MD

Master of Business Administration

University of Maryland

College Park, MD

Bachelor of Science, Engineering

PROFESSIONAL PROFILE

Experienced professional engineering with extensive experience in planning governmental contracts, construction and facilities maintenance. Specific expertise includes:

- Development of maintenance plans
- Project Planning
- Short & Long-Term Maintenance Fund Budgeting
- Thorough knowledge of NFPA, NEC, Codes & NSPE Specifications
- Complete knowledge of building & landscape maintenance processes, procedures and project management
- USACE and FEMA Procedures & Field Operations
- District and Field Management – Community Development Districts

PROFESSIONAL EXPERIENCE

2018 - Present

Development Planning and Financing Group, Inc. (DPFG), Inc. - Maitland, FL

District Manager

PROFESSIONAL EXPERIENCE

2016 -2017

Atlantic Coast Consulting

Savannah, GA

Sr. Consultant Regional Manager – Provided engineering design & consulting services to local and municipal governments

1992- 2014

SCS Engineers

Long Beach California & Tampa Florida

Vice President – Managed an office with a staff of over 25 engineers, technicians and support staff revenue in excess of \$15 million. Managed Federal, Local and Municipal Government contracts

1988- 1992

Hayden-Wegman Engineers

West Palm Beach, Florida & NYC, New York

Project Director – Managed a multi-million-dollar contract for the construction of the Waste-to-Energy Facility in Palm Beach County, Florida

Awards & Accomplishments

University of Florida Center for Solid & Hazardous Waste Management

Advisory Board Director - Current

Solid Waste Association of North America

Past President

US Army Corp of Engineers

USACE – Award for Outstanding Performance



I-75 Express Lanes

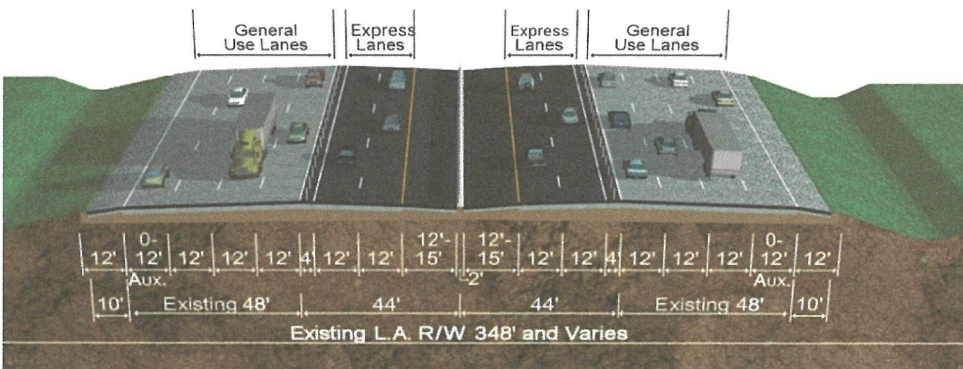
There are two PD&E studies in progress at this time to add express lanes to I-75, one adjacent to Tampa Palms. These projects are part of the larger Strategic Intermodal System (SIS) series of projects.

I-75 is a south-north interstate highway that is a major trade and tourism corridor. I-75 is part of the highway network that provides access to regional intermodal facilities such as several general aviation airports, MacDill Air Force Base, several seaports, transit stations, cruise ship terminals and major CSX intermodal rail facilities. As mentioned about it is part of the SIS and is a vital link in the transportation network that connects the Tampa Bay region to the remainder of the state/ nation.



Proposed Improvements

The Northern P D&E study begins slightly north of Bruce B. Downs and extends to just south of Moccasin Wallow Road. (See map – green area above)



The proposal is to add two Express Lanes (EL) in each direction within the existing I-75 median throughout the project limits. The existing three General Use Lanes (GUL) will remain.

The second PD&E continues the Express Lanes south approximately 23.0 miles from Moccasin Wallow Road to south of US 301. This portion of I-75 travels through the communities of Brandon, Gibsonton, Progress Village, Riverview, Ruskin, and Sun City Center.



