

**TAMPA PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

***Agenda Package  
Board of Supervisors Meeting***



***Wednesday, June 10, 2020 6 PM***

***16101 Compton Drive,  
Tampa Fl 33647***

***Plus Zoom Virtual (Join Zoom Meeting)***

**<https://us02web.zoom.us/j/87861912231?pwd=UXV0bIFkUERhUIM5aExVcUJaaZNSdz09>**

**Meeting ID: 878 6191 2231**

**Password: 306241**



# TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

## CDD Meeting Advanced Package June 10, 2020

### Contents

1. Introduction
2. Agenda
3. Financial Statements
  - a. Financial Analysis
  - b. Financial Statements A/O 4/30/2020
  - c. Monthly Financial Summary
  - d. Project Driven Financial Reports
  - e. Check Registers & Other Disbursements
4. Strategic Planning and Capital Projects Planning
  - f. Strategic Planning
  - g. Focus 2020
  - h. Significant Events
  - i. Signature Spending Plan
5. April, 2020 Minutes
6. Consultant Reports
  - j. Signature Updates
  - k. Community Appearance
  - l. Park Operations
  - m. Proposed FY 2020-21 Budget  
    Budget (Summary & Detail)  
    Assessment Chart
  - n. 2019 Audit Report
  - o. Wetlands Intrusion
  - p. Financial Disclosure Forms
  - q. The Value of Tampa Palms



# BOARD LETTER

Tab 1

# Tampa Palms Community Development District

---

Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9102  
Fax: 813-374-9106

June 5, 2020

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

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District Budget Hearing and Board Meeting is scheduled for Wednesday, June 10, 2020 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.

Governor's order waiving physical quorum appears to continue to extend. If it does, a video meeting will be held via Zoom with the following access:

Meeting ID: 878 6191 2231

Password: 306241

Enclosed for your reviews are the minutes of the April 13, 2020 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,

*Lore*

LoreYeira, District Manager  
DPFG

LY;mmw

cc: Maggie Wilson  
DPFG (Record Copy)

## **Tampa Palms CDD Meeting Agenda**

**June 10, 2020, 6:00 p.m.  
Compton Park Recreation Building  
16101 Compton Drive, Tampa, FL 33647  
Join Zoom Meeting**

**<https://us02web.zoom.us/j/87861912231?pwd=UXV0bIFkUERhUIM5aExVcUJaaZnsdz09>**

**Meeting ID: 878 6191 2231  
Password: 306241**

1. Welcome & Roll Call
2. Strategic Planning
3. Board Member Discussion Items
4. Public Comments
5. Approval of the May, 2020 Minutes
6. Approval of District Disbursements
7. Consultant Reports
  - Community Appearance
  - Irrigation (Water Use & Permitting)
  - Parks (Incidents & Use)
  - Wetlands Intrusion
  - FY 2020-21 Proposed- Represented
  - FY 2018-19 Audit
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn

# FINANCIALS

Tab 3



# FINANCIAL ANALYSIS

Tab 3 A

Executive Summary

The District finances are adequate to satisfy the Board's financial oversight responsibilities. More specifically, as of April 30th, the District has cash balances net of liabilities of \$ 5.0 M. Projecting the remaining Calendar 2020 transactions and District contingent reserves, detailed below, it is anticipated that there will be \$ 1,026 K in unallocated funds before December collections, a four-month safety factor.

Revenue

As of April 30th, the District has collected 98 % of the assessments, slightly behind last year's collection rate at this same time, with the remaining \$ 49 K to be collected by July (\$24K was already booked in May). The CDD has favorable \$ 34 K interest income, income which results from the District-negotiated banking agreement with a favorable interest rate guarantee vs the budget.

Expenses

The General Fund for normal operations shows a favorable position against budget of \$ 63 K as of April 30th, due principally to the timing of billings vs expenditures. Project-driven expenses, minus Signature projects, show a positive timing variance of \$ 17 K chiefly due to the negative variance due to Signature expenses which await a budget amendment once the plans are finalized. Without the Signature effects, projects show a favorable position against budget of \$49K which is primarily due to timing of expenditures.

## Cash Flow Projections for Calendar 2020

(Shown in \$ 000)

Sources of Funds

Cash Balance 4/30/20	\$ 4,965	
Collected a/o 5/20/20	26	
Collections prior to December receipts	23	
Total Sources of Funds		\$ 5,014

Uses of Funds

Balance FY 19-20 expenses	( \$ 1,310)	
Signature Expenses	( 464)	
Weather Related Reserves	( 400)	
Palm & Tree Replacements	( 200)	
Community-Wide Wall & Monument	( 100)	
Pond Improvement Reserves	( 700)	
1st Qtr FY 20-21 expenses	( 679)	
Infrastructure Replacement Contingency	( 135)	
Total Uses of Funds		( \$ 3,988)
Projected Funds before December, 2020 receipts		\$ 1,026

## Frequently Asked Questions

***FAQ Staff has been asked, “what happens if owners do not pay their taxes, is the property sold by the County; how and when does the CDD receive its assessments? Does the CDD have to proceed in the long and expensive way that HOA’s must use to collect delinquent fees?”***

These are good questions, particularly as the economy dips into uncharted waters.

First it should be noted that for this fiscal year as of April 30<sup>th</sup>, only \$49K remained unpaid and \$24K of that amount was already booked in May. For FY 2019-20, there is no brewing disaster.

Second, unlike HOA fees, there is a process for sale of lien obligations for unpaid taxes that results in the CDD being paid up-front. This process was put in place to assure governments of the funds required for essential services.

The process for unpaid taxes is as follows:

- Property taxes become due November 1, and are delinquent if not paid by April 1 of the following year, at which time 3% interest and advertising cost are added to the tax bill.
- During the month of May, the Tax Collector is required to advertise a listing of all delinquent property taxes in the newspaper and online. On the last Saturday of May, the tax collector’s office will conduct an annual Tax Certificate Sale to collect the preceding year’s unpaid taxes and associated fees.
- A tax certificate is a first lien created when a third party (tax certificate holder or investor) pays the outstanding delinquent taxes on a property. A tax certificate is an interest bearing “lien” for unpaid real estate and non-ad valorem assessments- **which are paid immediately to the various government agencies, such as the CDD, upon sales of a certificate.**
- The interest on a tax certificate the investor will receive varies up to 18% (investors bid for the certificates and lowest interest bid is accepted,) and interest begins accruing June 1. Simple interest accrues on a monthly basis. The life of the certificate is 7 years.
- To pay off a tax certificate, the property owner must pay delinquent taxes, accrued interest and advertising costs. Upon redemption, the Tax Collector’s office reimburses the tax certificate holder/investor all monies due.

The advertised list for the sale upcoming 5/30/20 contains only seven properties in Tampa Palms and none are commercial.

Tax certificates convey no property rights. If the Tax Lien Certificate has not been paid off within two years from the date the taxes became delinquent, the holder of the certificate can apply to force a public auction of the property.

The public auction selling the property is referred to as a Tax Deed Sale (FS 197.542).

The monies collected from this Tax Deed Sale are used to pay off the amount owed to the Tax Lien Certificate holder and other costs incurred in the sale process. Remaining lienholders [ eg mortgage holders] and the property owner may apply for any excess funds.

# FINANCIAL STATEMENTS

Tab 3 B



**Tampa Palms CDD  
Balance Sheet  
April 30, 2020**

**GENERAL**

**ASSETS:**

CASH - Operating Account	\$	327,327
PETTY CASH		500
INVESTMENTS:		
Excess Fund Account- Sunshine Bank		4,825,692
ACCOUNTS RECEIVABLE		-
RECEIVABLE FROM TAMPA PALMS HOA		15,470
PREPAID ITEMS		-
<b>TOTAL ASSETS</b>		<b><u><u>\$ 5,168,989</u></u></b>

**LIABILITIES:**

ACCOUNTS PAYABLE	\$	72,793
ACCRUED EXPENSES		131,199

**FUND BALANCE:**

NON-SPENDABLE		-
RESTRICTED		-
UNASSIGNED:		4,964,997
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>		<b><u><u>\$ 5,168,989</u></u></b>

**Tampa Palms CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the period from October 1, 2019 through April 30, 2020**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
<b>REVENUES</b>				
SPECIAL ASSESSMENTS ON ROLL (Gross)	\$ 2,737,595	\$ 2,682,956	\$ 2,682,956	\$ -
DISCOUNT-ASSESSMENTS	(109,504)	(103,655)	(103,655)	-
INTEREST	55,000	32,083	34,006	1,923
EXCESS FEES	15,000	6	6	-
MISCELLANEOUS REVENUE	1,200	600	600	-
CARRY FORWARD BALANCE	15,000	-	-	-
<b>TOTAL REVENUES</b>	<b>2,714,291</b>	<b>2,611,990</b>	<b>2,613,913</b>	<b>1,923</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE:</b>				
<b>PERSONNEL SERVICES</b>				
BOARD OF SUPERVISORS	11,000	6,417	4,400	2,017
FICA	5,810	3,389	7,046	(3,657)
FUTA/SUTA + PAYROLL FEES	5,024	2,931	784	2,147
<b>S/T PERSONNEL SERVICES</b>	<b>21,834</b>	<b>12,737</b>	<b>12,230</b>	<b>507</b>
<b>PROFESSIONAL SERVICES</b>				
ATTORNEYS FEES	10,000	5,833	700	5,133
ANNUAL AUDIT	6,813	2,500	2,500	-
MANAGEMENT FEES	67,369	39,299	38,452	846
TAX COLLECTOR	54,752	51,575	51,575	-
ASSESSMENT ROLL	10,050	10,050	10,050	-
<b>S/T PROFESSIONAL SERVICES</b>	<b>148,984</b>	<b>109,257</b>	<b>103,278</b>	<b>5,979</b>
<b>ADMINISTRATIVE SERVICES</b>				
DIRECTORS AND OFFICER INSURANCE	3,685	3,685	2,649	1,036
MISCELLANEOUS ADMINISTRATIVE SERVICE	12,000	7,000	5,907	1,093
<b>S/T ADMINISTRATIVE SERVICES</b>	<b>15,685</b>	<b>10,685</b>	<b>8,556</b>	<b>2,129</b>
<b>TOTAL ADMINISTRATIVE</b>	<b>186,503</b>	<b>132,679</b>	<b>124,063</b>	<b>8,615</b>
<b>FIELD/OPERATIONS SERVICES:</b>				
<b>FIELD MANAGEMENT SERVICES:</b>				
DISTRICT OPERATING STAFF	172,343	100,533	93,722	6,811
PARK ATTENDANTS	81,000	47,250	37,469	9,781
PARK PATROL	69,014	40,258	40,065	193
FIELD MANAGEMENT CONTINGENCY	20,800	12,133	3,083	9,051
<b>S/T FIELD MANAGEMENT SERVICES</b>	<b>343,157</b>	<b>200,175</b>	<b>174,339</b>	<b>25,836</b>
<b>GENERAL OVERHEAD:</b>				
INSURANCE	12,516	12,516	11,121	1,395
INFORMATION SYSTEMS (TEL & SECURITY)	23,766	13,864	10,302	3,562
WATER	14,560	8,493	16,912	(8,419)
REFUSE REMOVAL (SOLID WASTE)	7,280	4,854	7,499	(2,645)
ELECTRICITY	110,000	55,167	55,696	(529)
STORMWATER FEE	3,938	3,938	3,041	897
MISCELLANEOUS FIELD SERVICES	13,000	7,583	5,065	2,519
<b>S/T GENERAL OVERHEAD</b>	<b>185,060</b>	<b>106,415</b>	<b>109,636</b>	<b>(3,221)</b>
<b>LANDSCAPE MAINTENANCE STANDARD</b>				
LANDSCAPE AND POND MAINTENANCE	1,041,153	607,339	613,081	(5,741)
LANDSCAPE MONITORING FEE	18,720	10,920	11,025	(105)
LANDSCAPE AND REPLACEMENT	93,600	54,600	42,707	11,893
<b>S/T LANDSCAPE MAINTENANCE</b>	<b>1,153,473</b>	<b>672,859</b>	<b>666,813</b>	<b>6,047</b>
<b>LANDSCAPE MAINTENANCE NEW &amp; ENHANCED</b>				
PROPERTY MOWING	94,640	55,207	34,765	20,442
COUNTY POND	26,000	15,167	7,680	7,487
NPDES POND PROGRAM	45,000	26,250	24,910	1,340
<b>S/T LANDSCAPE NEW &amp; ENHANCED</b>	<b>165,640</b>	<b>96,623</b>	<b>67,355</b>	<b>29,268</b>

**Tampa Palms CDD  
General Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the period from October 1, 2019 through April 30, 2020**

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
FACILITY MAINTENANCE:				
IRRIGATION SYSTEM	101,148	59,003	68,450	(9,447)
FOUNTAIN	25,754	15,023	12,729	2,294
FACILITY MAINTENANCE	85,493	49,871	44,341	5,530
MOTOR FUEL & LUBRICANTS	-	-	-	-
JANITORIAL/PARK SUPPLIES	2,600	1,517	3,672	(2,156)
S/T FACILITY MAINTENANCE	<u>214,995</u>	<u>125,414</u>	<u>129,192</u>	<u>(3,779)</u>
<b>TOTAL FIELD OPERATIONS/SERVICES</b>	<u>2,062,325</u>	<u>1,201,486</u>	<u>1,147,335</u>	<u>54,151</u>
<b>TOTAL NORMAL OPERATIONS</b>	<u>2,248,828</u>	<u>1,334,165</u>	<u>1,271,398</u>	<u>62,766</u>
<b>PROJECT DRIVEN EXPENDITURES</b>				
SIGNATURE TP 2017	18,676	10,894	42,842	(31,947)
RENEWAL AND REPLACEMENT & DEFERRED MTC	195,000	113,750	91,056	22,694
CAPITAL PROJECTS	195,000	113,750	84,932	28,818
NPDES/CLEAN WATER	56,787	33,126	34,984	(1,858)
<b>TOTAL PROJECT DRIVEN EXPENDITURES</b>	<u>465,463</u>	<u>271,520</u>	<u>253,814</u>	<u>17,706</u>
<b>TOTAL NORMAL OPERATIONS AND PROJECT DRIVEN EXPENDITURES</b>	<u>2,714,291</u>	<u>1,605,685</u>	<u>1,525,212</u>	<u>80,472</u>
	226,191			
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>		1,006,306	1,088,701	82,397
FUND BALANCE - BEGINNING	-	-	3,876,296	3,876,296
<b>FUND BALANCE - ENDING</b>	<u>\$ -</u>	<u>\$ 1,006,306</u>	<u>\$ 4,964,997</u>	<u>\$ 3,958,692</u>

# FINANCIAL SUMMARY

Tab 3 C



**TAMPA PALMS CDD  
FINANCIAL SUMMARY THRU MARCH 31, 2020  
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<b><u>Revenues</u></b>			
Operating	\$2,140,752		\$2,140,753
<b><u>Non Operating</u></b>			
Capital Projects		\$183,725	183,725
Renewal & Rel		\$183,725	183,725
Signature 2017		\$17,596	17,596
NPDES		\$53,503	\$53,502
Excess Fees	6		6
Interest	34,006		34,006
Misc Rev	600		600
Carry Forward Bal *			
<b>Total</b>	<b>\$ 2,175,364</b>	<b>\$ 438,549</b>	<b>\$ 2,613,913</b>
<b><u>Expenses</u></b>			
Operations	\$ 1,271,398		1,271,398
<b><u>Non Operating</u></b>			
Renewal & Rel		91,056	91,056
NPDES/EPA		34,984	34,984
Capital Projects		84,932	84,932
TP Signature 2017		<u>42,842</u>	<u>42,842</u>
<b>Total</b>	<b>\$1,271,398</b>	<b>\$253,814</b>	<b>\$1,525,212</b>
Excess Revenue Vs Expenses	<b>903,966</b>	<b>184,735</b>	<b>\$ 1,088,701</b>

**TAMPA PALMS CDD  
FINANCIAL SUMMARY THRU APRIL 30, 2020  
GENERAL FUND**

<u>General Fund</u>	4/30/2020	(\$000)
Cash		328
Cash Equivalent (Excess Cash ICS)		4,826
Due From TPOA		15
Prepaid Amounts		0
<b>Total</b>		<b>\$ 5,169</b>
Less:		
Payables		73
Accrued Expenses		131
	<b>Net Cash 4/30/2020</b>	<b>\$ 4,965</b>
Allocation for:		
Weather Damage		400
Community-Wide Wall & Monument		200
Tree & Palm Replacement		100
Pond Improvements		700
1st Qtr FY 2020-21 Expenses Operations		679
Infrastructure Replacement Contingency		135
TP Signature Projects (unspent)		464
	<b>Adjusted Net Cash</b>	<b>\$ 2,287</b>

