

***TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT***

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



Wednesday, May 11, 2022

6:00 P.M.

Compton Park Recreation Building

16101 Compton Drive

Tampa, Florida



TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package May 11, 2022

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Tampa Palms Community Development District

Development Planning and Financing Group
250 International Parkway, Suite 280
Lake Mary , FL 32746

May 6, 2022

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

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District Board Meeting is scheduled for Wednesday, May 11, 2022 at **6:00 p.m.** at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida. The advanced copy of the agenda for this meeting is attached.

Governor's order waiving physical quorum does not appear to have been extended and even if it were, a video meeting will be held via Zoom with the following access:

Join Zoom Meeting

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

Meeting ID: 253 934 4102

Enclosed for your review are the minutes of the April 13th, 2022 CDD Board Meeting and the documents outlined in the table of contents.

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

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

Sincerely,

Ray

Raymond Lotito
DPFG

RL;mmw

cc: Maggie Wilson
DPFG (Record Copy)

Tampa Palms CDD Meeting Agenda

**May 11, 2022, 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

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

1. Welcome & Roll Call
2. Strategic Planning
3. Board Member Discussion Items
4. Public Comments
5. Approval of the April 13, 2022 Minutes
6. Approval of District Disbursements
7. Consultant Reports
 - Around the Neighborhoods
 - FY 2022-23 Proposed Budget & Hearing Date
 - CDD Investment Policy
 - Sunshine Laws
 - Illegal Construction
 - Up Coming Elections
 - Tampa Palms Trails and Paths
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn

Financial Summary
6 Months Ending March 31, 2022

Despite the national and world-wide uncertainties posed by the current economic situation, the CDD continues to be in sound financial health with funds sufficient to meet the community **needs as presently known**, as well as, reasonable reserves to deal with future events and unknowns.

The District ended the first six months of the fiscal year with cash balance of \$ 5.4 million, net of liabilities which include FY 2021-2022 budgeted expenses, FY 2022-23 forecast Q1 expenses, and other contingent liabilities.

The District will collect at least an additional \$ 55 K by close of business Sept 30th (\$48 K of which was already collected after the close of the March statements.) The District is currently forecasting an unallocated fund balance of approximately \$1.6 M end of calendar year 2022. (Details disclosed below.)

While Normal Operations displays a positive variance of \$125K, this is primarily the result of timing with summer expenses of mowing, cutbacks and entry flower changes still to come. There continue to be meaningful negative variances in several line items, some items of note include:

- Irrigation system maintenance
- The water utility costs from the City of Tampa
- The garbage collection costs
- Electric power increases

In general, for Project Driven line items there are no unanticipated project expenses and the positive variances displayed are primarily due to timing. No funds were budgeted for Signature projects. If needed the Signature funds which are secured on the balance sheet, will be brought into the budget by amendment.

District cash balance is \$ 5.4 million with the following cash projections for the year:

Sources of Funds (000)

Balance February 28, 2022		\$ 5,358
Projected collections balance of FY 2021-22	55	55
Total Sources of Funds		\$ 5,413

Uses of Funds

Bal FY 2021-22 Expenses	\$ (1,503)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Pond Improvements/Restoration	(700)	
1st Qtr FY 2022-23 Expenses Operations	(679)	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent)	(329)	
Total Uses of Funds		(\$ 3,846)
Projected Funds before December, 2022 receipts		\$ 1,567

Outlook

The District outlook is consistent with the FY 2021-22 budget. There are no known material budget variances that suggest performing otherwise.

Frequently Asked Questions

FAQ The monthly financial statements display a discount applied to the assessment revenue. What is the discount amount and why does percentage vary slightly from month to month?

The amount shown on the budget and monthly financial statements for “assessments” is the gross amount of the non-ad valorem assessment levied by the District. The discount amount displayed on the budget is the maximum discount that could be achieved under the law if 100% of the owners take advantage of the full early payment discount.

Bills for taxes and non-ad valorem assessments collected by the Tax Collector are rendered by Nov 1 and due by March 31 of the following year. Tax bills are considered overdue as of April 1st.

Per Florida Law, there is an incentive to pay taxes early; specifically, taxes paid before the month the taxes/assessments are due receive a discount. The amount of that discount is based on when payment is received.

- 4% in November,
- 3% in December,
- 2% in January,
- 1% in February.

The annual budget reflects the discount at the highest / earliest payment level that could be achieved if all payers paid in November upon receipt of the tax bill; a significant number of owners or the mortgage holders for owners in Tampa Palms do pay in time to receive the highest discount level.