A Project Development and Environment (PD&E) Study is a comprehensive study that evaluates social, economic and environmental effects associated with the proposed transportation improvements so that the FDOT can reach a decision on the type, location and conceptual design to meet the project's proposed purpose and need. The PD&E study is the second phase of the FDOT's 5-step highway development process, as shown to the left.

There are many projects in the SIS series and the conducting the PD&E study does not necessarily define when the project will move into the design and then the final ROW acquisition and finally the construction process.

The projects could be advanced with the arrival of Federal monies directed to the interstate systems; that impact is not knowable at this time.

What is knowable is that **the project as put together at this point will be what moves into construction phase so participation is important.**

Public Hearing Scheduled

The Project Development & Environment Study process provides opportunities for the public to view information about the project and to comment on the proposed improvements. Public involvement activities will continue throughout the duration of the project. Project information and documents are uploaded to the project website for review when they become available. A public hearing is scheduled to take place January 27, 2022 and is being offered in person with an option to attend virtually.

In-person Public Hearing Location

Hilton Garden Inn
4328 Garden Vista Drive
Riverview, FL 33578

Date: January 27, 2022

Time: 5:30pm – 7:30 pm

Formal Portion: 6:30 pm

A virtual meeting will be available virtually via *GoToWebinar*.

Registration is available via the click the link below to register for the virtual public hearing session:

<https://register.gotowebinar.com/register/2106572338957442832>

Documents will be put on display starting January 6th through February 11th at the following locations:

The closest to Tampa Palms

FDOT District 7 Office
11201 N McKinley Drive

Tampa, FL 33612

(800) 226-7220

(813) 975-6000

Monday-Friday: 8am-5pm

Saturday & Sunday: Closed

Also available at:

Ruskin Branch Library

26 Dickman Drive SE,

Ruskin, FL 33570

(813) 273-3652

Monday-Saturday: 10am-6pm

Brandon Branch Library

619 Vonderburg Drive

Brandon, FL 33511

(813) 273-3652

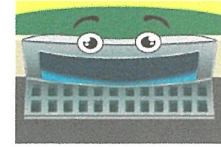
Monday-Thursday: 10am-9pm

Friday-Saturday: 10am-6pm

Stormwater Mitigation Credits Re-Certification

The City of Tampa instituted an annual Non-Ad Valorem Assessment for properties within the City to pay for operations and maintenance of the City-owned stormwater systems 2003. The services covered by City-provided stormwater operations and maintenance include:

- street sweeping,
- pond maintenance of **City-owned ponds**,
- pipeline system cleaning,
- outfall cleaning,
- ditch or swale maintenance
- and miscellaneous microprojects ancillary to maintenance activities above.



A second assessment was approved, an Annual Non-Ad Valorem Improvement assessment to pay for capital improvements associated with the stormwater system in the Central and Lower Improvement Areas was also initiated **but that does not apply to Tampa Palms**.

Each property which receives benefit from City of Tampa stormwater operations is assessed based on the amount of impervious surface on the parcel. Impervious surface means a surface that has been compacted or covered with a layer of material so that it is highly resistant or prevents absorption of stormwater. It includes roofed areas and surfaces such as compacted sand, lime rock, or clay, as well as conventionally surfaced streets, sidewalks, parking lots, and other similar surfaces like pond drainage structures.

The City approved a program whereby all non-residential properties shall on the fifth year after first receiving mitigation credit and every fifth year thereafter or upon written notice by the City, certify that the onsite stormwater infrastructure which qualified the property to be eligible for the mitigation credit continues to exist and is maintained to be functioning as designed.



According to the ordinance, properties owners shall submit As-Built Certifications or survey documents demonstrating the infrastructure is still functioning as approved for mitigation and certification that mitigation efforts by the community (ponds) are properly maintained.

The City has identified 51 parcels that (1) receive mitigation credits and (2) must be recertified. To provide as-built certifications is not possible after almost 40 years and surveys could cost well over \$100K. To demonstrate that the receiving ponds are properly maintained should be easier: the CDD budgets for and heavily documents pond maintenance activities. (NPDES-MS4)

Staff will attempt to simply provide:

- A link for each parcel to the dedications which details what the parcel is and where it is located. Note many of these parcels are in the middle of City ROW such as medians (see attached)
- The FDEP 2021 audit documentation of the stormwater systems provided by the Tampa Palms (see attached)
- A concurrence sign-off by the CDD staff and the CDD engineer, Tonja Stewart.