Forecast

(\$ 000)	2019-20 Fiscal Year		Monthly Bal
	<u>Receipts</u>	<u>Expenses</u>	
<b>May</b>			
CDD Operations	22	195	
R&R	2	11	
NPDES	1	10	
Signature Projects	0	4	
Capital Projects	2	10	
<b>Total</b>	<b>26</b>	<b>230</b>	<b>\$ 2,083</b>
<b>Jun</b>			
CDD Operations	11	255	
R & R	1	22	
NPDES	0	10	
Signature Projects	0	145	
Capital Projects	1	9	
<b>Total</b>	<b>13</b>	<b>441</b>	<b>\$ 1,655</b>
<b>Jul</b>			
CDD Operations	8	195	
R & R	1	14	
NPDES	0	8	
Signature Projects	0	40	
Capital Projects	1	12	
<b>Total</b>	<b>10</b>	<b>269</b>	<b>\$ 1,396</b>

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

**TAMPA PALMS CDD  
APRIL 30, 2020  
GENERAL FUND**

(\$000)	Prior Year Collected %	Current Year Collected \$	Current Year Collected %	Variance % Fav (Unfav)
October				
November	14%	376	14%	0%
December	92%	2,388	91%	-1%
January	94%	2,475	94%	0.0%
February	96%	2,512	96%	0.0%
March	97%	2,537	97%	0.0%
April	99%	2,579	98%	-0.9%
May	99%			
June	100.2%			
July	100.2%			-
August	100.3%			-
September	100.3%			
<b>Year End</b>				
<u>Total Assessed (Net Discount)</u>		\$2,628		

# PROJECT DRIVEN REPORTS

Tab 3 D



## Summary- Project Driven Expenses

Seven Months Ending April 30, 2020

### Operating Capital Projects (\$000)

#### Sources of Funds

FY 2019-20 Budget \$195

#### Uses of Funds

Spent Thru 4/30/2020 85

Total Funds Under Consideration \$0

**Budget Available as of 4/30/2020 \$110**

### Renewal & Replacement

#### Sources of Funds

FY 2019-20 Budget 195

#### Uses of Funds

Spent Thru 4/30/2020 91

Total Funds Under Consideration \$0

**Budget Available as of 4/30/2020 \$104**

### TP Signature Projects

#### Sources of Funds\*

FY 2019-20 Budget \$19

#### Uses of Funds

Spent Thru 4/30/2020 \$43

Total Funds Under Consideration \$463

**Budget Available as of 9/30/2020\* -\$487**

\* Additional Signature funds \$487K available to be brought forward when needed



30-Apr-20			
(\$000)	Current Projects	Spent 2019-20	Pending Commitments
<b>Tampa Palms Signature Projects (BB Downs)</b>			
Consulting Services	31	7	21
Irrigation	20		20
Main Entry Restorations	173	28	145
Area 2 Pond			15
Bruce B Downs Improvements	267		262
<b>Sub-Total TP Signature 2017</b>	<b>\$506</b>	<b>\$43</b>	<b>\$463</b>
<b>Capital Projects</b>			
Consulting Services			
Irrigation Systems			
Parks		5	
Landscape & Lighting		80	
Signs, Infrastructure & Lighting			
<b>Sub-Total Capital Projects</b>	<b>\$0</b>	<b>85</b>	<b>\$0</b>
<b>Total TP Signature 2017 &amp; Standard Capital Projects</b>		<b>\$128</b>	<b>\$463</b>



**Capital Projects Signature Projects  
2019-20 Through February 29, 2020**

<b>Tampa Palms Signature Projects (BB Downs)</b>	<b>Current Projects</b>	<b>Spent A/O 4/30/2020</b>	<b>Pending Commitments</b>
<b>Consulting Services</b>			
Restoration Designs	24,000	10,110	13,890
Survey & Staking	7,000	330	6,670
<i>Sub Total</i>	<b>31,000</b>	<b>10,440</b>	<b>20,560</b>
<b>Irrigation</b>			
Area 1 & 2 Irrigation (Incl BB Downs)	20,000		20,000
<i>Sub Total</i>	<b>20,000</b>		<b>20,000</b>
<b>Main Entry Restorations</b>			
Area 1 Entry Landscape (Phase II)	77,513		77,495
Area 2 Landscape Phase II	20,000	12,239	7,761
Area 2 Landscape (TP Blvd & Amberly Phase II)	25,000		25,000
Area 2 Pond Landscape & Wayfinding	50,000	15,303	34,697
<i>Sub Total</i>	<b>172,513</b>	<b>27,542</b>	<b>144,971</b>
<b>Area 2 Pond</b>			
Littoral Plantings & Noxious Removal			
Area 2 Pond Landscape -Bank Repairs	15,000		15,000
<i>Sub Total</i>	<b>15,000</b>		<b>15,000</b>
<b>Bruce B Downs Improvements</b>			
Area 1 Adl Trees	22,000	4,860	17,140
Cypress Creek to Power Corridor ( Walls)	245,000		245,000
<i>Sub Total</i>	<b>267,000</b>	<b>4,860</b>	<b>262,140</b>
<b>Sub-Total Tampa Palms Signature</b>	<b>505,513</b>	<b>\$42,842</b>	<b>462,671</b>
<b>Normal Capital Projects</b>			
	<b>Current Projects</b>		<b>Pending Commitments</b>
<b>Irrigation Systems</b>			
<i>Sub Total</i>	<b>0</b>		<b>0</b>
<b>Parks</b>			
Cozy Dome Climber		4,525	-
<i>Sub Total</i>	<b>0</b>	<b>4,525</b>	<b>-</b>
<b>Landscape &amp; Lighting</b>			
Bricks for Sanctuary Wall Bed		11,747	
Drainage Mgmt - Phase I & 2 TP Blvd		68,660	
<i>Sub Total</i>	<b>-</b>	<b>80,407</b>	<b>-</b>
<b>Signs, Infrastructure &amp; Lighting</b>			
<i>Sub Total</i>	<b>0</b>	<b>-</b>	<b>0</b>
<b>Sub-Total Normal Capital Projects</b>	<b>\$0</b>	<b>\$84,932</b>	<b>\$0</b>
<b>Total TP Signature &amp; Standard Capital Projects</b>		<b>\$127,774</b>	<b>\$462,671</b>

# CHECK REGISTER

Tab 3 E

**TAMPA PALMS CDD  
CASH REGISTER  
FY 2020**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
<b>03/31/2020</b>			<b>EOM BALANCE</b>	<b>212,689.70</b>	<b>400,136.49</b>	<b>87,862.23</b>
04/02/2020	8397	CLEAN SWEEP SUPPLY COMPANY	Supplies 3/20		108.90	87,753.33
04/02/2020	8398	CROWELL PLUMBING & HEATING COMPANY	Back Flow Testing Required By City		3,187.25	84,566.08
04/08/2020	8399	ADVANCED ENERGY SOLUTION OF	Hamp. Park Internet / Camera Outage		80.00	84,486.08
04/08/2020	8400	FRONTIER COMMUNICATIONS	Hampton Pk FIOS - 3/22- 4/21		9.99	84,476.09
04/08/2020	8401	GRAU & ASSOCIATES	Audit FY 9/30/2019		1,000.00	83,476.09
04/08/2020	8402	IRON MOUNTAIN	4/1 - 4/30 - Records Storage		280.85	83,195.24
04/08/2020	8403	Straley Robin Vericker	Legal Services thru 03/15/2020		152.00	83,043.24
04/08/2020	8404	Zeno Office Solutions, Inc.	Copier Adl Page Charge 2/25 - 3/24		63.03	82,980.21
04/10/2020	742495ACH	DOROTHY COLLINS	3/23 - 4/5 - D. Collins P/R		2,309.18	80,671.03
04/10/2020	042020ACH	Innovative Employer Solutions	3/23 - 4/5 - D. Collins P/R FICA & Fees		880.30	79,790.73
04/15/2020		Center State Bank	Funds Transfer	373,077.00		452,867.73
04/16/2020	8405	ABM Landscape & Turf Services	Landscape Maint - March		88,140.21	364,727.52
04/16/2020	8406	ADVANCED ENERGY SOLUTION OF	HP Cameras, Res & HP Park Cameras		1,816.13	362,911.39
04/16/2020	8407	CLEAN SWEEP SUPPLY COMPANY	Supplies 5/20		107.40	362,803.99
04/16/2020	8408	CORE & MAIN LP	Irrigation Parts		11.81	362,792.18
04/16/2020	8409	GRAU & ASSOCIATES	Audit FY 9/30/2019		500.00	362,292.18
04/16/2020	8410	LOWE'S	Supplies		252.59	362,039.59
04/16/2020	8411	SECURITAS SECURITY SERVICES USA, INC	10/13-10/26, 3/15 - 3/28 - Security Guard		6,048.68	355,990.91
04/16/2020	8412	SUNSHINE STATE ONE CALL F FLORIDA	Dig Tickets - 03/2020		27.13	355,963.78
04/16/2020	8413	TAMPA BAY TIMES	Legal Advertising - Assessments- Canc Apl Meeting		139.50	355,824.28
04/16/2020	8414	TAMPA ELECTRIC	Summary Bill - March		8,841.20	346,983.08
04/16/2020	8415	TERMINEX	Pest Control - March		188.00	346,795.08
04/21/2020	8416	ADVANCED ENERGY SOLUTION OF	Res & HP cameras, Reserve light repairs, check area 1 pond fill		1,741.80	345,053.28
04/21/2020	8417	CLEAN SWEEP SUPPLY COMPANY	paper products		123.70	344,929.58
04/21/2020	8418	ESD WASTE2WASTER, INC	Pump Maint - April		300.00	344,629.58
04/21/2020	8419	FLORIDA FOUNTAIN MAINTENANCE, INC	Ftnn Maint - April- Reserve		450.00	344,179.58
04/22/2020	8420	TAMPA ELECTRIC	Electricity - 3/11 - 4/10		28.21	344,151.37
VOID	8421	DOUGLAS CLEANING SERVICES	VOID: March- CDD Cleaning		0.00	344,151.37
04/27/2020	8422	FRONTIER COMMUNICATIONS	CDD Phone - 4/15 - 5/16		532.15	343,619.22
04/27/2020	8423	SECURITAS SECURITY SERVICES USA, INC	3/29 - 4/11 - Security Guard		3,807.06	339,812.16
04/27/2020	8424	TAMPA ELECTRIC	Summary Bill - April		8,841.20	330,970.96
04/27/2020	8425	XEROX FINANCIAL SERVICES	Copier Lease - May		136.35	330,834.61
04/27/2020	8426	DOUGLAS CLEANING SERVICES	April - CDD Cleaning		955.00	329,879.61
04/30/2020	538	CITY OF TAMPA UTILITIES	Water Utilities - Apr		2,609.68	327,269.93
04/30/2020		Center State Bank	Interest	57.49		327,327.42
<b>04/30/2020</b>			<b>EOM BALANCE</b>	<b>373,134.49</b>	<b>133,669.30</b>	<b>327,327.42</b>



# STRATEGIC PLANNING

Tab 4



# 2020 FOCUS

Tab 4F

## Focus For 2020

- Secure Community For (1) Initial Covid 19 Crises and (2) Possible Re-emergence in Fall
- Complete Signature projects restoring and rebranding Tampa Palms.
- Maintain involvement with the City of Tampa to encourage progress toward the following Tampa Palms priorities:
  - Protection of the wetland and securing stormwater flow
  - Repaving of Tampa Palms Blvd. (Design FY 2019-20 / work FY 2020-21).
  - Restoration of additional portions of the bike path w/ in Tampa Palms
  - Completion of Tampa Rec Center for Tampa Palms Youth
- Monitor plans for expansion of I-75 adjacent to Tampa Palms to understand and find means to mitigate damage to the community.



# STRATEGIC PLANNING

Tab 4G

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
<b>I. Signature Projects</b>			
<b>1) General Progress &amp; Timeline</b>			
a) Progress	Report To Board	Jun	Staff
<b>2) Entrance Pond</b>			
a) Pond Perimeter Platings / Pod Levels	Review Progress	Jun	Staff
<b>3) Community Entrances</b>			
a) Tampa Palms Blvd - Area 1 Propose Planting Plan	Initial Review	Jun	Staff
b) Wayfinding Sign (Grace) Provide Update	Progress Report	Jun	Staff/Soley
<b>II Capital Projects</b>			
<b>1) Wayfinding &amp; Misc. Signs</b>			
a) Area 2 Entry (Sig 2017 Area 2 Above)	Update Board	Future	Staff/Soley

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
2) Lake Fountain Review			
a) Board update	Review	Nov	Staff/Soley
<b>III Landscape Assets</b>			
1) Assessment YTD Weather Impacts	Report To Board	On Going	Staff
2) Village Entry & Blvd Restorations			
a) Plans / Direction	Report To Board	Jun	Staff
b) Palm Tree Pests	Report To Board	Aug	Staff
c) Sanctuary Wall	Report To Board	Jul	Staff
3) Irrigation			
a) Water Use Permit	Report To Board	Jun	Staff
b) Well Pump Area 2	Report To Board	Jun	Staff
4) LED Landscape Lighting			
a) Phase III	Future Consideration	TBD	Staff
<b>IV Park Reviews</b>			
1) Park Inspections & Restorations			
a) Park Status Report	Report	Jun	Staff
<b>V. Misc and Local Government</b>			
a) CDD Focus 2020	Report To Board	Jun	Staff
b) Paving- Tampa Palms Blvd [COT]	Monitor	Future	Staff
c) New Lanes I-75 [FDOT]	Announce PD&E Public Meeting	Future	FDOT Staff
d) Multi-Modal Path Repaving [COT]	Report To Board	Future	Staff

# EVENTS

Tab 4H



## TP CDD Planning Horizon

June, 2020

### FY 2019 -20

- **Covid19 Crises**
- Landscape Renewal Continues (10 Year Cycle)
- Possible Express Lanes For I-75 Adjacent To Tampa Palms (Next Meeting May 2020)
- ADA Review For CDD Parks
- Repave TP Blvd w/ Complete Streets Design (Project Design)
- Expansion New Tampa Rec Center (In Progress)
- New Sensory Friendly Park --? Location
- USF School of Public Affairs Study of New Tampa Business Climate - Feedback
- Additional Jogging Path Repairs
- General Election Primary (March 2020) [Complete]

### FY 2020-21

- Prepare Covid19 Re-emergence (Fall & Winter)
- Additional Jogging Path Repairs
- Repave TP Blvd w/ Complete Streets Design (? Delayed)
- SWWMD Permit (WUP) Due
- **General Election**



# SIGNATURE SPENDING PLAN

Tab 41

## Update Signature Mitigation Projects

This report is filed monthly to update the Board Members as to the status of funds - both availability and commitment - for the Signature Tampa Palms projects.

**Funds Available A/O Fiscal Year 2019 -20**

**\$ 506K**

Work in Progress or Anticipated A/O June, 2020 Meeting



Opening Balance/Available	FY 2013-14	FY 2014-15	FY 2016-18	FY 2018-19	FY 2019-20
	\$1,330,480	\$1,043,490	\$1,287,907	781762	\$505,513
		\$300,000			In Progress
ConsultingSvcs			\$32,005	\$7,809	\$31,000
Irrigation Relocation	\$93,000				
Irrigation- New Install & Repairs		\$55,000	\$95,000	\$19,472	\$20,000
Area 1- Entry Streetlights			\$20,000	Complete	
Area 1 & 2 Pillars, Fencing & Lighting			\$882	\$73,534	
Area 1- Landscape Entry Median (Phase 1)				Complete	
Area 1 Entry - Landscape Phase II)				\$71,632	\$77,513
Area 2- Entry Streetlights			\$14,475	Complete	
Area 2 Pillars, Fencing & Lighting			\$26,323		
Area 2 Entry - Median Landscape (Phase 1)			\$55,000	Complete	
Area 2 Entry - Landscape (Phase II)			\$33,000		\$45,000
Area 1 & 2 Median Electrical Restoration			\$36,000	Complete	
Area 1 & 2 Wall Replacements/Repairs			\$15,000		\$245,000
Amberly (1 ) Entrances (Monument Area)			\$55,000	\$47,447	
Area 2 Entry Pond Area					\$37,000
Area 2 Entry Pond - Landscape Phase 2				\$50,425	
Area 2 Entry Pond - Tree Buffer			\$85,000	Complete	
Area 2 Entry Pond - Fountain & Fountain Lights			\$21,460	Complete	
Area 1 - Landscape & Irr Welcome -Amberly			\$55,000	Complete	
Area 2 - Landscape BB D (Incl Wayfinding)					\$50,000
Area 2- Landscape Amberly To Bridge			\$20,000	\$5,930	
Optional Lights					
Area 2 Entry- Roadway Bricks*			\$142,000	Complete*	
BB Downs Fencing Upgrade (Black)*	193,990				
<b>S/T By Fiscal Year</b>	<b>\$286,990</b>	<b>\$55,583</b>	<b>\$706,145</b>	<b>\$276,249</b>	<b>\$505,513</b>
<b>Total All Projects</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Estimate</b>

# MINUTES

Tab 5

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 May 13, 2020 at 6:00 p.m. at the Compton Park  
8 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  
16 Jim Soley Vice Chairman  
17 Jake Schoolfield Supervisor

18  
19 **Present Via Zoom (Board Members)**

20 Gene Field Chairman  
21 Jessica Vaughn Supervisor  
22 Mike Gibson Supervisor

23  
24 **Also present were:**

25 Lore Yiera District Manager  
26 Maggie Wilson Consultant/Resident  
27 Warren Dixon TPOA Business Consultant  
28 Brian Koerber TPOA Property Manager

29  
30  
31 Mr. Field established that a quorum, as modified by the Governor's Executive Order,  
32 of the Board was present.