City of Tampa

Jane Castor, Mayor

Mobility Department
Stormwater Engineering Division
306 E Jackson Street, 6th N
Tampa, Florida 33602

Office (813) 274-8386
GGM-59

NOTICE OF RECERTIFICATION

December 1, 2021

TAMPA PALMS CDD
16311 TAMPA PALMS BLVD W
TAMPA, FL 33647-2019

RE: Stormwater Assessment Mitigation Credit of 10% for the list of properties attached.

Dear Property Owner:

On February 1, 2018 Tampa City Council passed Resolution 2018-94 amending the City's Mitigation Policy requiring a recertification application every five years to continue receiving the mitigation credit for its Stormwater Service Assessment. The property owner or representative is required to submit the Application for recertification with appropriate required documentation such as an As-Built verifying the infrastructure that qualified the current mitigation is functioning as designed.

The purpose of this letter is to inform you the current mitigation credit of 10% is assigned to the 43 properties listed on the attached document. The property's recertification applications and supporting documentation must be returned to the City to continue receiving the mitigation credit for the 5 year cycle beginning on the 2022 (FY 23) billing. Multiple parcels may use the same application if they use the same infrastructure being certified and supporting documentation verifies this. Response with the identified documentation is required no later than March 1, 2022. Return the completed Recertification Applications and certification documentation to:

City of Tampa Stormwater Engineering
Mitigation Recertification
306 E Jackson Street, 6th Floor North
Tampa, FL 33602

The mitigation policy, guidelines and applications can be found on the City's Website at www.tampa.gov on the Stormwater Assessment Program page and MITIGATION POLICY tab. A recertification application is included with this letter for you to use, or you may complete the application and submit your package through our web page. Should you have further questions you may directly reach our Stormwater Assessment team at (813) 274-8386 or email us at stormwatermitigation@tampagov.net.

Sincerely,

Joan M. Greco
Supervisor, Stormwater Services Assessment
Enclosure

City of Tampa, Florida
2021-2022 Stormwater Fee Mitigation Assignment

Tracking Number: GGM-59
Date: 12/1/21

PROPERTY OWNER

TAMPA PALMS CDD
16311 TAMPA PALMS BLVD W
TAMPA FL 33647-2019

43 Properties

	<u>Folio</u>	<u>Site Address</u>	<u>2021-22 Mitigation</u>
1	0339790460	16311 W TAMPA PALMS BLVD	10%
2	0339790718	0 BRUCE B DOWNS BLVD	10%
3	0339790744	0	10%
4	0339790772	0	10%
5	0339824242	0	10%
6	0339824384	0	10%
7	0339824388	0 W TAMPA PALMS BLVD	10%
8	0339824392	0	10%
9	0339824396	0	10%
10	0339824654	16302 TAMPA PALMS BLVD	10%
11	0339824664	0 EBENSBURG DR	10%
12	0339824670	0 W TAMPA PALMS BLVD	10%
13	0339824866	0	10%
14	0347555110	0	10%
15	0347560566	0 TAMPA PALMS BLVD	10%
16	0347560568	0 TAMPA PALMS BLVD	10%
17	0347560572	0 AMBERLY DR	10%
18	0347560580	5298 TAMPA PALMS BLVD	10%
19	0347560846	0 TAMPA PALMS BLVD	10%
20	0347560848	0 AMBERLY DR	10%
21	0347560850	0 AMBERLY DR	10%
22	0347560856	5302 SQUIRE DR	10%
23	0347560862	0 BRUCE B DOWNS BLVD	10%
24	0347563540	15702 AMBERLY DR	10%
25	0347580386	0 TAMPA PALMS BLVD	10%
26	0347580388	0 PENWOOD DR	10%
27	0347580626	0 STONINGTON DR	10%
28	0347580628	0 STONINGTON DR	10%
29	0347580632	0 STONINGTON DR	10%
30	0347580640	0 STONINGTON DR	10%
31	0347580642	0 STONINGTON DR	10%
32	0347580644	0 STONINGTON DR	10%
33	0347580764	0 TAMPA PALMS BLVD	10%
34	0347580770	0 FAIRCHILD DR	10%
35	0347580774	0 YARDLEY WAY	10%
36	0347581180	0 COMPTON DR	10%
37	0347581182	0 TAMPA PALMS BLVD	10%
38	0347581184	0 TAMPA PALMS BLVD	10%
39	0347581186	0 CONDOVER CT	10%
40	0347581376	0 COMPTON DR	10%
41	0347631578	0 YARDLEY WAY	10%
42	0347631580	0 YARDLEY WAY	10%
43	0347631608	7600 YARDLEY WAY	10%



City of Tampa

Jane Castor, Mayor

Mobility Department
Stormwater Engineering Division
306 E Jackson Street, 6th N
Tampa, Florida 33602

Office (813) 274-8386
GGM-60

NOTICE OF RECERTIFICATION

December 1, 2021

TAMPA PALMS CDD
16311 TAMPA PALMS BLVD W
TAMPA, FL 33647-2019

RE: Stormwater Assessment Mitigation Credit of 100% for the list of properties attached.

Dear Property Owner:

On February 1, 2018 Tampa City Council passed Resolution 2018-94 amending the City's Mitigation Policy requiring a recertification application every five years to continue receiving the mitigation credit for its Stormwater Service Assessment. The property owner or representative is required to submit the Application for recertification with appropriate required documentation such as an As-Built verifying the infrastructure that qualified the current mitigation is functioning as designed.

The purpose of this letter is to inform you the current mitigation credit of 100% is assigned to the 8 properties listed on the attached document. The property's recertification applications and supporting documentation must be returned to the City to continue receiving the mitigation credit for the 5 year cycle beginning on the 2022 (FY 23) billing. Multiple parcels may use the same application if they use the same infrastructure being certified and supporting documentation verifies this. Response with the identified documentation is required no later than March 1, 2022. Return the completed Recertification Applications and certification documentation to:

City of Tampa Stormwater Engineering
Mitigation Recertification
306 E Jackson Street, 6th Floor North
Tampa, FL 33602

The mitigation policy, guidelines and applications can be found on the City's Website at www.tampa.gov on the Stormwater Assessment Program page and MITIGATION POLICY tab. A recertification application is included with this letter for you to use, or you may complete the application and submit your package through our web page. Should you have further questions you may directly reach our Stormwater Assessment team at (813) 274-8386 or email us at stormwatermitigation@tampagov.net.

Sincerely,

Joan M. Greco
Supervisor, Stormwater Services Assessment
Enclosure

City of Tampa, Florida
2021-2022 Stormwater Fee Mitigation Assignment

Tracking Number: GGM-60
Date: 12/1/21

PROPERTY OWNER

TAMPA PALMS CDD
16311 TAMPA PALMS BLVD W
TAMPA FL 33647-2019

8 Properties

	Folio	Site Address	2021-22 Mitigation
1	0339790420	0 W TAMPA PALMS BLVD	100%
2	0339790424	0 W TAMPA PALMS BLVD	100%
3	0339790714	5015 STERLING MANOR DR	100%
4	0339790724	16100 W TAMPA PALMS BLVD	100%
5	0339790726	16100 W TAMPA PALMS BLVD	100%
6	0347555174	0	100%
7	0347581604	0 MAC LAURIN DR	100%
8	0347581606	0 MAC LAURIN DR	100%

Recertification for Stormwater Utility Mitigation Credit

Questions? (813) 274-8386 or stormwatermitigation@tampagov.net

City of Tampa Stormwater Engineering
306 E Jackson St., 6th Floor North Tampa, FL 33602

The mitigation policy, guidelines and application can be found and submitted on the City's website at www.tampa.gov on the Stormwater Assessment Program page and MITIGATION POLICY tab.

Complete package must be received prior to March 1st to be considered for the next billing year.