33  
34 **Pledge of Allegiance**

35 Mr. Schoolfield led the recitation of the Pledge of Allegiance.

36  
37 **SECOND ORDER OF BUSINESS – Strategic Planning Review**

38  
39 Mr. Field reviewed the most current strategic plans, noting that the focus is on those  
40 issues which have the most immediate impact.

1 The full strategic plans and significant events were included in the advance Board  
2 Package; a copy of which is attached hereto and made a part of the public record.

3  
4 **THIRD ORDER OF BUSINESS - Supervisor Comments.**

5 There being none, the next item followed.

6  
7 **FOURTH ORDER OF BUSINESS – Public Comments**

8  
9 There being none, the next item followed.

10  
11 **FIFTY ORDER OF BUSINESS - Approval of the Mar, 2020 Minutes**

12  
13 On MOTION by Ms. Vaughn, SECONDED by Mr. Soley WITH ALL IN FAVOR, the Board  
14 approved the Minutes of the Mar, 2020 Board Meeting.

15  
16 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

17  
18 Mr. Field noted that the check register had been reviewed. There were two months provided  
19 due to cancellation of the April meeting

20 **February Disbursements**

21 On MOTION by Mr. Schoolfield SECONDED by Ms. Soley WITH ALL IN FAVOR, the  
22 Board approved the Disbursements for the month ending February 29 2020 in the amount of  
23 \$271,228.72.

24 **March Disbursements**

25 On MOTION by Mr. Soley SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the  
26 Board approved the Disbursements for the month ending March 31, 2020 in the amount of  
27 \$400,136.49.

28  
29  
30 A copy of the Board Financial Analysis, Financial Statements and Check Register are attached  
31 hereto and made a part of the public record.



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

2 **◆ CDD Covid Response**

3 Ms. Wilson updated the Board as to the various steps the CDD,  
4 ABM and the TPOA have taken to protect residents, visitors and  
5 vendors supporting Tampa Palms.

6 She discussed the fact that most amenities in the parks would  
7 be closed but trails and paths remain open. It was noted that the  
8 attendants and guards would remain available to make certain the closures were followed.



9  
10 **◆ Community Appearance**

11 Ms. Wilson noted that the Tampa Palms landscape is doing  
12 well and that it was rated 92 during the most current OLM inspection.

13 She discussed the main entrances and noted that the  
14 replacement palms were settling in nicely. She further mentioned that  
15 it was anticipated that a landscape plan for the balance of the Area 1  
16 entry would be available board review at the next meeting.



17 Ms. Wilson reviewed the boulevard improvements and  
18 replacements that are in progress, in particular describing the  
19 improvements to the raised planters across the Reserve where copper  
20 planters have replaced a large portion of the bougainvillea that had  
21 not been performing well in the area.



22  
23 Ms. Wilson reviewed the progress in regard to establishing  
24 pleasing vistas at junctions with the power corridor that are safe  
25 within the guidelines of the FERC that the power companies must  
26 follow.



27 Ms Wilson discussed improvements made to the Reserve  
28 entrance for the areas under CDD landscape maintenance. It was  
29 noted that the damage done to the hollies along the center fountain by  
30 the Reserve contractor was rapidly disappearing under the care of  
31 ABM.



1 Ms. Wilson reviewed the matter of Canary Isle palms at  
2 the Reserve entrance, noting that Canary Isle palms are very  
3 expensive and after a long history of replacing them at the Reserve  
4 entry and with expenditures for them exceeding \$500,000  
5 approved by prior boards, along with the the strong  
6 recommendation of Dr. Monica Elliot, the CDD Board mandated  
7 no further use of the Canary Isle palm by the CDD.

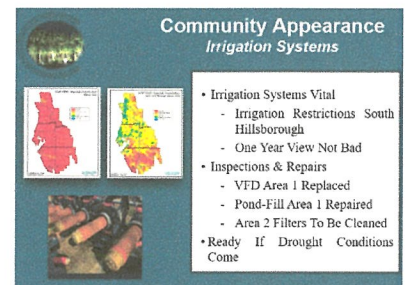


**Community Appearance  
Reserve Entry**

- Canary Isle Palms
  - Once Centerpiece of Entry
  - Ganoderma
- Experts "No Phoenix Palms"
  - Ignored (\$300-400K Spent)
  - 2003 Board Ordered NO New Phoenix
- Palms Remain Behind Gate
  - Failing / Lost Two
  - Reserve Wants To Replace
  - Reserve Will Pay CDD

8 Ms. Wilson reported that the Reserve Board wished to replace two palms that had died  
9 on a portion of the entry maintained by the CDD but will pay for the palms. There was  
10 discussion but no dissent as the Reserve would bear the cost of \$10K per palm themselves,

11 Ms. Wilson reviewed the work done to freshen some of  
12 the 54 cul de sacs and maintenance work on the CDD irrigation  
13 systems, in particular the cleaning of the filtration system and  
14 repair of the pond-fill floats for Area 1.



**Community Appearance  
Irrigation Systems**

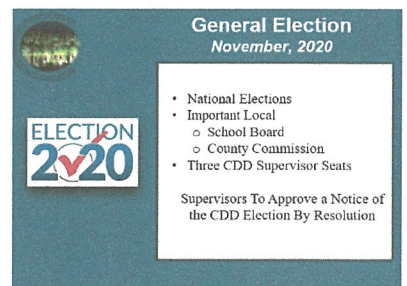
- Irrigation Systems Vital
  - Irrigation Restrictions South Hillsborough
  - One Year View Not Bad
- Inspections & Repairs
  - VFD Area 1 Replaced
  - Pond-Fill Area 1 Repaired
  - Area 2 Filters To Be Cleaned
- Ready If Drought Conditions Come

15  
16 ♦ **Elections**

17 Ms. Wilson reviewed the upcoming elections, both the  
18 local, national elections.

19 There are three seats up for election for the Tampa Palms CDD.

20 Ms. Wilson advised that the CDD must place public notice of the  
21 upcoming elections. This should be approved by Resolution.



**General Election  
November, 2020**

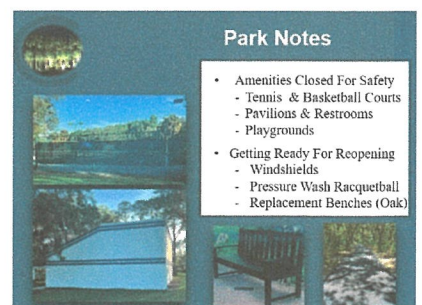
- National Elections
- Important Local
  - o School Board
  - o County Commission
- Three CDD Supervisor Seats

Supervisors To Approve a Notice of the CDD Election By Resolution

22  
23 On MOTION by Ms. Vaughn, SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board  
24 approved the Resolution 2020-1 for notice of the 2020 CDD elections.

25  
26  
27 ♦ **Parks**

28 Ms. Wilson briefed the meeting about work done in the  
29 parks getting ready for re-opening when that reopening can  
30 happen. She mentioned repairs and cleaning of the racquetball  
31 courts, replacing the benches in Oak Park and tennis windshields.



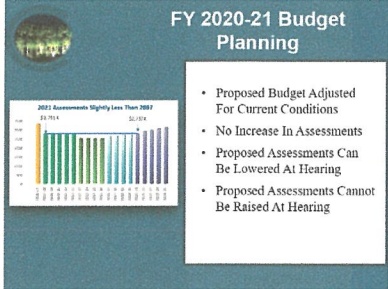
**Park Notes**

- Amenities Closed For Safety
  - Tennis & Basketball Courts
  - Pavilions & Restrooms
  - Playgrounds
- Getting Ready For Reopening
  - Windshields
  - Pressure Wash Racquetball
  - Replacement Benches (Oak)



1 ♦ **FY 2020-21 Budget Planning**

2 Ms. Wilson re-presented the proposed FY 2020-21 Budget  
3 for consideration. Ms. Wilson noted that the budget was consistent  
4 with the multi-year financial model, but was adjust for current  
5 conditions. She noted that there was no proposed increase in owner  
6 assessments.



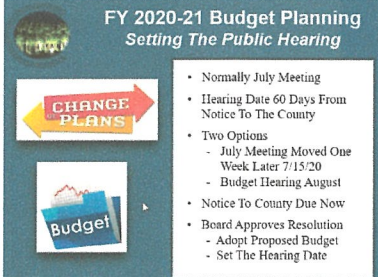
**FY 2020-21 Budget Planning**

- Proposed Budget Adjusted For Current Conditions
- No Increase In Assessments
- Proposed Assessments Can Be Lowered At Hearing
- Proposed Assessments Cannot Be Raised At Hearing

2022 Assessments Slightly Less Than 2021

7 Ms. Wilson noted that if adopted by Resolution, the proposed budget may be lowered but  
8 cannot be increased.

9 Ms. Wilson also presented some options for the schedule of  
10 the Budget Hearing. Normally the Budget Hearing occurs on the date  
11 of the July CDD Meeting. It is required that there be 60 days between  
12 the adoption of the proposed budget and setting the date of the  
13 hearing and the date of the Budget Hearing which usually occurs in  
14 May. In 2020 the calendar is such that the July CDD meeting is only



**FY 2020-21 Budget Planning  
Setting The Public Hearing**

- Normally July Meeting
- Hearing Date 60 Days From Notice To The County
- Two Options
  - July Meeting Moved One Week Later 7/15/20
  - Budget Hearing August
- Notice To County Due Now
- Board Approves Resolution
  - Adopt Proposed Budget
  - Set The Hearing Date

CHANGE PLANS

Budget

15 57 days between the May and July CDD meetings so two choices were offered: one, move the  
16 July meeting to the third Wednesday of July or two, hold the Budget Hearing at the August  
17 CDD meeting.

18 After discussion it was decided that the August date was the most useful.

19 On MOTION by Ms. Schoolfield, SECONDED by Mr. Soley, WITH ALL IN FAVOR, the  
20 Board Approved the Proposed FY 2020-2021 Budget for Publication.

21 On MOTION by Ms. Vaughn and SECONDED by Mr. Schoolfield the Setting the Public  
22 Hearing on August 12, 2019 at 6:00 p.m. at the Compton Park Recreational Building, the  
23 Board adopted Resolution 2020-2

24  
25 ♦ **City of Tampa Boulevard Improvements**

26 Ms. Wilson discussed pending projects to repave and improve  
27 Tampa Palms Blvd and noted that this project appears to be delayed  
28 at least one year.



**Boulevard Improvements  
City Project-Deferred**

- Tampa Palms Blvd Deteriorated
  - Potholes
  - Alligator Cracking
- City Plan
  - Design 2020
  - Pave 2021
- Apparently Delayed To 2022-23
- Staff Inquiring About Path Improvements- Doubtful

29 There was discussion that the Covid crises and resulting economic  
30 issues might delay other projects such as the Rec Center.

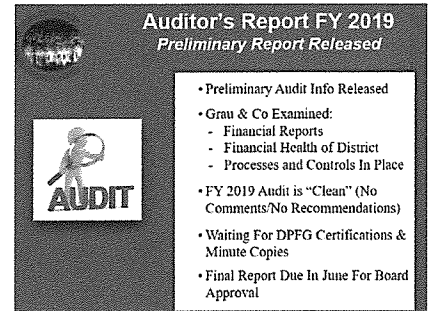
31

32

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

◆ **Preliminary Audit Information**

Ms. Wilson advised that the final audit report for 2019 was being issued this week and that the report will be available for review and approval by the Board in June.



**Additional Advanced Board Package Materials:**

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

**EIGHTH ORDER OF BUSINESS – Other Matters**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS – Public Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS - Supervisor Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS - Adjournment**

There being no further business,

On MOTION by Mr. Gibson SECONDED by Mr. Soley, WITH ALL IN FAVOR, the meeting was adjourned.

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

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

5

6 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**  
7 **publicly noticed meeting held on \_\_\_\_\_.**

8

9

10 \_\_\_\_\_  
**Signature**

\_\_\_\_\_ **Signature**

11

12 Lore Yeira

Gene Field

13 **Printed Name**

**Printed Name**

14 **Title:**

**Title:**

15  Assistant Secretary

Vice Chairperson

16  District Manager

Chairperson

# CONSULTANT REPORTS

Tab 6

# SIGNATURE UPDATES



## Signature Projects

### *Wayfinding Signs Area 2 Pond Site*

While it must seem to all that the Area 2 Wayfinding sign is nothing but a dream what will never come



true, there has been some minimal but observable progress made.

All of the permitting is in place and has been for several months.

The general contractor has engaged the proper subs and they are slightly held up by product availability (blocks) which are now received and now we have rain..

On the positive side, Arete has the granite, it has been shaped and polished and is ready for installation as soon as the masonry work is complete.

On the lighter side, the stop sign at that location has been replaced after it was knocked down by a truck one weekend two months ago and a temporary u-channel sign was installed by the City on an emergency bases. Oddly the old sign was completely gone; common wisdom was that it was badly mangled and removed by the City over the weekend for safety. Not true. The sign base was repaired and returned to the CDD several weeks later by the truck owner. It is now back in place.



### *Area 2 Entry Median*

The second entry median, located between the first and second Publix plaza entrances has been a difficult eye-sore for some time.

The median was substantially reduced in size to allow for the creation of additional left turn lane length from Tampa Palms Blvd onto BB Downs.

- One major oak was removed
- A second oak began to decline due to root damage and had to be removed
- Roots from the remaining oak made landscape difficult

Any improvement to this median would have to take into consideration the very special area vis a vis traffic and the need to preserve adequate sightlines at all cost.

Working with both Jason Rinard and the City, Joe Laird designed a simple improvement that will not obstruct drivers' views, protect the remaining trees and adds a "finished" look to the area.

- Alternating strips of two ground covers, shore juniper and jasmine have been installed for most of the length.
- A slightly raised portion was put in place to protect the remaining tree roots and is planted with Blue Daze, the same plant used in the Area 1 median in front of the guardhouse.
- Three palms have been replaced at the western tip.

The palms proved to be the best way to safely improve the tip of the median.





### *Area 1 Entry*

The immediate entry off of Bruce B Downs displays the improvements consistent with what is expected of the entrance to an upscale community.

Entering there is “interest” road-side which does not block the beautiful vista of the fountains and lake.

The series of columns on both entry and exit sides are planted on the back with shrubs and on the street-side with annual plants that are changed with the season, every four months.



Just beyond the entry, the area lacks what Ms. Maney terms pizzaz and certainly does not appear to be very upscale.

The trees were not damaged by the roadway construction and provide graceful shade. That said the landscape appears a bit random, almost an afterthought and does not enhance the view.



In Ms. Maney’s words, the remaining shrubs nearly serve to hide what is left that is truly attractive, the pond.

Further, due to the unfortunate need by the county to remove a line of fifteen mature oak trees to create an additional exit lane, the buffer between the exit and the homes in the adjacent village along the north side was virtually eliminated.





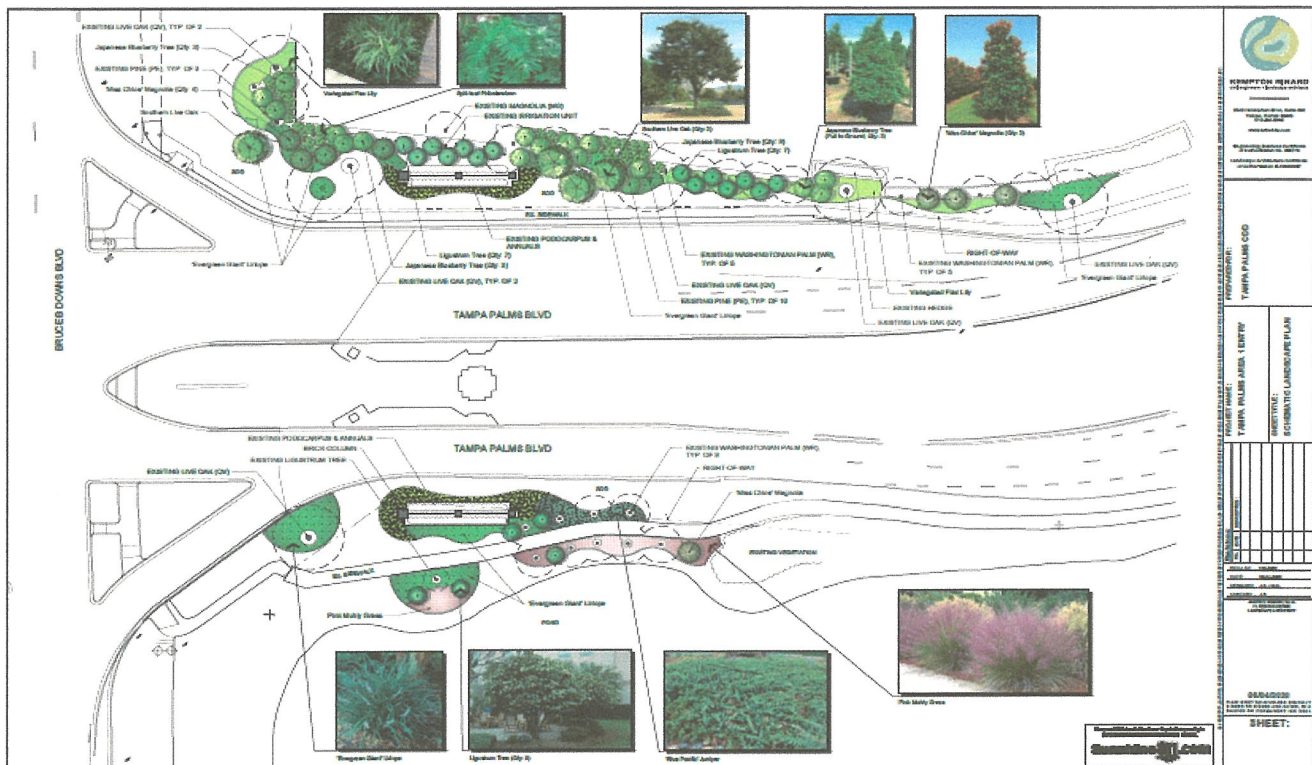
Jason Rinard, of Kempton Rinard, reviewed the area and has produced a planting plan for your review and approval.