Section A-Owner Information

Name: _____
Address: _____
City: _____ State: _____ ZIP Code: _____
Phone: _____ Fax: _____
Email Address: _____

Section B- Property Information

Name of Property (i.e. Development, Subdivision or Folio): _____
Site Address: _____
ZIP Code: _____

Section C - Current Mitigation to certify

- a) 100%
Eligibility:
 Private stormwater management facility Parcel discharges to eligible non-City system Parcel with unique drainage features

Note: For parcels discharging to eligible non-City Stormwater System; the survey or site plan must depict the area of the parcel directly discharging to eligible waters and shall also display any additional area that is discharging to the City's system or other receiving waterbodies.

- b) 40%
Eligibility:
Parcel Owner owns, operates and maintains a private stormwater management facility that provides attenuation and treatment equal to that necessary for a 50 year storm event.

- c) 10%
Eligibility:
 Property contains properly functioning on-site treatment and attenuation Property owner contributes to maintenance of private system
(Note: Does not require Section F)

Section D - Documentation Required

Adequate documentation such as As-Builts or inspection reports must be submitted to demonstrate the infrastructure is functioning as designed and is still eligible to receive the mitigation credit. Please refer to City Code Section 21-123 and the City's Mitigation Policy for required documentation and note that the City reserves the right to request additional information if necessary.

Section E-Certification Statements

Sign below certifying that you have read the following statements and understand each one:

- The information submitted is truthful and accurate.
- I hereby grant the City of Tampa staff access to the property referenced in this document to inspect the facility or facilities for mitigation credit qualification. City shall provide at least Twenty Four (24) hour notice to property owner.
- I will notify the City of Tampa should any alteration occur to the facility referenced in this certification that prevents it from performing as credited.
- The stormwater management system identified herein is in compliance with the site plan, regulatory requirements and assigned mitigation requirements.

Owner/Representative's Signature _____

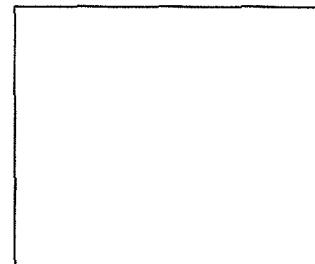
Date _____

For multiple owners, representative responsible for management may sign.

Section F-Engineer's Signature & Seal

Engineer's Signature: _____

P.E. License Number: _____



Affix Seal above

Section G-Office Use Only

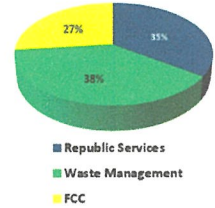
Received by City of Tampa, Florida on: _____
Certification reviewed by _____ on _____
Approved Y or N Next Certification Due _____

Community Solid Waste Collection- Area 1 Changing

As reported in July of 2021, Hillsborough County signed solid waste collection and disposal agreements which will cover eight years of service from 2022 through 2030. The cost for these services is an impressive nearly 6/10th of a billion dollars (\$ 589,040,360).

There are three companies that will provide hauler services:

- Waste Management (Collection Zone 2 - North East)
- Republic (Collection Zone 1-Central)
- FCC (Collection Zone 3 - South)



For the first time Tampa Palms will be split into territories for two different vendors:

- Waste Management will collect for Area 1 (East of BB Downs)
Waste Management covers the largest area in the County and allegedly was the best rated of the existing three companies
- Republic will collect for Area 2 (West of BB Downs)
Republic is new to Tampa Palms but has been part of the County team for a number of years.

On the Thursday before New Years, many residents received a flyer directly from Waste Management announcing new collection days and times.

It stated in part that garbage would be Wednesday & Saturday and recycle & yard waste collection would also be on Wednesday. Bins should be out by 6AM.

Waste Management sent the flyer and when staff contacted County staff seemed unaware of the flyer.

Staff sent a follow-up email asking would Area 2 have the same collections days, even with a different hauler (Republic Services). Republic apparently has not finalized their routes and no information is available for Area 2.

NOTICE On Jan. 31, 2022, Your Garbage, Recycling, and Yard Waste Collection Days May Change. You will still receive **two garbage, one recycling, and one yard waste** collection weekly.