The proposed plan is designed to accomplish the following:

- Soften and improve the entry side with low growing materials that improve the look immediately around the road and walkways but do not hide the pond, fountain and attractive buildings beyond the fountain.
  - The proposed grasses echo plant materials displayed across the street with the Area 2 pond site
  - The plan does not include the pump station which will be relandscaped but given the work needed to re-survey and relocate irrigation assets (reviewed in Tab K next) is on hold.
- Provide, to the degree possible, a landscape buffer between the homes in Cambridge and the exit roadway.
  - There are sever limitations to plantings due to the gas transmission line serving the community that runs along this area. (Marked by yellow markers.)

These plans were just received by staff on Thursday night and have not been fully examined for probable cost by Joe Laird.

Even with the additional trees and irrigation relocations and planting additions, this project should remain within the \$97K currently allocated for the project.



Following, staff has provided larger and more readable representation of the proposed plan.



### ***Bruce B Downs Walls***

During the intense portions of the Covid restrictions, many of the government agencies (County Center), universities (USF) and even private building owners (Westshore Center) jumped at the opportunity to complete paving and masonry work while office workers were either at home or present at a minimum, making contractor support for small projects limited.

The major construction work is coming to an end at about the time that Tampa Palms is ready to take on the wall repairs for the three areas, identified by the community names, which are separated from BB Downs by these walls:

#### Ashmont (1, 273 ft in length)

1. The first segment of the wall is 200 ft in length and runs from along the west side of the Kindercare property (the CDD has an easement and the area is very visible so it is included in the CDD responsibility). This segment is indicated by a yellow line.
2. The second segment runs from the Kindercare property, parallel to Bruce B Downs to the junction with the wall separating the village of Ashmont from the village of Faircrest. The portion that lies on Tampa Palms CDD property and is approximately 1,073 ft in length. This segment is indicated by a red line.



Staff previously discussed high level costs to improve this segment and the costs varied greatly, with no consideration given to repair, only tear down and replace. Staff has asked a GC that Tampa Palms has used for other projects to provide an opinion and will keep the board informed.



### Cambridge (1,300 ft in length)

This wall segment is approximately 1,300 ft in length and runs from the conservation area across from City Plaza and just north of Cambridge (owned by Sunshine State Conservation LLC) south to the Tampa Palms Blvd entrance. This segment is indicated by a red line.

Oddly it appears that there are walls of several heights in this area: that would seem to be something that should be corrected. Further at one point a contractor (from the BB Downs building crews, not someone engaged by the CDD ) when looking at this area stated that there was no rebar in some portions.



Staff suggests that, unless after a thorough inspection it is found to be in worse shape than the Ashmont wall, this should be the second phase of wall repair/restoration.

### Faircrest (600 ft)

The final area is the wall from the boundary of Ashmont and Faircrest, running south to the end of the village of Faircrest. (There is an intersection wall running east along the boundary between Ashmont and Faircrest. That wall is on private property and not CDD responsibility.)



This segment is about 600 ft in length.

This wall was inspected on both sides a few years ago and at that time it was in the best condition of the three areas.



It is anticipated that there will be actionable information available to the Board so that a decision can be made as to how to proceed at the next meeting.

This is a difficult project as it will affect adjacent owners, especially if portions need to be removed and reconstructed, not repaired. Some owners have fences on their property behind the CDD-owned walls but many do not.





# COMMUNITY APPEARANCE

Tab 6K



## Community Appearance

### General Appearance



The modest late spring rains in the last two weeks have come just in time to produce a very lush and green landscape. Through focused care, the Maney-Laird prescription for handling fungus is working - without any wholesale turf replacement. ABM is using a pre-emergent herbicide this week.

The OLM score received as a result of the property inspection June 3rd was 92%. Given the challenges of high heat, Covid-mandated scheduling and minimal rains until the last two weeks, the score speaks well for the ABM team.



ABM put out the pre-summer fertilizer during May and the results are becoming evident with the recent rains. (No more fertilizer can be utilized until October 1<sup>st</sup>.) The turf is turning a vibrant green throughout the property.

AMB is on the last leg of the spring palm tree pruning of 2020, the completion of which is scheduled each year to occur by the beginning of the hurricane season. In some instances these palms are being pruned for the second time this year: dang fertilizer.

The summer annuals are being installed right now. They are coleus in mixed colors. Coleus are used in the summer and early fall because they are a heat-tolerant, durable annual which has very few disease and insect problems.

There are very few annuals that will thrive in full, hot sun. Coleus are a colorful exception. Many varieties of coleus have been developed precisely for the direct sun of Florida summers.

Sometimes the plants will appear to flag slightly at the end of the day but they recover overnight, especially with irrigation.

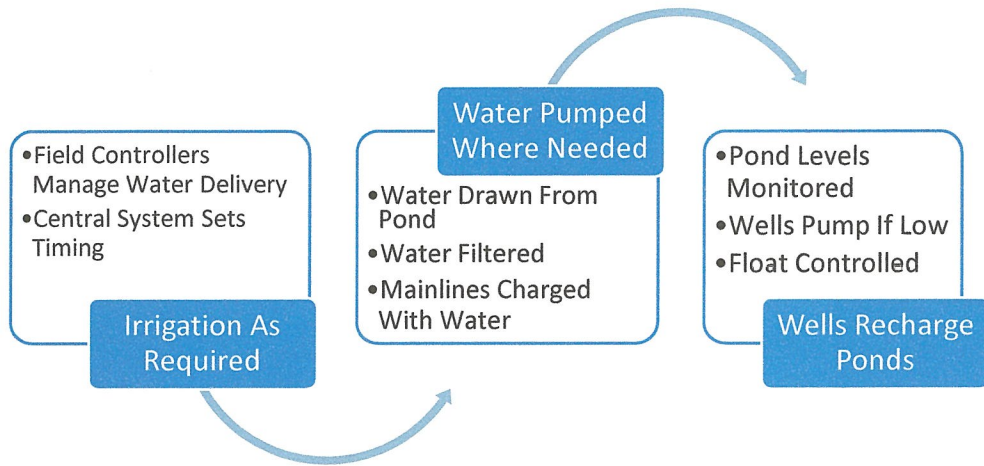


For this installation a dark burgundy plant (oxblood) is coupled with a gold (gold lace) for most beds, such as the Reserve above, and a third variety, a green/gold mix plant (Alabamas) is added for contrast at the main entries.

### Irrigation

Tampa Palms enjoys multiple millions of dollars invested in landscape, a landscape that serves the community by providing a lush visual backdrop, together with the conservation areas, and allows relatively small home sites to appear expansive.

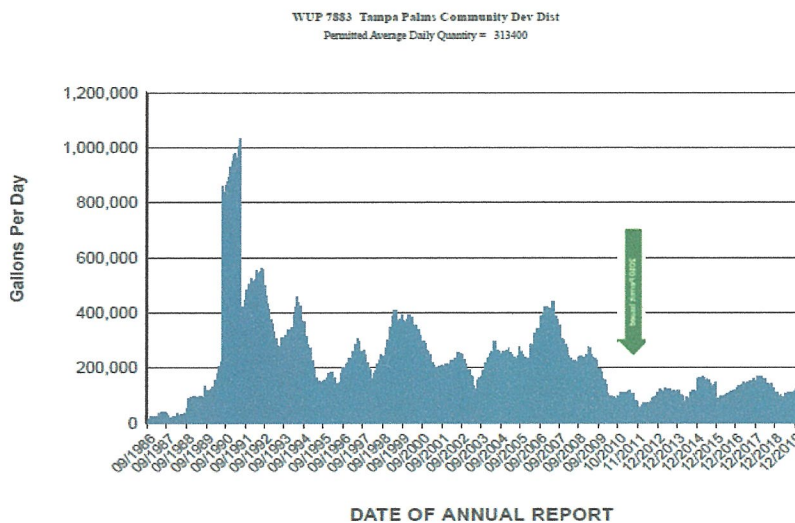
The system-wide irrigation makes this landscape possible. Central irrigation along the boulevards and in the Tampa Palms parks is provided through the use of excess stormwater in two retention ponds which is augmented, as needed, by ground water pumped from two deep wells.



The use of well water is controlled by a SWFWMP permit which is being renewed at this time. The purpose of the SWFWMD permitting is among other things to:

- Require smart water-use with the end game of conserving a diminishing resource – water
- Make certain that proper protections are in place to protect the water supplies, in particular the aquifer

Tampa Palms CDD has supported these objectives with a focus on the maintenance of a resident-pleasing neighborhood complete with landscape and recreational amenities based on year-round water conservation which has been in place for the last decade. In doing that actual water use has declined by nearly 50% between 2009 and 2019. [annual average gal per day]



The effectiveness of these measures can be seen in the water use graph to the left which depicts the reported water use from 1986 until 2019.

The current water use permit was issued in 2010 and the permitted level was 313,400 gallons per day. CDD conservation practices are working, in no small part due to the improvements approved by this board and the oversight of Joe Laird and his ABM irrigation technicians.

Renewal of the water use permit, WUP, this years will require conversion of pond level data from the level measurement used when the systems were installed in 1985, NGVD measurement, to NAVD . “VD” are the vertical datum for orthometric heights established for vertical control surveying in the United States of America.



To make this happen properly requires a number of steps:

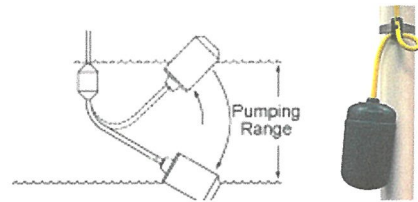
- Resurvey to confirm staff gauge locations (as well as well and pumping gauge locations)
- Provision of new staff gauges, properly marked for the NAVD levels
- Provision of new float switches that control the on/off for the well pumps (the existing floats are old and have experienced recent problems).

This was originally required with the 2010 permit renewal but staff provided SWFWMD with the prior survey and pond data with a request that this be deferred due to the fact that Tampa Palms was facing 8-9 years of county / city construction, much of it adjacent to or very near the subject retention ponds, due to (1) a new City water transmission line being constructed, (2) City force main improvements and (3) the widening of BB Downs to eight lanes.

It is time!

Staff has engaged Metzger & Williard to place new staff gauges, survey the ponds and locations of the various irrigation elements such as the pumping gauges, wells, weir levels etc.

Pope's Well drilling will provide new float switches and make certain they are properly calibrated to NAVD. The float switches literally float in the pond and activate when the level falls below a permitted level and shut down when the level reaches a permitted level.



To make everything even more fun, during an inspection of the Area 2 pond for this project it became apparent that the well pump is failing - screaming bearings being staff's first clue. The Area 1 pump was replaced in 2018; this one is more than 25 years old and was scheduled for replacement in 2020.

Pope's Well Drilling, who initially created both the Area 1 and Area 2 wells is working on a design and a quote. (Hopefully this can be installed before full failure occurs.)

### Pond Performance

Though the ponds remained healthy and noxious weeds are regularly treated, the early summer / non-winter, combined with minimal to no rain from January through mid-May, negatively affected the "look" of many of the ponds.

- Weed grow had been very active, along with the proliferation of lilies - which many non-native residents view as weeds.
- Pond levels fell to the lowest point in some time, exposing mud flats where grasses grew along the exposed areas. (The grasses at least forestalled erosion.)



While noxious weeds were treated, the dead weeds did not "vanish" for weeks due to no rain. The current rains will help.

The pond maintenance service is on-site weekly and they properly responding to both weed growth and algae blooms, which are often the result of treating the weeds. Where erosion control is required, ABM is taking steps, most of the time all that is needed is replenishing dirt and sod.

The current rain (1.5 inches on Wed 6/3 and another 2 inches on Thursday 6/4) will go a long way to refilling the ponds.



# PARK OPERATIONS

Tab 6L

## Park Operations

The CDD Parks continue to operate with modified access to the amenities; specifically:

	Hampton		Amberly
Tennis	Yes, Singles	Pavilion	Open, 10 Max
Racquetball	No	Restrooms	One at a time
Basketball	No	Playground	No
Pavilion	Open, 10 Max	Fields	Yes, Max 10
Restroom	One at a time		
Playground	No		
Fields	Yes, Max 10		

Since May 31, due to the City curfew, both the CDD and TPOA parks have closed at 7 PM. Staff has spoken with coordinators from some other villages, such as Tampa Palms North, West Meadows and Richmond Place and they are following the same general protocols. They may return to the regular house by 6/3/20.

There has been some minor vandalism in Hampton Park, broken bottles and trash found in the mornings and at least one park light “bashed in” .

One of the park attendants speculated that the light was broken by someone trying to turn it on (there is a switch at the top) but as the power is shut down over night they would not have been successful. This light is very near two of the park cameras but unfortunately, the cameras are pointed in other directions.



There have a few instances where folks demanded to use facilities that are not yet open but after it was explained to them how the CDD is following the guidance of the local governments(s), they settled down.

Most people are using the parks to

- Play singles tennis
- Have small family picnics
- Walk dogs
- Play frisbee with friends (less than 10)



There was one unfortunate incident in Hampton Park. A woman entered the park, advised she was “*bringing her class from Chiles and some of their parents for an official good bye for her 5<sup>th</sup> grade class*”. There had been no prearrangement and the class plus parents would far exceed the 10 in a group allowed, not to mention that the playground was closed.

Background: during a normal school year some classes walk from Chiles to Hampton Park with their teachers and a few parents as chaperones during the school day for an end of school year school outing.

These outings are planned in well in advanced, with either the principal or her admin contacting Compton for a reservation.

ABM is advised so the gate to the park from the maintenance center is kept shut and ABM employees are warned to be careful entering and leaving the CDD entry.

Players with tennis reservations are “warned” that there will be a large number of students in the park.



Last Wednesday when the teacher arrived, the park attendant advised the woman there was no reservation and that groups larger than 10 were not allowed even with a reservation; the attendant was also unsure what was going on because school has not been in session for months.

The woman and male companion ignored the park attendant stating in an angry and dismissive manner “I am not stopping, call cops if you like”. Children and parents began to arrive. The attendant called his supervisor at Compton who engaged Brian Koerber. Unsure what was happening they followed the normal protocol and called the police and then CDD staff.

Staff immediately contacted the principal of Chiles, Dr. Teri Evans, who stated emphatically that there was no such school outing and all of her 5<sup>th</sup> grade teachers were on campus filling “goody bags” for a farewell scheduled the next day for the 5<sup>th</sup> graders. Staff agreed to determine what was going on and if it involved Chiles, report back to Dr. Evans.

Staff called the park, spoke to the park attendant and police officer and finally the “teacher” who:

- Advised she was there for a school outing for Chiles
- That the outing was for farewell / graduating awards for students
- She gave her name as Lynn Alexander (she previously told the attendant her name was Diana)
- Stated she was a Tampa Palms resident,
- When asked which village she said “Wesley Dr”.
- Additionally the park attendant advised staff that she refused to give her name to the police officer.

Considering there were children involved who have already had a difficult school year, staff decided that they should stay and asked the police officer if he could stay to make sure they remained off the playground (the teacher stated this was only for awards) and apart. He agreed.

Staff took one of the camera shots of the teacher in the park and rather than send to Teri Evans – in case this was not a Chiles matter- shared with Tampa Palms parents who identified the woman as in fact a Chiles teacher but not 5<sup>th</sup> grade, and a resident of Tampa Palms North, not Tampa Palms.

One parent was very disturbed as this parent actually lives on Wesley Dr across Hampton Park and has to tell her youngest that she cannot play with her friends in park due to the Covid concerns. She was further deeply concerned that students were exposed to false statements made by a teacher in order to “get her way”; a hideous role model.

Staff sent Teri Evans an email with this information and hopefully Dr. Evans will make certain that no rogue outings at Hampton Park occur in the name of Chiles in the future.

The playgrounds are ready and waiting for the time they can re-open.



# PROPOSED BUDGET & ASSESSMENTS

Tab 6M

Tampa Palms CDD

Represented For Review 6/10/20

FY 2020-21 General Fund BudgetExecutive Summary

The FY 2020-21 General Fund Budget is the first year of the Five-Year Financial Model in your Board Book of March 13<sup>th</sup> with the following changes:

- 1) Assessments have been maintained at current year levels vs a 2.2 % increase in the Model.  
This is recognition of the financial impact of the coronavirus on our economy and our residents.  
This is a \$ 58 K reduction from the model.
- (2) Interest Income Is Included at only \$ 10 K vs the previous \$ 55 K; a \$ 45 K reduction. The Federal Reserve has taken treasury yields close to zero.
- (3) Carry-forward funds are transferred from our bank reserves to cover the above two changes.

Constituent Perspective

No assessment increases, but we still assure the citizens that the District maintains the ability to preserve and protect approximately \$ 20.0 million in community assets. The FY 2020-21 assessments equate to FY 2007-08 assessment levels.

Assumptions

Signature TP 2017 to be completed this year; is not included in the model.

The following economics were used in the model:

- No change in Assessment levels, they are equal to the current year.
- Interest Income reduced to recognize Federal Reserve rate reductions.
- Expense inflation of 3.0 % on ABM and 4.0 % on all other expenses.



**TAMPA PALMS CDD  
PROPOSED BUDGET SUMMARY REPORT - FY 2020-21**

	FY 2019-20 Adopted	FY 2019-20 Outlook	FY2020-21 Proposed	\$ INCR (DCR) VS 2019-20 Budget	% INCR (DCR) VS 2019-20
<b>REVENUE- ALL SOURCES</b>					
Assessments Non-Advalorem	2,737,595	2,737,595	2,737,595	-	0.0%
Early Payment Discount	-109,504	-109,504	-109,504	-	0.0%
Interest Income	55,000	55,000	10,000	(45,000)	-82%
Excess Fees	15,000	15,000	15,000	-	0.0%
Misc. Rev	1,200	1,200	1,200	-	0.0%
Carry Forward (Signature Funds) <sup>1</sup>	<u>15,000</u>	<u>500,257</u>	<u>85,000</u>	<u>70,000</u>	466.7%
<b>Total Revenue</b>	<b>\$2,714,291</b>	<b>\$3,199,548</b>	<b>\$2,739,291</b>	<b>25,000</b>	<b>1%</b>
<b>EXPENDITURES</b>					
<b>Administrative Expenditures</b>					
S/T Personnel Services	21,834	21,834	21,834	-	0%
S/T Professional Services	148,984	146,984	148,984	0	0%
S/T Administrative Services	15,685	15,685	15,685	0	0%
<b>Total Administrative</b>	<b>186,503</b>	<b>184,503</b>	<b>186,503</b>	<b>0</b>	<b>0%</b>
<b>Field/ Operations Services</b>					
S/T Field Management Svcs	343,156	343,156	342,175	-981	-0.3%
S/T General Overhead	185,060	191,720	198,830	13,770	7%
S/T Landscape Maintenance	1,153,473	1,150,873	1,157,960	4,487	0%
S/T Landscape New & Enhanced	165,640	162,000	163,743	-1,897	-1%
S/T Facility Maintenance	<u>214,995</u>	<u>214,995</u>	<u>223,595</u>	<u>8,600</u>	4%
<b>Total Field Operations/Services</b>	<b>2,062,325</b>	<b>2,062,745</b>	<b>2,086,303</b>	<b>23,978</b>	<b>1%</b>
<b>Total Normal Operations</b>	<b>2,248,828</b>	<b>2,247,248</b>	<b>2,272,806</b>	<b>23,978</b>	<b>1%</b>
<b>Project Driven Expenses</b>					
<b>Total Project Driven Expenses</b>	<b>465,463</b>	<b>952,300</b>	<b>466,485</b>	<b>\$1,022</b>	<b>0.2%</b>
<b>Total Normal Operations and Project Driven Expenses</b>	<b>\$2,714,291</b>	<b>\$3,199,548</b>	<b>\$2,739,291</b>	<b>\$25,000</b>	<b>1%</b>
<b>Excess Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>		

<sup>1</sup> Fund previously allocated for Signature restoral and brought into the budget as required.

**TAMPA PALMS CDD**  
**PROPOSED BUDGET FY 2020-21 DETAIL**

	FY 2019-20	FY 2019-20	FY 2020-21	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2019-20 Budget	VS 2019-20
<b>REVENUE- ALL SOURCES</b>					
Assessments Non-Advalorem	2,737,595	2,737,595	2,737,595	-	0.0%
Early Payment Discount	-109,504	-109,504	-109,504	-	0.0%
Interest Income	55,000	55,000	10,000	(45,000)	-81.8%
Excess Fees	15,000	15,000	15,000	-	0.0%
Misc. Rev	1,200	1,200	1,200	-	0.0%
Carry Forward	15,000	500,257	85,000	70,000	466.7%
<b>Total Revenue</b>	<b>\$2,714,291</b>	<b>\$3,199,548</b>	<b>\$2,739,291</b>	<b>25,000</b>	<b>1%</b>
<b>EXPENDITURES</b>					
<b>Administrative Expenditures</b>					
Personnel Services					
Board of Supervisors	11,000	11,000	11,000	-	0%
FICA	5,810	5,810	5,810	-	0%
FUTA/SUTA + Payroll Fees	5,024	5,024	5,024	-	0%
<i>S/T Personnel Services</i>	<b>21,834</b>	<b>21,834</b>	<b>21,834</b>	-	<b>0%</b>
Professional Services					
Attorneys Fees	10,000	8,000	10,000	-	0%
Annual Audit	6,813	6,813	6,813	-	0%
Management Fees	67,369	67,369	67,369	-	0%
Tax Collector	54,752	54,752	54,752	-	0%
Assessment Roll	10,050	10,050	10,050	-	0%
<i>S/T Professional Services</i>	<b>148,984</b>	<b>146,984</b>	<b>148,984</b>	<b>0</b>	<b>0%</b>
Administrative Services					
Directors and Officers Insurance	3,685	3,685	3,685	-	0%
Miscellaneous Administrative Services	12,000	12,000	12,000	-	0%
<i>S/T Administrative Services</i>	<b>15,685</b>	<b>15,685</b>	<b>15,685</b>	<b>0</b>	<b>0%</b>
<b>Total Administrative</b>	<b>186,503</b>	<b>184,503</b>	<b>186,503</b>	<b>0</b>	<b>0%</b>
<b>Field/ Operations Services</b>					
Field Management Services					
District Operating Staff	172,343	172,343	174,601	2,258	1%
Park Attendants	81,000	81,000	75,000	(6,000)	-7%
Park Patrols (Security Co)	69,014	69,014	71,774	2,760	4%
Field Management Contingency	20,800	20,800	20,800	-	0%
<i>S/T Field Management Svcs</i>	<b>343,156</b>	<b>343,156</b>	<b>342,175</b>	<b>-981</b>	<b>0%</b>



**TAMPA PALMS CDD  
PROPOSED BUDGET FY 2020-21 DETAIL**

	FY 2019-20 Adopted	FY 2019-20 Outlook	FY 2020-21 Proposed	\$ INCR (DCR) VS 2019-20 Budget	% INCR (DCR) VS 2019-20
General Overhead					
Insurance	12,516	12,516	13,017	501	4%
Information Systems (Tel and Security)	23,766	23,766	24,717	951	4%
Water	14,560	19,000	21,000	6,440	44%
Refuse Removal	7,280	9,500	13,000	5,720	79%
Electricity	110,000	110,000	110,000	-	0%
Stormwater Fee	3,938	3,938	4,096	158	4%
Misc. Field Services	<u>13,000</u>	<u>13,000</u>	<u>13,000</u>	-	0%
<i>S/T General Overhead</i>	<b>185,060</b>	<b>191,720</b>	<b>198,830</b>	<b>13,770</b>	<b>7%</b>
Landscape Maintenance Standard					
Landscape and Pond Maintenance	1,041,153	1,041,153	1,044,980	3,827	0%
Landscape Monitoring Fee	18,720	18,720	18,900	180	1%
Landscape and Replacement	<u>93,600</u>	<u>91,000</u>	<u>94,080</u>	<u>480</u>	1%
<i>S/T Landscape Maintenance</i>	<b>1,153,473</b>	<b>1,150,873</b>	<b>1,157,960</b>	<b>4,487</b>	<b>0%</b>
Landscape Maintenance New & Enhanced					
Property Mowing	94,640	91,000	98,426	3,786	4%
County Pond	26,000	26,000	18,517	(7,483)	-29%
NPDES Pond Program	<u>45,000</u>	<u>45,000</u>	<u>46,800</u>	<u>1,800</u>	4%
<i>S/T Landscape New &amp; Enhanced</i>	<b>165,640</b>	<b>162,000</b>	<b>163,743</b>	<b>(1,897)</b>	<b>-1%</b>
Facility Maintenance					
Irrigation System	101,148	101,148	105,194	4,046	4%
Fountain	25,754	25,754	26,784	1,030	4%
Facility Maintenance	85,493	85,493	88,913	3,420	4%
Janitorial/Park Supplies	<u>2,600</u>	<u>2,600</u>	<u>2,704</u>	<u>104</u>	4%
<i>S/T Facility Maintenance</i>	<b>214,995</b>	<b>214,995</b>	<b>223,595</b>	<b>8,600</b>	<b>4%</b>
<b>Total Field Operations/Services</b>	<b>2,062,325</b>	<b>2,062,745</b>	<b>2,086,303</b>	<b>\$23,978</b>	<b>1%</b>
<b>Total Normal Operations</b>	<b>2,248,828</b>	<b>2,247,248</b>	<b>2,272,806</b>	<b>23,978</b>	<b>1%</b>

**TAMPA PALMS CDD  
PROPOSED BUDGET FY 2020-21 DETAIL**

	FY 2019-20	FY 2019-20	FY 2020-21	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2019-20 Budget	VS 2019-20
<b>Project Driven Expenses</b>					
Signature TP 2017	18,676	505,513	0	(18,676)	-100.0%
Renewal and Replacement & Deferred Mtc	195,000	195,000	207,426	12,426	6.4%
Capital Projects	195,000	195,000	200,000	5,000	2.6%
NPDES/Clean Water	<u>56,787</u>	<u>56,787</u>	<u>59,059</u>	2,272	4.0%
<b>Total Project Driven Expenses</b>	<b>465,463</b>	<b>952,300</b>	<b>466,485</b>	<b>1,022</b>	<b>0.2%</b>
<b>Total Normal Operations and Project Driven Expenses</b>	<b>\$2,714,291</b>	<b>\$3,199,548</b>	<b>\$2,739,291</b>	<b>\$25,000</b>	<b>1%</b>
<b>Excess Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<sup>1</sup> Fund previously allocated for BB Downs restoral and brought into the budget as required.					



**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CDD  
PROPOSED FY 2020-21 RESIDENTIAL ASSESSMENTS**

Total Revenue Assessed		FY 2019-20 \$2,737,595			FY 2019-20 \$2,737,595		Increase \$ \$0		% Incr 0.0%
	Avg Lot Size	Acreage	Units	Per Unit FY 2019-20	Assessment FY 2020-21	Per Unit 2020-21	\$ Incr Vs 2019-20	% Incr FY 2019-20	
<b>Single Family Villages</b>									
Asbury	0.4234	47.42	112	1,153.32	129,172	\$1,153	\$0	0.0%	
Ashmont	0.3485	9.06	26	985.25	25,617	\$985	\$0	0.0%	
Cambridge 1	0.4028	14.50	36	1,107.08	39,855	\$1,107	\$0	0.0%	
Cambridge 2	0.3723	29.78	80	1,038.01	83,089	\$1,039	\$0	0.0%	
Cambridge 3	0.3639	11.28	31	1,019.81	31,614	\$1,020	\$0	0.0%	
Canturbury	0.5185	14.00	27	1,366.70	36,901	\$1,367	\$0	0.0%	
Coventry	0.4137	19.03	46	1,131.57	52,052	\$1,132	\$0	0.0%	
Enclave	0.2611	43.34	166	789.26	131,017	\$789	\$0	0.0%	
Estates at River Park	0.7700	8.47	11	1,930.78	21,239	\$1,931	\$0	0.0%	
Huntington	0.4693	19.71	42	1,256.26	52,763	\$1,256	\$0	0.0%	
Kensington	0.4681	22.00	47	1,253.57	58,918	\$1,254	\$0	0.0%	
Manchester	0.2641	33.80	128	795.94	101,880	\$796	\$0	0.0%	
Nottingham	0.2000	11.40	57	652.24	37,178	\$652	\$0	0.0%	
Palma Vista II	0.0637	5.10	80	346.63	27,730	\$347	\$0	0.0%	
Reserve	0.7651	87.22	114	1,919.76	218,853	\$1,920	\$0	0.0%	
Sanctuary	0.1453	11.48	79	529.59	41,837	\$530	\$0	0.0%	
Sterling Manor	0.1350	13.90	103	506.34	52,153	\$506	\$0	0.0%	
Stonington	0.4615	27.23	59	1,238.86	73,093	\$1,239	\$0	0.0%	
T. Mont	0.3691	44.29	120	1,031.51	123,781	\$1,032	\$0	0.0%	
T. Mont Wood	0.7700	3.08	4	1,930.78	7,723	\$1,931	\$0	0.0%	
Wellington	0.2788	20.91	75	829.00	62,175	\$829	\$0	0.0%	
Westover	0.5446	33.22	61	1,425.18	86,936	\$1,425	\$0	0.0%	
Wyndham	0.2807	49.97	178	833.33	148,332	\$833	\$0	0.0%	
<b>Apartments</b>									
5100 LIVE OAKS BLVD LLC	0.0600	46.20	770	338	260,427	\$338	\$0	0.0%	
JWC TAMPA BP LLC	0.0597	20.30	340	338	114,770	\$338	\$0	0.0%	
HENLEY	0.0729	23	315	367	115,668	\$367	\$0	0.0%	
<b>Remote Site Apartments</b>									
EAGLES POINT VENTURES LLC	0.0617	11.84	192	204	39,098	\$204	\$0	0.0%	
LANDMARK AT GRAYSON PARK LP	0.1696	69.21	408	204	83,083	\$204	\$0	0.0%	
<b>Condo's</b>									
Faircrest	0.0725	19.13	264	366	96,669	\$366	\$0	0.0%	
Palma Vista I	0.0725	2.90	40	366	14,650	\$366	\$0	0.0%	
<i>Subtotal Single Family</i>					\$1,643,907				
<i>Subtotal Apartments</i>					\$490,865				
<i>Subtotal Condo's</i>					\$111,319				
<i>Subtotal Remote Site</i>					\$122,181				
<i>Subtotal Commercial</i>					\$368,906				
<b>Total Assessed</b>					\$2,737,177				
<b>Total Budget</b>					\$2,737,595				
<b>Rounding Error</b>					-\$418				



PROPOSED FY 2020-21 COMMERCIAL ASSESSMENTS BY ENTITY

Name	Folio	TSF (000) *	ITE Code**	ITE Factor	Trips	% Trips	ROW	Parks	Admin Asmt	FY 2019-20 Total	FY 2020- 21 Total	\$ Incr Vs 2019-20	% Incr Vs 2018- 19
Shoppes of Amberly 1 LLC	347560960	90.86	820	42.94	3901	18.82%	67,976	\$0.0	\$278	\$68,254	\$68,254	\$0	0.0%
2 REAL SUB LLC	339790402	176.16	820	42.94	7564	36.50%	131,797	\$0.0	\$278	\$132,075	\$132,075	\$0	0.0%
3 REAL SUB LLC	339790403	7.53	912	156.48	1179	5.69%	20,541	\$0.0	\$278	\$20,818	\$20,818	\$0	N/A
NCNB NATIONAL 4 PROPERTIES DEPT	347555055	5.30	912	156.48	829	4.00%	14,447	\$0.0	\$278	\$14,725	\$14,725	\$0	0.0%
PLTP INVESTORS 5 LLC	347555070	97.58	710	11.01	1074	5.18%	18,719	\$0.0	\$278	\$18,996	\$18,996	\$0	0.0%
6 CAMBRIDGE LLC	347555090	16.01	720	36.13	578	2.79%	10,079	\$0.0	\$278	\$10,357	\$10,357	\$0	0.0%
JEFFERSON BANK 7 OF FLORIDA	347555080	5.39	912	156.48	843	4.07%	14,690	\$0.0	\$278	\$14,968	\$14,968	\$0	0.0%
8 15802 AMBERLY LLC	347566444	3.61	710	11.01	40	0.19%	693	\$0.0	\$278	\$971	\$971	\$0	0.0%
9 TAMPA PALMS OFFICE ENHANCEMENT	347566442	14.40	565	79.26	1141	5.51%	19,886	\$0.0	\$278	\$20,164	\$20,164	\$0	0.0%
10 HOLDINGS LLC	347555505	2.57	720	36.13	93	0.45%	1,617	\$0.0	\$278	\$1,895	\$1,895	\$0	0.0%
11 SMO59 LLC	347555506	2.04	710	11.01	22	0.11%	392	\$0.0	\$278	\$669	\$669	\$0	0.0%
CARL D AND 12 MARTHA J YATES LI MANAGEMENT	347555508	3.99	710	11.01	44	0.21%	766	\$0.0	\$278	\$1,044	\$1,044	\$0	0.0%
13 RESOURCE LLC	347555510	2.63	710	11.01	29	0.14%	505	\$0.0	\$278	\$782	\$782	\$0	0.0%
14 FMC SOMERSET LLC	347555515	6.11	720	36.13	221	1.07%	3,846	\$0.0	\$278	\$4,124	\$4,124	\$0	0.0%
ST GEORGE 15 SERVICES LLC	347555517	2.56	710	11.01	28	0.14%	492	\$0.0	\$278	\$770	\$770	\$0	0.0%