Starting Monday, Jan. 31, 2022:

Service	Collection Day
Garbage	Wednesday & Saturday
Recycling	Wednesday
Yard Waste	Wednesday

Follow the 3-foot rule. Keep carts at least 3 feet away from other carts, mailboxes, cars, trees, shrubs, fire hydrants, and utility poles.

6:00 Roll the cart to the curb by **6 a.m.** on the collection day for those items.

Complete residential garbage, recycling, and yard waste collection guidelines are available at HCF LGov.net/Trash or contact Hillsborough County Solid Waste Customer Service at **(813) 272-5680**.

CDD Organization Matters

Organization Documents

The Tampa Palms CDD adopted organizational documents/statements that serve to establish the purpose of the organization (Mission Statement), define the organizational objectives that reflect and flow naturally from the purpose of the organization (Direction Statement) and those standards which form the foundation on which the Board conducts itself (Core Values). Board Members assume roles that oversee the framework or context within which the District's strategies are formulated (Leadership Roles).

Each year at this time the Board reviews the CDD organization documents, which were developed by the Chairman, to assure that the documents reflect current thinking and are consistent with the direction the Board is leading the community.

This year staff took the liberty of penciling-in Supervisor Oneal to the role previously held by Supervisor Soley. If there are any changes that more clearly reflect CDD stewardship, please advise staff so that any modifications can be discussed as part of the January meeting Agenda.

The documents follow include:

The Organization Documents for the Tampa Palms CDD

Tampa Palms CDD Perspective & Metrics

Tampa Palms CDD Stewardship History

Tampa Palms CDD

CDD Direction Statement

Re-Presented
(1/12/22)

Provide timely and effective leadership to protect and preserve the safety and quality of life in Tampa Palms, mitigating the impact of externally-driven changes.

Tampa Palms CDD

Re-Presented
1/12/22

Mission Statement

Provide respected and effective leadership for the continuous improvement of Tampa Palms I & II, in statute-authorized CDD responsibilities:

- assessment and collection of taxes & revenues
- protection and maintenance of CDD assets

Tampa Palms CDD

Re-Presented
(1/12/22)

Core Values

We are accountable to our residents for our decisions, actions and inactions.

We work as a team and with the community, committed to open and honest communication, mutual support and respect for each other.

We are a growing and learning organization committed to change and innovation to provide the best possible community for our residents.

We help each other listen, to understand our resident expectations and do all we can to meet them.

We are accountable to the community, for the integrity of all financial reports and communications.

We will be vulnerable in front of our residents to have the public debate required to make the best decisions.

Board Leadership Roles

Jan 12, 2022

Leadership

Financial Management

Field

Facilitate Board oversight role by providing:

- Development and analysis of annual operating budgets.
- Definitive and actionable interim account reports.
- Balance sheet analysis related to Board decisions.
- Cash flow projections related to short and long-term plans.
- Oversight of up-to-date five-year directional plans.
- Oversight of district resource allocation.
- Analysis of annual audits and internal controls.
- Provide financial leadership and direction to the treasury management effort, particularly as relates to efforts to achieve maximum (and safe) return on investments.

Board Leadership Roles

Jan 12, 2022

Leadership

Local and State Government Liaison

Falkowitz

- Monitor CDD mission
- Leadership in resident education of CDD responsibilities vs. TPOA
- Monitor changes to laws regarding CDDs
- Coordinate Tampa Palms interests with City Council members.
- Monitor transportation changes and their impact on Tampa Palms, particularly traffic safety and plans for changes to I-75.
- Monitor web site adherence to State requirements
- Co-ordinate staff liaison with TPOST 3 and TP North to assure achievement of common goals.
- Provide leadership and direction to the branding efforts from the perspectives of Tampa Palms and the greater community. This would include at a minimum the efforts to modify the safety and ambiance of Tampa Palms by reducing the boulevard travel lane to one lane.