**PROPOSED FY 2020-21 COMMERCIAL ASSESSMENTS BY ENTITY**

RAYMOND W 16 MATHEWS SR	347555518	2.04	710	11.01	22	0.11%	392	\$0.0	\$278	\$669	\$669	\$0	0.0%
17 CERILLO FAMILY LLC SOMMERSET PARK	347555521	2.57	720	36.13	93	0.45%	1,620	\$0.0	\$278	\$1,897	\$1,897	\$0	0.0%
18 LLC PAUL H AND SUSAN	347555523	2.57	720	36.13	93	0.45%	1,619	\$0.0	\$278	\$1,897	\$1,897	\$0	0.0%
19 M L DUGA CO BEACHDALE	347555529	4.18	720	36.13	151	0.73%	2,628	\$0.0	\$278	\$2,906	\$2,906	\$0	0.0%
20 PROPERTIES L C RODENT REALTY	347555527	4.12	720	36.13	149	0.72%	2,594	\$0.0	\$278	\$2,872	\$2,872	\$0	0.0%
21 INC ROLLI PROPERTY	347555525	2.54	720	36.13	92	0.44%	1,600	\$0.0	\$278	\$1,878	\$1,878	\$0	0.0%
22 INVESTMENTS LLC TAMPA PALMS	347555452	2.69	720	36.13	97	0.47%	1,694	\$0.0	\$278	\$1,972	\$1,972	\$0	0.0%
23 INC ANIMAL HOSPITAL	347555454	2.60	710	11.01	29	0.14%	498	\$0.0	\$278	\$776	\$776	\$0	0.0%
24 ALLMAY INC	347555456	2.60	710	11.01	29	0.14%	498	\$0.0	\$278	\$776	\$776	\$0	0.0%
25 SYLVAN ROAD LLC	347555458	2.64	720	36.13	95	0.46%	1,662	\$0.0	\$278	\$1,940	\$1,940	\$0	0.0%
26 L C GIGINO TAMPA PALMS	347555460	2.64	720	36.13	95	0.46%	1,662	\$0.0	\$278	\$1,940	\$1,940	\$0	0.0%
27 CLUB INC	347560154	92.64	495	22.88	2120	10.2%	36,932	\$0.0	\$278	\$37,210	\$37,210	\$0	0.0%
28 KEVIN MELKER LLC	347555502	2.04	720	36.13	74	0.36%	1,285	\$0.0	\$278	\$1,563	\$1,563	\$0	0.0%
Totals					20727		\$361,131	\$0.0	\$7,775	\$368,906	\$368,906	\$0	0.0%

\* Total Square Feet: Source: Hillsborough County Property Appraiser

\*\* ITE / Land Use Classification Source: Hillsborough County Property Appraiser

# 2019 AUDIT



## Final Auditor's Report for FY 2018-19 (Ending 9/30/2019)

### Executive Summary

The 2019 Audit is presented for your review and approval. The 2019 audit is a "no comment" audit. Here are some highlights from the 2019 Audit Report for your attention.

**1. What Are The Districts Financial Reporting Responsibilities And How Have Those Responsibilities Been Met?** (excerpts from page 1 of Final Audit Report which is attached)

• **Statement of Management's Responsibility for the Financial Statements**

*Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.*

• **Auditor Opinions**

*In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.*

**2. Management Letter To Board of Supervisors Pursuant To Rules of the Auditor General**  
(excerpts from Page 25)

• **Purpose of This Letter (excerpts from Page 25)**

*The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida.*

• **Current Reporting**

*I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS*

*None*

*II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS*

*None*

*III. COMPLIANCE WITH THE SIX SPECIFIC PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA*

*The auditors found the District to be in compliance without exception (see page 25 for specific areas).*

A bound copy of the full auditor's report is in each packet.

# WETLANDS INTRUSION

Tab 60

## Wetlands Intrusion

This matter affects Tampa Palms in general but does not directly affect CDD-owned property but is a matter for the CDD to observe.

### Background:

The Ecopalms property\* comprising 752 acres and an adjacent property owned by former developers (more recently referred to as the McCullers property\*\*) comprising 45 acres were sold to Sunshine State Conservation LLC in several transaction over the last several years for approximately \$1 Million.

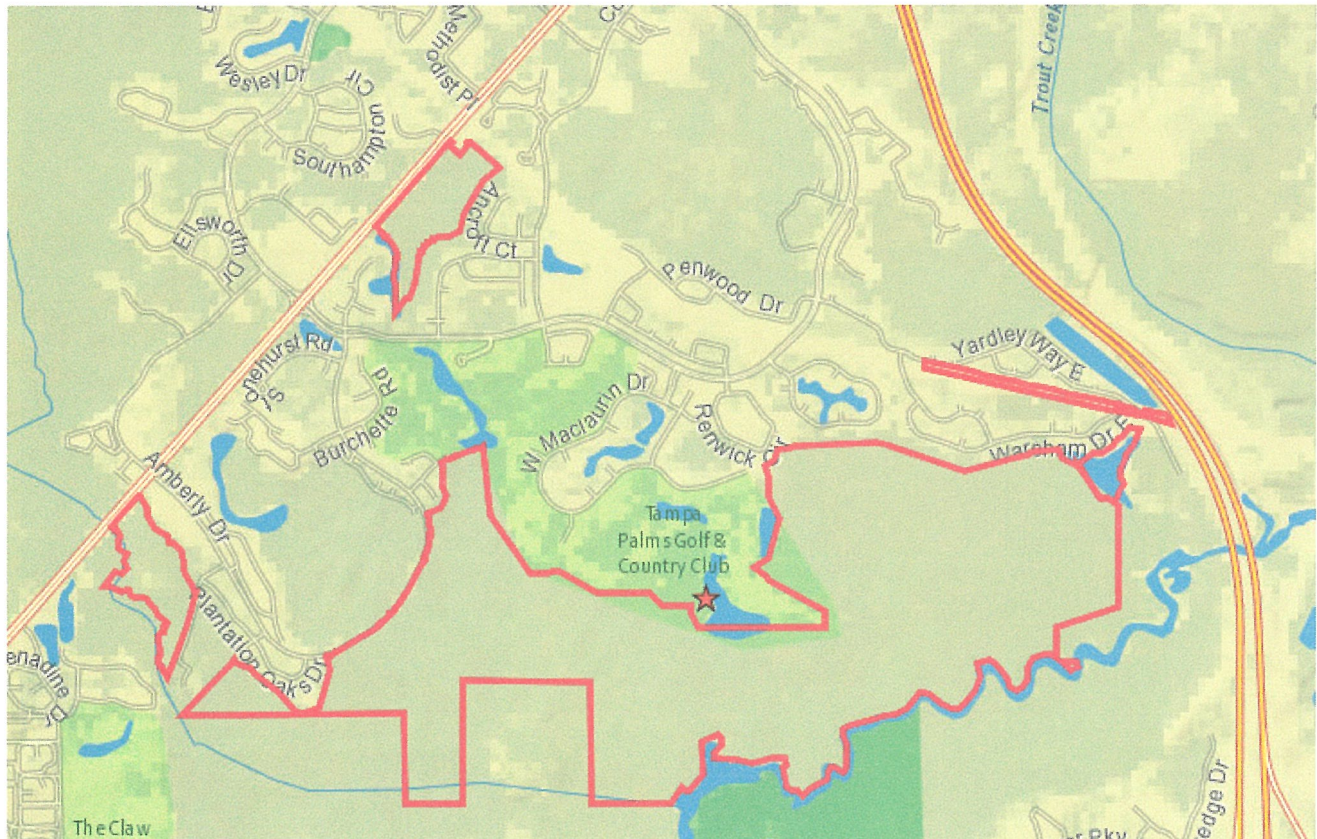
- The deed for the McCullers property indicates a sales price of \$350K
- The deed for the Ecopalms property indicates \$10.00 but the doc stamps indicate \$647K

At the time of the Ecopalms sale (May 2018) staff inquired of City Planning as to if the land were now somehow developable and was advised in writing, “ No, nothing has changed. The City will not issue permits on property identified in the master plan as either wetlands or preservation lands including upland habitat.”

\* Folios involved 0347580060 [15.67 acres], 0347580040 [13.5 acres], 0347580000 [723 acres]

\*\* Folios involved 0347580010 [3 acres], 0347580020 [9.44 acres], 0347580020 [22.65 acres]

The land is extensive as indicate by the map below, taken from the Property Appraiser’s web site. It wraps around the villages of the Reserve, Kensington, Stonington, Tremont, the TP Country Club, Shoppes of Amberly, and Amberly Place Apartments.





Commencing on April 16, 2020 staff was advised by residents abutting the property along Amberly Drive that there was heavy construction noise coming from the area off of Amberly Drive. Inquiry was made of the Country Club as to if they were doing any construction and the answer was no.

On April 25<sup>th</sup> staff received an email from a Tampa Palms resident regarding intense construction noise which he defined as coming from this property but rather some distance from the Amberly entrance. As this resident is himself a developer, the information was credible and it was referred to the City of Tampa Planning Dept, including the email from the reporting resident.

On April an owner from Canterbury notified the CDD that large trucks, appearing to be dump trucks and/or cement truck had entered the property.

Later that same day it was reported that a large flatbed truck was at the Amberly entrance to the wetland property and had been observed “dropping off” unspecified larger equipment.

The CDD landscape contractor drove past the site, took pictures of the truck and noted that the truck drove away at 4:30 PM empty.



All of this information was shared with

- The TPOA who has regulatory authority for the properties in Tampa Palms. (No applications had been filed)
- The City of Tampa (No permits issued for any work)
- Hills County EPC (No permits issued for wetlands work.)

The TPOA Business Manager, Warren Dixon, and TPOA Property Manager, Brian Koerber, are coordinating the Tampa Palms response. Initially the City and EPC were reluctant to enter the property because there were “No Trespass” signs at the gate and they could see a problem from that point. (The EPC left a note at the gate.)

Warren paid a visit to the gate and was met by one of the owners who advised that *“they were creating a family recreation area and just took out some bushes and a few trees”*.

A resident informed staff that he heard heavy construction sounds coming from the area near the 14<sup>th</sup> Tee at the Tampa Palms Golf and Country Club golf course, which abuts the property of concern.

This area is more than 1/3 mile from the site of the other reports. Staff made the TPOA LCAM and the TPOA Business Manager aware of the report.

On May 12, 2020 at approximately noon, with the permission of the General Manager of the Country Club, Steve Furman, staff accompanied the TPOA LCAM, Brian Koerber, and the TPOA Business Manager, Warren Dixon to the general area of the 14<sup>th</sup> tee where the noise had been reported.

The purpose was for Brian Koerber and Warren Dixon to prepare to make a full report to the members Covenants Committee, TPOA Board and City regarding any construction that was taking place; it was planned to do so from whatever constituted a marked boundary with the subject property. There was no marked boundary.

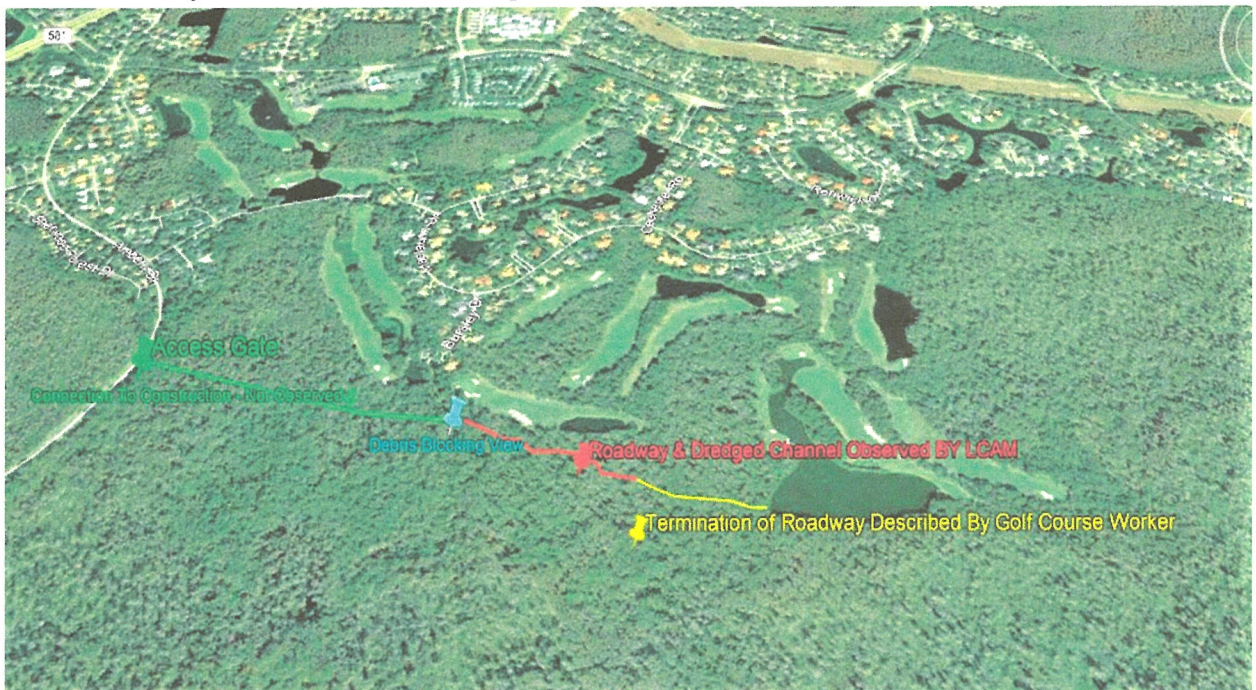


What was observed from the area adjacent to the 14<sup>th</sup> tee was shocking and confirmed extensive heavy construction is underway. A newly dredged water-filled channel was flanked on the south side by a crude roadway of 12-15 ft wide which extended to the east. This roadway rises up 10-15 feet off the wetland floor.

To the west recently cut trees, many with green leaves still in place, were stacked blocking the route from the Amberly entry to the site of the dredging and roadway construction. Cylinders of what was labeled as a defoliant were left on the ground.

The general area involved is depicted on the aerial map below.

- The green line extends from the gate on Amberly to a point where trees are staked blocking the view
- The blue pin is the debris barrier
- The red line shows the general path of the elevated, curving road as far as was observed.
- The yellow line indicates the extension of the road to the point where a golf course worker indicated the roadway and channel ended – in a pond. (This was not observed)



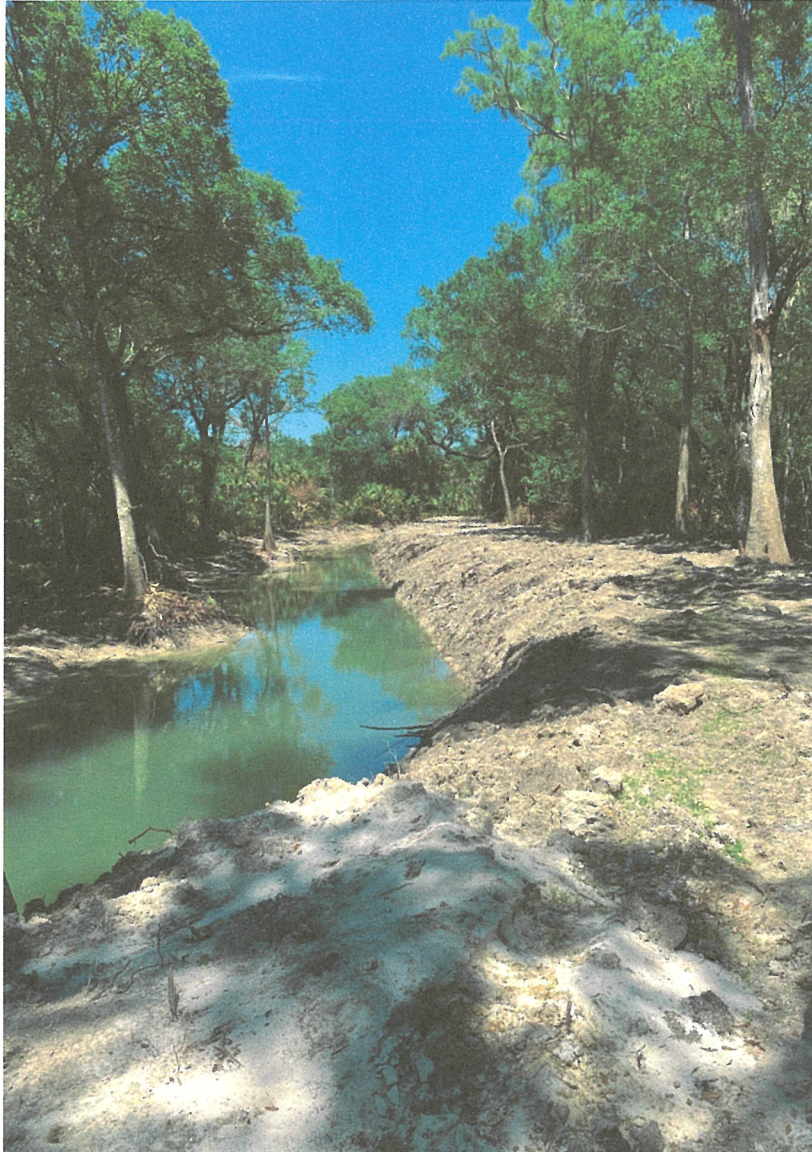
Rubbish Blocking View



Canister- Identified By COT As Defoliant



Channel & road at the west end



Other views from top of road



This "road" is effectively a berm south of the Country Club and Reserve, there are questions as to its impact on the natural stormwater flow.



View of wetland floor some 20 feet below new road



At this time the City is working the issues (many departments have been briefed and are engaged), the TPOA lawyer and the CDD attorney have been briefed and Councilman Viera is aware and engaged.



# FINANCIAL DISCLOSURE FORMS

## Financial Disclosure Required Of CDD Supervisors Mid-Year

Each July CDD Supervisors are required to file a Form 1, Financial disclosure. Normally the Form 1 is mailed to the Supervisor by the Supervisor of Elections Office.

- Who must file: All independent special district local officers and specified employees must file this report even if no financial interests exist that require disclosure.
- Where to file: The supervisor of elections in the county in which the person permanently resides.
  - When to file:
  - Within 30 days of the appointment or date of employment.
- Where to file: By July 1 every year thereafter.
- Disclose (the form does not require dollar figures):
  - Primary sources of income.
  - Secondary sources of any business income.
  - Real estate owned.
  - Intangible personal property owned.
  - Liabilities greater than net worth or \$10,000 (depending on the calculation threshold).
  - Interests in specified businesses.

A Form 1 is attached in case one was not received.



Please print or type your name, mailing address, agency name, and position below:

**FOR OFFICE USE ONLY:**

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF  CANDIDATE OR  NEW EMPLOYEE OR APPOINTEE

**\*\*\*\* THIS SECTION MUST BE COMPLETED \*\*\*\***

**DISCLOSURE PERIOD:**

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2019.

**MANNER OF CALCULATING REPORTABLE INTERESTS:**

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (must check one):

**COMPARATIVE (PERCENTAGE) THRESHOLDS** OR  **DOLLAR VALUE THRESHOLDS**

**PART A -- PRIMARY SOURCES OF INCOME** [Major sources of income to the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

**PART B -- SECONDARY SOURCES OF INCOME** [Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

**PART C -- REAL PROPERTY** [Land, buildings owned by the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")


You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

**FILING INSTRUCTIONS** for when and where to file this form are located at the bottom of page 2.

**INSTRUCTIONS** on who must file this form and how to fill it out begin on page 3.

## NOTICE

**Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]**

**In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]**

## **WHO MUST FILE FORM 1:**

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
- 4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
- 5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
- 6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
- 7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.
- 8) Officers and employees of entities serving as chief administrative officer of a political subdivision.
- 9) Members of governing boards of charter schools operated by a city or other public entity.
- 10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
- 11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
- 12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
- 13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
- 14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

## **INSTRUCTIONS FOR COMPLETING FORM 1:**

**INTRODUCTORY INFORMATION** (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: [www.ethics.state.fl.us](http://www.ethics.state.fl.us).

**NAME OF AGENCY:** The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

**DISCLOSURE PERIOD:** The "disclosure period" for your report is the calendar year ending December 31, 2019.

**OFFICE OR POSITION HELD OR SOUGHT:** The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

**PUBLIC RECORD:** The disclosure form and everything attached to it is a public record. Your Social Security Number is not required and you should redact it from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written request.

## PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

## PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(6), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

## PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

(End of Dollar Value Thresholds Instructions.)

# IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

## PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived

more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

## PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

- (1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,
- (2) You received more than 10% of your gross income from that business entity; **and**,
- (3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.



# THE VALUE OF TAMPA PALMS

Tab 60

## Tampa Palms Property Values Climb, Slightly

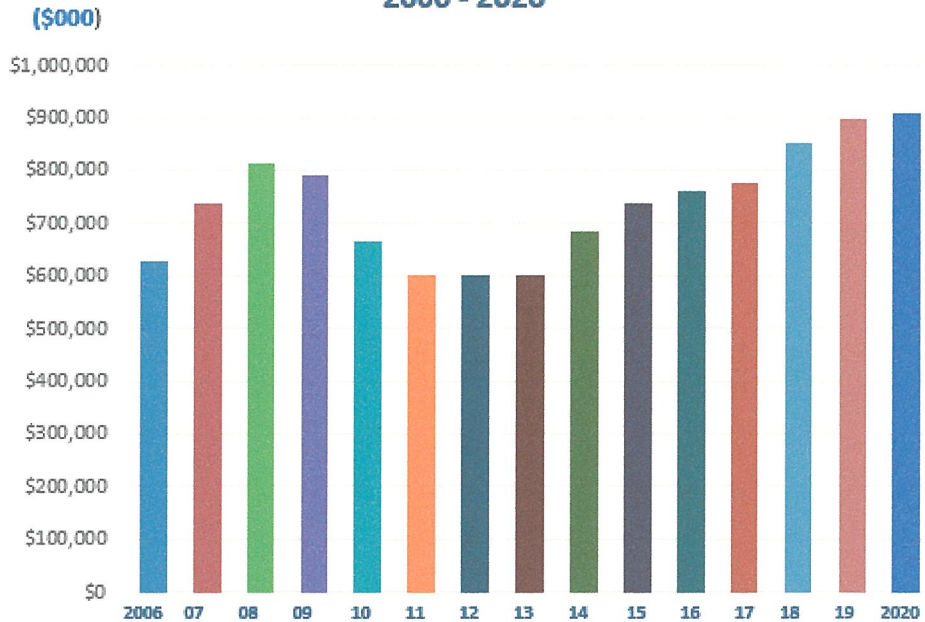
In March there was an inquiry about the value of Tampa Palms property. At that time the 2019-20 assessment of Tampa Palms value had not yet been released and staff advised that the information should be available by June, in advance of the Budget Hearing and would be provided.

As of FY 2019-20 the value of Tampa Palms property is \$906,340,848, a 1.1% increase over FY 2018-19. (In 2018-19 the increase was 5.2%)

At the time when this data was assembled the Covid crises had not yet hit with force but the political and financial markets were uncertain.

After a rise to \$814 M in 2008, the total value of Tampa Palms property began a slide until 2013, when the economy and the value of Tampa Palms began to rise.

**Total Tampa Palms Property Values\*  
2006 - 2020**



The 1.1% year-over-year increase for Tampa Palms property is small but Tampa Palms property has still appreciated by 11.2 % over the all-time high of 2008.

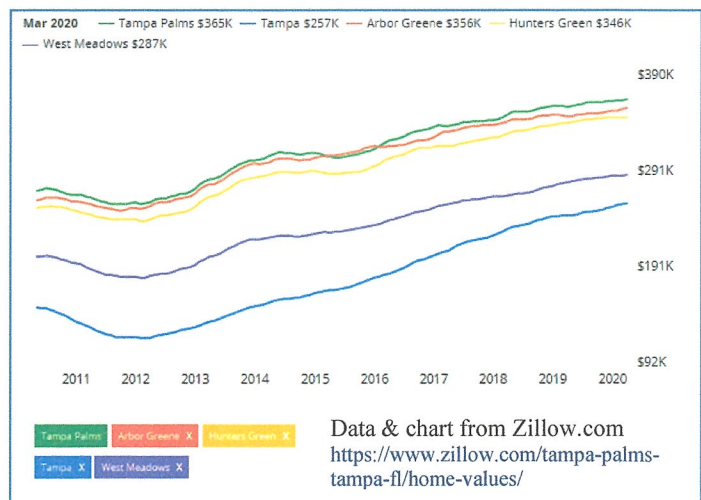
\* The figures represent the Property Appraiser assessment of value and do not include any exemptions that may apply to individual properties, such as homestead exemption.

These values are not marketing estimates, this represents data from the Property Appraiser. Another view of value based on data is that of Zillow, which uses MLS data.

A comparison of actual Tampa Palms sales for single family homes with that of nearby communities' and the City of Tampa, confirms that Tampa Palms continues to remain competitive with other nearby communities.

Both the Property Apprasier and Zillow are looking backwards at what has already happened.

Staff is also attaching a copy of CoreLogic's *Market Pulse* which makes their assessment of the future value, nationwide.







# The MarketPulse

May 2020





# Full Impact from Employment Losses not yet Evident in Single-Family Rents

## U.S. Single-Family Rents Up 3% Year Over Year in March



**Molly Boesel**

*Principal, Economist, Office of the Chief Economist*

Molly Boesel holds the title principal, economist for CoreLogic in the Office of the Chief Economist and is responsible for analyzing and forecasting housing and mortgage market trends.

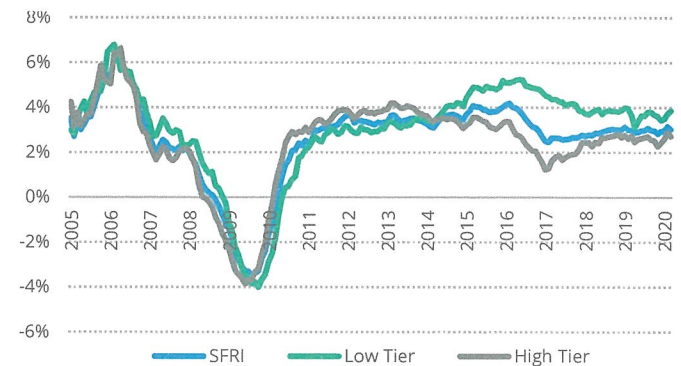
- Rents for lower-priced homes increased faster than those of higher-priced homes in March compared with a year earlier.
- Phoenix had the highest increase in rent in March from a year earlier.

U.S. single-family rents increased 3% year over year in March 2020, the same rate of increase as March 2019, according to the [CoreLogic Single-Family Rent Index \(SFRI\)](#). The index measures rent changes among single-family rental homes, including condominiums, using a repeat-rent analysis to measure the same rental properties over time. Single-family rents were on the rise in early 2020 prior to the COVID-19 outbreak, having increased by an average of 3.1% year over year for the first three months of the year. Impacts from state and local shutdowns on the rental market will be apparent in the coming months.

Using the rent index to analyze specific price tiers reveals important differences in rent growth. Figure 1 shows that the index's overall growth in March 2020 was propped up by low-end rentals, defined as properties with rents 75% or less of the median rent of the metro area<sup>1</sup>. Rents on low-tier rental homes increased 3.9% year over year and rents for high-tier homes, defined as properties with rents more than 125% of the metro-area median rent, increased 2.7% year over year. Rents for low-tier homes

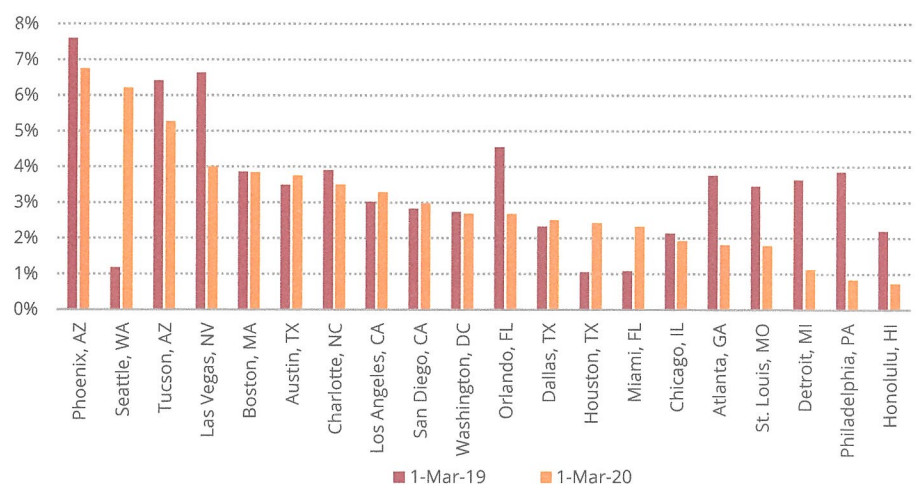
*Continued on page 11*

**Figure 1. National Single-Family Rent Index**  
Year-Over-Year Percent Change by Price Tier



Source: CoreLogic Single-Family Rent Index, March 2020

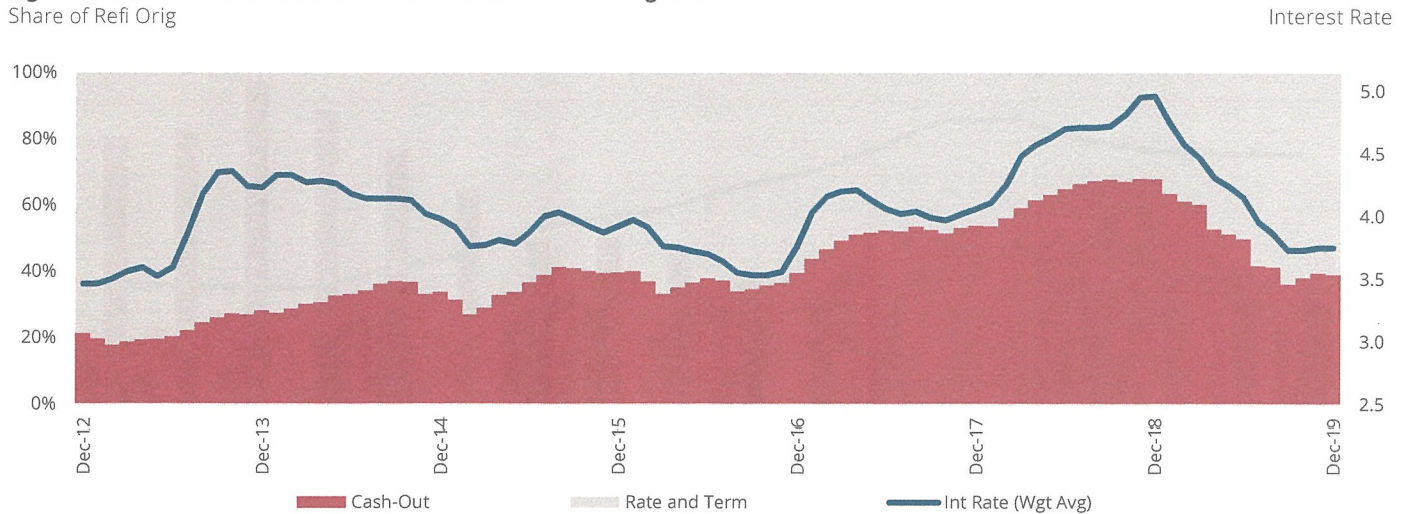
**Figure 2. Single-Family Rent Index**  
Year-Over-Year Percent Change in 20 Markets



Source: CoreLogic Single-Family Rent Index, March 2020

<sup>1</sup> Metro areas used in this report are Metropolitan Statistical Areas and Metropolitan Divisions where available. The SFRI is computed for 75 metros.

**Figure 2. Rate-or Term Share of Refis Increase with Decreasing Rates**



Source: CoreLogic

shows the growth in rate-and-term refinances far exceeded cash outs starting in the second quarter of 2019. The cash-out share of refinances peaked during the end of 2018 at 68% but fell to just 39% by the end of 2019. The decline in cash-out share was due to a surge in rate-and-term refinance originations, which was the result of decreasing interest rates. Over time, we see the cash-out refinance share of total refinances generally follows changes in home-loan interest rates [Figure 2].

### Purchase Mortgages

CoreLogic public record data shows a 4% year-over-year increase in first lien purchase mortgages, from 3.9 million loans in 2018 to 4.04 million in 2019. Compared to refinances, this growth was modest because mortgage rates are often not the sole reason behind home purchase decisions. However, reduced mortgage rates can have a positive impact on origination activity by improving affordability. The CoreLogic Typical Mortgage Payment Analysis demonstrates how changes in interest rates can have a greater impact on affordability than that of changes in home prices. The Typical Mortgage Payment blog for December 2019<sup>6</sup> shows how, despite a 4% year-over-year increase in the median sale price, the

typical mortgage payment fell by 6.8% because of a 20% decline in mortgage rates.

### Second Lien Originations

Public record data shows home equity loan originations decreased year over year by 5% in 2019 to 1.72 million. Although still down from 2018, favorable interest rates attracted more homeowners, and originations increased by 27% from the first to the second quarter of 2019. However, slower home appreciation and high demand for refinances limited the year-over-year growth for second liens.

As more homeowners refinanced to take advantage of decreasing interest rates, the share of home equity and other junior standalone mortgages declined throughout 2019 after the first quarter (see [Figure 3](#)).