Board Leadership Roles

Jan 12, 2022

Leadership

Landscaping and Community Appearance

Oneal

- Monitor landscape maintenance performance and coordinate with OLM and ABM.
- Oversee development and implementation of routine improvement activities.
- Develop, implement & monitor a community program to evolve the Tampa Palms community to drought-resistant and winter resistant landscape.
- Provide leadership and direction to the continual branding effort from a landscape perspective.
- Work with staff and consultants to develop, implement and monitor Board programs to continually revitalize and keep fresh community landscape.
- Provide leadership and direction to the water conservation effort from the perspective of the complex irrigation system infrastructure.

Board Leadership Roles

Jan 12, 2022

Leadership

Parks & NPDES

Gibson

- Work with staff and consultants to develop, implement and monitor Board-approved programs to continually enhance parks.
- Monitor preventive maintenance programs (such as Sunshine One Call) and District response to problems.
- Monitor compliance with watering restrictions and annual usage restriction reporting.
- Monitor emerging NPDES requirements.
- Oversee changes in NPDES requirements and the District plans to comply.
- Work with staff and consultants to develop, implement and monitor programs to continually revitalize irrigation.

Board Leadership Roles

Jan 12, 2022

Leadership

Infrastructure and Facility Oversight

Vacant

- Work with staff and consultants to develop, implement and monitor Board-approved programs to continually enhance entrances, community lighting and other infrastructure.
- Observe irrigation system performance as reported by staff and assume leadership role before Board to the complex subject of irrigation, including regulatory matters..
- Identify community infrastructure needs such as village entries and boulevard walls with staff & residents
- Monitor construction and development activities in and near Tampa Palms to assure best interests of the community are served.
- Assume an overall leadership role in the ongoing branding of Tampa Palms from a project design perspective

District Value Created _____ 20 Years of Board Stewardship through September 30, 2021

Major high-value area metrics includes, but are not limited to the following....

Board Professionalism
And Effectiveness

Advanced Board Book.....Professionally Informed Board
Power Point Presentations Improved Meeting Communications

Long-Term
Partnerships

Toro Beta Site (Mowing Ended June 2017 Due To Corporate Relocation)
Turf maintenance, equipment & irrigation systems & controls
Savings: 20 years of Turf mowing costs... Total \$2.0 M
One-time irrigation control system & software \$ 100 K
OneSource/ABM landscape maintenance effective as of 2002
Created business systems & processes for effective implementation
Preserved \$ 300 K/Yr cost savings by Interim negotiation
Expense increase limited to compound annual growth rate of less than 2.0 %
per year over 18-year period

Retirement of Debt

Retired TP infrastructure debt Annual principal & interest \$ 1.3 M
Reduced CDD taxes \$ 650 K per year in aggregate
Transitioned TP to 100% non-ad valorem assessments

Restore TP to Premier
Community

TP was debt-free 30 Yr old community that looked 30 Yrs old.
Retained \$ 650 K of debt service for 5 years
Launched \$ 5.0 M Visioning TP 2017 to restore 'Premier' status

Reduced Community
Assessments

Visioning TP 2013 completed Reduced assessments 10 % \$ 265 K/Yr
For three years Total 3-year reductions \$ 800 K

Financial
Stewardship

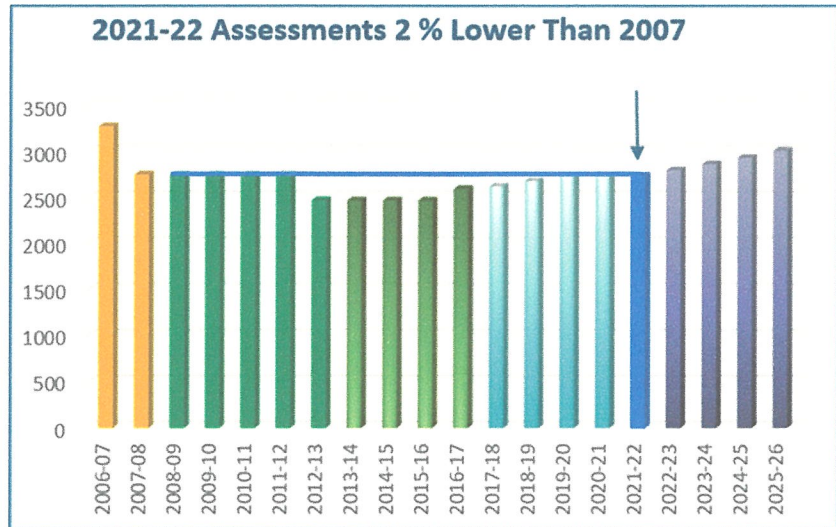
Private Sector Financial Reporting Standards 3.2 M Budget
Major Project financial management & internal controls \$ 9 M Projects
18 years of "No Comment" independent audits
Cash Management QPD protection Interest income totals over \$ 350 K
Multi-Year Financial Models Longer-term Vision

Maintain District
Financial Health

Created Financial Model - no surprises
Publicly Examines - history and reasonableness of CDD assessments
Provides insight into the future consequences of current financial decisions.

Maintain District
Financial Health (Cont'd)

Increased assessments 2.2 % in FY 2017/18 & 2018-19 to meet needs
Advised TP probable annual increase of 2.2% - 2.4% for 5 years
Revised for 2021 assessments due to pandemic impact on residents



Environmental
Compliance

NPDES (EPA) Plan & Audit District savings \$ 30 K every 5 years
SWFWMD partnership Water use approval & monitoring
Alternative to potable water Annual savings \$ 500K / Year
18 Year Achievement \$ 90M

Conserve
Resources

Resource Conservation Programs
Water conservation Reduced SWFWMD water allowance by 25 %
Energy conservation Reduced KWH use by 33 %

Eminent Domain

Florida Gas Transmissiontaking of CDD Property \$ 400 K
Area I exit to Bruce B Downs...taking of CDD Property \$ 477 K

Non-Ad-Valorem
Assessments

Research: Florida Supreme Court Cases re: Assessment Process
Developed and Implemented TP Process...for Assessments Savings \$ 30 K

Mitigation
BBD Expansion

Numerous Design Changes...Flagship Corner Pond,
BBD Fencing Design, Area II Median, etc Cost Avoidance \$ 300-400 K

Research
Priceless

Deed: Grace Church specific Land Use Restrictions
Avoidance : Cell Tower and Commercial Use of TP Flagship Corner

Government
Relations

Initiated and Maintained constructive & co-operative relationships
....with all state, county, & city management and operating constituencies

Secure cooperation to maximize public services for TP CDD

**Project
Management**

Board & staff implemented over \$ 17.0 M to \$18.0 M in community projects
Quoted, sourced, budgeted and controlled all projects
Internal controls 18-Years of successful audits

**Resident
Communication**

Initiated and maintain TP CDD website required by State of Florida
Posts CDD public records to inform interested residents
Provide Board and CDD e-mail & phone contacts to ease communication
Fund TPOA newsletter as communication vehicle to inform residents

**Allocation of
Resources**

Monthly, professional landscape maintenance review with formal rating
Board, staff and OneSource/ABM actively participate
Priorities established for ABM/One Source service 17 Yr total \$14.0 to \$15M

Tampa Palms CDD Perspective

5 Member Board, Elected for Four-Year Terms

Focused Mission..... Empowered by Florida Statutes

Sunshine Laws AKA Open Meeting Laws

Organization Foundation: Written

Mission, Core Values, Direction Statement, Five Year Models

Board Leadership: Shared... Centers of Excellence

Annual Financial & Internal Audit Control

Eighteen-Years No Comment Audits

Re-presented 12-Jan-22

Tampa Palms CDD Metrics

2,700 Acre Community w/ Conservation Lands

12 million Sq. Ft. (275 Acres) of Turf, Shrub Beds & Pond Surface

70 Retention Ponds

54 cul de sacs

8 Lake Fountains

3 Land Fountains

143 Acres of Maintained Landscape

100,000 Annual Plantings Provided Yearly

3,800 Trees

20 miles of Irrigation Systems

11,000 Sprinkler Heads

600 Lighting Fixtures (Landscape, Monument, Entry)

3 Parks Hampton, Amberly & Oak

3 Pavilions

6 Tennis Courts 1 Racquetball Court

Re-presented 12-Jan-22