### Looking forward

When refinanced mortgages drive origination growth, we expect it to slow as rates level out. For instance, refinance volume abruptly declined 15% month over month in November 2019 and another 2% in December

*Continued on page 6*



# Pending Sales Reveal Annual Price Growth Slowed by 0.3 Percentage Points in April

COVID-19 effects on housing market include slowing of home-price growth



**Bin He**  
Principal, Economist

Bin He is a principal economist with the CoreLogic Decision Analytics & Research Team (DART). Bin leads research and development of the CoreLogic Home Price Index and the CoreLogic Real Estate Analytics Suite. Bin is also responsible for the modeling that powers the CoreLogic RiskModel. Before Bin joined CoreLogic, he was director of Credit Analytics for Radian Guaranty, where he was responsible for the development and implementation of mortgage prepayment and default models.



**Dr. Frank Nothaft**  
Executive, Chief Economist, Office of the Chief Economist

Frank Nothaft holds the title executive, chief economist for CoreLogic. He leads the Office of the Chief Economist and is responsible for analysis, commentary and forecasting trends in global real estate, insurance and mortgage markets.

Home price indexes (HPI), such as the CoreLogic HPI™ and the CoreLogic Case-Shiller Indexes, are vital tools for understanding valuation and risk trends in real-estate markets. The main ingredients in the CoreLogic indexes are prices on settled transactions, as subsequently recorded by local jurisdictions in publicly available records. Since it takes time to record transactions, collect data, and produce indexes, there is always a lag between the availability of the data and the calculation of the HPI.

Thus, the effect of the COVID-19 disruptions on home sales may not appear in HPIs for another month or two.

On the other hand, the home buyer and seller agree to a price in their sales contract, which is generally signed about 30 to 45 days before a sale is settled. This information can be a leading indicator of what to expect over the next couple of months.

CoreLogic has developed a Pending Price Index using MLS data. The index is built on the price recorded on the contract date rather than the price on the closing date, and hence by design is a leading indicator of HPIs that utilize final recorded home price to generate the index. The Pending Price Index is built using a hedonic approach, which differs from repeat sales methods used for most other HPIs.<sup>1</sup>

To understand the time series relationship between the contracted price and the settlement price data, we estimated correlation coefficients for a 20-city composite Pending Price Index to its corresponding 20-city composite CoreLogic HPI. The 20-city composite index is the aggregated index for 20 major metropolitan areas.<sup>2</sup>

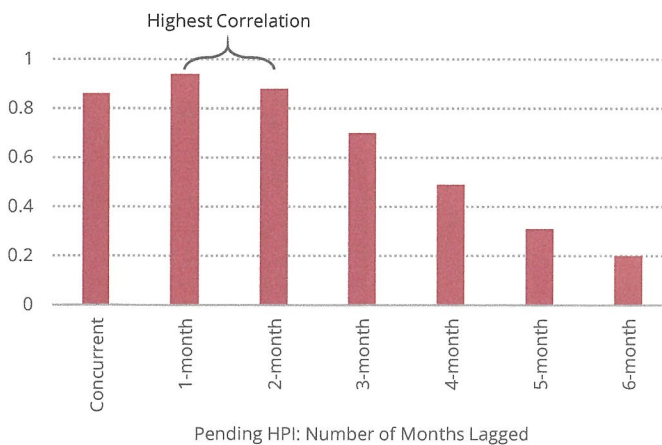
Figure 1 shows the correlation between the month-over-month percent change of the 20-city composite CoreLogic HPI and the month-over-month percent change of

*Continued on page 8*

**Figure 1 Correlation of Monthly Percent Change of CoreLogic HPI with Pending HPI and its Lags**

Highest correlation is with Pending HPI lagged 1 and 2 months

Correlation Coefficient



Source: CoreLogic, correlation over January 2006 to February 2020 period.

<sup>1</sup> Stephen Malpezzi, Hedonic Pricing Models: A selective and Applied Review, Housing Economics and Public Policy Chapter 5, 2008.

<sup>2</sup> The 20 urban areas are Atlanta, Cambridge (MA), Charlotte, Chicago, Cleveland, Dallas, Denver, Detroit, Las Vegas, Los Angeles, Miami, Minneapolis, Phoenix, Portland, San Diego, San Francisco, Seattle, Nassau County-Suffolk County (NY), Tampa, and Washington DC. The composite index is the weighted average of indexes in these cities where the weight is the entire housing stock in units.



# U.S. Case-Shiller Index Found Annual Price Growth Picked up Pace in February

In February 2020, before COVID-19 pandemic, annual home price growth was 4.2%



**Selma Hepp**

*Executive, Research & Insights and Deputy Chief Economist, Office of the Chief Economist*

Selma Hepp holds the title executive, research & insights and deputy chief economist for CoreLogic. She is responsible for analyzing, interpreting and forecasting economic trends in real estate, mortgage and insurance.

Home prices continued rising at an accelerated pace in February, with the largest year-over-year increase since January 2019, and month to month increase at its fastest pace since last June. Annual increases have been strengthening for six consecutive months.

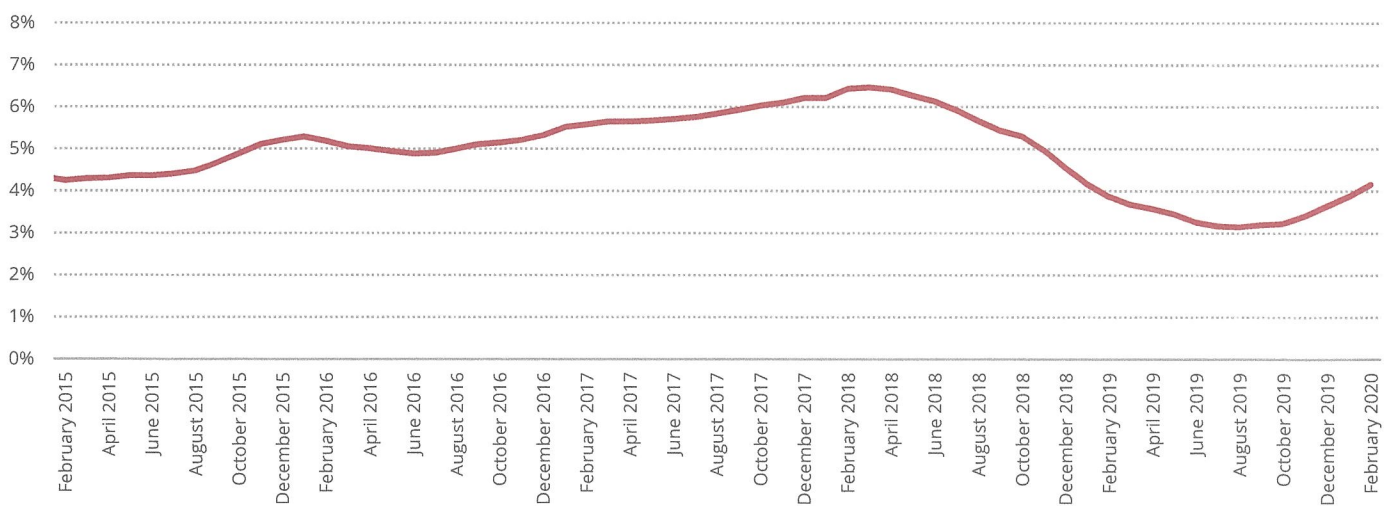
Strong home price growth remained a function of low mortgage rates, income growth and shortage of homes for sale that persisted in the housing market prior to the economic shutdown due to the coronavirus (COVID-19) pandemic. Since home sales captured in this and next month's release account for transactions closed prior to the implementation of shelter-in-place policies, next month is also likely to show continued strength in home price growth.

Among the 20 urban areas included in the S&P CoreLogic Case-Shiller Indexes, Phoenix continued to take the lead for the ninth consecutive month in February, with a 7.5% year-over-year increase in home prices. Seattle followed in second place at 6%, with the pace of price growth accelerating compared to last February. Conversely, New York (1.5%) and Chicago (0.7%) reported the smallest 12-month gain of the 20 metros. Las Vegas' price growth (3.5%) slowed sharply from last February, when it topped almost 10%.

Looking forward, COVID-19 is likely to have varying impacts in housing markets across the country. In metros where

*Continued on page 10*

**Figure 1. Home Prices Increased at Fastest Pace in Over a Year**  
CoreLogic S&P Case-Shiller Index, Year-Over-Year Change



Source: S&P CoreLogic Case-Shiller Indexes™, not seasonally adjusted (April 28, 2020 release)



have been outpacing than those of high-tier homes since April 2014, and while the difference in these growth rates has narrowed over time, it widened again in March 2020.

Rent growth varies significantly across metro areas. Figure 2 shows the year-over-year change in the rental index for 20 large metropolitan areas in March 2020. Phoenix had the highest year-over-year rent growth this March as it has since late 2018, with an increase of 6.8%, followed by Seattle (+6.2%) and Tucson (+5.3%). While none of the 20 metro areas showed decreases in rent, both Philadelphia and Honolulu recorded sub-1% growth in March. Philadelphia also had the largest deceleration in rent growth in March, showing annual rent growth of 3 percentage points lower than in March 2019. Seattle had the largest acceleration in rent growth in March, with rents increasing 5 percentage points faster than in March 2019. Employment gains turned negative in four of the 20 metros tracked in the report in March, a trend that will soon reach the remaining metros, likely impacting single-family rental prices. ■

U.S. Case-Shiller Index continued from page 10

job losses are higher than average, housing markets may see a larger impact from the economic shutdown, particularly if home price growth was already slowing coming into the pandemic. For example, states with the largest number of unemployment claims and slowing home-price trends include some markets in Nevada, Florida and Illinois.

Homes sold in the lower one-third of the price distribution continued to see relatively stronger appreciation than higher-priced homes, due to low for-sale inventories and competing demand from both traditional buyers and investors. Increased activity among millennial buyers is also helping drive stronger prices. On a 12-month basis, strongest growth in the lowest price tier was in Seattle (up 10%), with Atlanta, Boston and Tampa, Florida, all up 9%.

With continued shelter-in-place policies and uncertainty around post-COVID-19 economic outcomes, spring home-buying season is likely to disappoint, which may have an impact on home prices in the next several months. However, many promising signs remain, including active millennials who are benefiting from some of the lowest mortgage rates in history. ■



## In The News

### **Bankrate** – April 2

#### 5 mortgage and real estate trends for the second quarter of 2020

“While the majority of workers who are being hit hard by the abrupt shutdown of economic activities are generally hourly workers who would not necessarily be in the market to buy a home, the impact has been spreading to salaried workers as well,” says Selma Hepp, deputy chief economist at CoreLogic.

### **Barron’s** – April 25

#### Home Buyers Are Looking for Price Cuts. Realtors Say Sellers Aren’t Budging.

“While data released over the coming months will provide a clearer picture of coronavirus’s impact on home prices, economists say buyers shouldn’t expect widespread dramatic price drops similar to those seen in the Great Recession. ‘Buyers have been, a lot of times, referring back to 2008,’ says Selma Hepp, deputy chief economist at CoreLogic. ‘It’s part of the expectations because of the prior cycle.’”

### **Realtor.com** – April 14

#### Mortgage Forbearance Is Not All It’s Cracked Up To Be—Here’s the Ugly Truth

“In January, just 0.4% of mortgages were in some stage of foreclosure, according to the most recent data released by real estate data company CoreLogic. Meanwhile, only 3.5% of mortgages were delinquent, which means they were at least 30 days late.”

### **Mortgage News Daily** – April 21

#### February Rent Increases were Largest in Four Years

“Single-family homes now provide half of all rental units in the U.S. CoreLogic’s Single Family Rental Index (SFRI) recorded an annual gain of 3.3 percent in rents for those homes, the largest annual increase in nearly four years.”



**Home Price Index State-Level Detail — Combined Single Family Including Distressed**  
 March 2020

State	Month-Over-Month Percent Change	Year-Over-Year	Forecasted Month-Over-Month Percent Change	Forecasted Year-Over-Year Percent Change
Alabama	0.2%	4.1%	0.6%	1.3%
Alaska	0.9%	1.5%	0.8%	3.2%
Arizona	1.1%	8.2%	1.0%	0.0%
Arkansas	0.5%	3.2%	0.2%	1.3%
California	0.9%	3.9%	1.2%	5.7%
Colorado	0.9%	4.3%	0.6%	-0.3%
Connecticut	0.6%	1.1%	0.9%	2.5%
Delaware	0.7%	3.8%	0.7%	-0.8%
District of Columbia	0.6%	3.4%	0.8%	0.1%
Florida	0.4%	4.2%	0.9%	-1.9%
Georgia	0.7%	4.8%	0.7%	-0.6%
Hawaii	0.9%	3.9%	0.8%	3.8%
Idaho	0.8%	11.7%	0.4%	0.5%
Illinois	1.0%	1.8%	0.5%	1.4%
Indiana	1.3%	5.8%	0.4%	0.4%
Iowa	-0.5%	1.8%	0.2%	0.4%
Kansas	1.9%	5.2%	0.5%	-0.3%
Kentucky	0.4%	3.8%	0.5%	-0.2%
Louisiana	1.1%	2.4%	0.2%	-2.1%
Maine	0.9%	4.6%	0.9%	2.8%
Maryland	0.5%	2.9%	0.8%	0.1%
Massachusetts	1.1%	4.0%	0.8%	0.7%
Michigan	0.0%	3.8%	0.5%	0.8%
Minnesota	0.8%	4.3%	0.3%	-1.7%
Mississippi	0.3%	3.7%	0.4%	-0.9%
Missouri	0.7%	6.1%	0.3%	-0.2%
Montana	1.2%	5.1%	0.6%	3.1%
Nebraska	0.4%	4.5%	0.3%	0.0%
Nevada	0.8%	4.8%	0.9%	-0.3%
New Hampshire	0.7%	4.6%	0.6%	1.2%
New Jersey	1.3%	4.5%	0.8%	1.1%
New Mexico	0.9%	7.6%	0.5%	0.6%
New York	1.1%	1.6%	0.7%	0.9%
North Carolina	0.6%	5.0%	0.6%	-1.3%
North Dakota	1.4%	2.1%	0.3%	-0.3%
Ohio	1.0%	5.5%	0.4%	-0.3%
Oklahoma	0.7%	3.4%	0.2%	-0.4%
Oregon	0.6%	4.6%	0.7%	2.4%
Pennsylvania	1.4%	4.9%	0.8%	-0.3%
Rhode Island	1.7%	6.5%	0.9%	-0.6%
South Carolina	0.6%	4.2%	0.7%	0.3%
South Dakota	0.4%	7.1%	0.2%	-1.8%
Tennessee	0.3%	5.6%	0.6%	-0.3%
Texas	0.1%	3.0%	0.0%	-2.0%
Utah	0.9%	5.7%	0.5%	0.3%
Vermont	-0.4%	3.9%	0.3%	1.7%
Virginia	0.4%	3.7%	0.8%	0.1%
Washington	1.4%	6.4%	0.9%	1.7%
West Virginia	1.4%	7.3%	0.5%	-0.8%
Wisconsin	0.0%	4.5%	0.2%	0.3%
Wyoming	0.9%	7.5%	0.6%	1.3%

Source: CoreLogic March 2020



**Source: CoreLogic**

The data provided is for use only by the primary recipient or the primary recipient's publication or broadcast. This data may not be re-sold, republished or licensed to any other source, including publications and sources owned by the primary recipient's parent company without prior written permission from CoreLogic. Any CoreLogic data used for publication or broadcast, in whole or in part, must be sourced as coming from CoreLogic, a data and analytics company. For use with broadcast or web content, the citation must directly accompany first reference of the data. If the data is illustrated with maps, charts, graphs or other visual elements, the CoreLogic logo must be included on screen or website. For questions, analysis or interpretation of the data, contact CoreLogic at [newsmedia@corelogic.com](mailto:newsmedia@corelogic.com). Data provided may not be modified without the prior written permission of CoreLogic. Do not use the data in any unlawful manner. This data is compiled from public records, contributory databases and proprietary analytics, and its accuracy is dependent upon these sources.

**For more information please call 866.774.3282**

The MarketPulse is a newsletter published by CoreLogic, Inc. ("CoreLogic"). This information is made available for informational purposes only and is not intended to provide specific commercial, financial or investment advice. CoreLogic disclaims all express or implied representations, warranties and guaranties, including implied warranties of merchantability, fitness for a particular purpose, title, or non-infringement. Neither CoreLogic nor its licensors make any representations, warranties or guaranties as to the quality, reliability, suitability, truth, accuracy, timeliness or completeness of the information contained in this newsletter. CoreLogic shall not be held responsible for any errors, inaccuracies, omissions or losses resulting directly or indirectly from your reliance on the information contained in this newsletter.

This newsletter contains links to third-party websites that are not controlled by CoreLogic. CoreLogic is not responsible for the content of third-party websites. The use of a third-party website and its content is governed by the terms and conditions set forth on the third-party's site and CoreLogic assumes no responsibility for your use of or activities on the site.

## More Insights

The **CoreLogic Insights Blog** ([corelogic.com/blog](http://corelogic.com/blog)) provides an expanded perspective on housing economies and property markets, including policy, trends, regulation and compliance. Please visit the blog for timely analysis, thought-provoking data visualizations and unique commentary from our team in the Office of the Chief Economist.

CoreLogic



CoreLogic Econ