Slight variances in the discount displayed in the financial reflect the timing of payments received.

For assessment revenue received after February 28th no early payment discounts are applied. It is for this reason that in forecast cash flow displayed on page 8 of the financial reports displays slightly higher than the budgeted amount.

All assessments are subject to a 2% Tax Collector fee for collection management irrespective of when the payments are received.

**Tampa Palms CDD
Balance Sheet
March 31, 2022**

GENERAL

ASSETS:

CASH - Operating Account	\$ 77,491
PETTY CASH	500
INVESTMENTS:	
Excess Fund Account- South State Bank	5,305,513
ACCTS. RECEIVABLE	344
RECEIVABLE FROM TAMPA PALMS HOA	15,403
PREPAID ITEMS	1,589
TOTAL ASSETS	<u><u>\$ 5,400,841</u></u>

LIABILITIES:

ACCOUNTS PAYABLE	\$ 25,102
ACCRUED EXPENSES	17,284

FUND BALANCE:

NON-SPENDABLE	
RESTRICTED	-
UNASSIGNED:	5,358,522
TOTAL LIABILITIES & FUND BALANCE	<u><u>\$ 5,400,908</u></u>

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2021 through March 31, 2022**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
ASSESSMENTS NON-ADVOLAREM	\$ 2,737,595	2,463,836	\$ 2,655,215	\$ 191,379
EARLY PAYMENT DISCOUNT	(109,504)	(98,554)	(102,446)	(3,892)
INTEREST INCOME	20,000	10,000	12,661	2,661
EXCESS FEES	15,000	7,500	-	(7,500)
MISC. REVENUE	1,200	600	1,696	1,096
CARRY FORWARD	115,000	57,500	-	(57,500)
TOTAL REVENUES	2,779,291	2,440,882	2,567,126	126,244
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	5,500	5,000	500
FICA	5,368	2,684	-	2,684
FUTA/SUTA/PAYROLL FEES	5,148	2,574	650	1,924
<i>S/T PERSONNEL SERVICES</i>	21,516	10,758	5,650	5,108
PROFESSIONAL SERVICES				
ATTORNEY'S FEES	3,000	1,500	982	518
ANNUAL AUDIT	6,983	3,492	-	3,492
MANAGEMENT FEES	69,053	34,527	34,527	(0)
TAX COLLECTOR	54,752	49,277	49,487	(210)
ASSESSMENT ROLL	10,050	5,025	-	5,025
<i>S/T PROFESSIONAL SERVICES</i>	143,838	93,820	84,996	8,824
ADMINISTRATIVE SERVICES				
DIRECTORS & OFFICERS INSURANCE	3,700	3,700	3,121	579
MISC. ADMINISTRATIVE SERVICES	12,000	6,000	5,988	12
<i>S/T ADMINISTRATIVE SERVICES</i>	15,700	9,700	9,109	591
TOTAL ADMINISTRATIVE	181,054	114,278	99,755	14,523
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT OPERATING STAFF	179,839	89,920	92,705	(2,786)
PARK ATTENDANTS	76,875	38,438	36,621	1,817
PARK PATROLS (Security Co)	83,000	41,500	47,460	(5,960)
FIELD MANAGEMENT CONTINGENCY	20,800	10,400	-	10,400
<i>S/T FIELD MANAGEMENT SVCS</i>	360,514	180,257	176,786	3,471
GENERAL OVERHEAD:				
INSURANCE	13,342	13,342	15,577	(2,235)
IT (TEL / SECURITY)	25,335	12,668	6,475	6,192
WATER	28,000	14,000	19,352	(5,352)
REFUSE REMOVAL	19,000	9,500	9,656	(156)
ELECTRICITY	125,000	62,500	70,205	(7,705)
STORMWATER FEE	4,198	4,198	3,041	1,157
MISC. FIELD SERVICES	13,000	6,500	576	5,924
<i>S/T GENERAL OVERHEAD</i>	227,875	122,708	124,881	(2,174)
LANDSCAPE MAINTENANCE:				
LANDSCAPE & POND MAINTENANCE	1,055,779	527,890	443,791	84,098
LANDSCAPE MONITORING FEE	18,900	9,450	9,450	-
LANDSCAPE & REPLACEMENT	96,432	48,216	43,850	4,366
<i>S/T LANDSCAPE MAINTENANCE</i>	1,171,111	585,556	497,091	88,464
LANDSCAPE MAINTENANCE NEW & ENHANCED:				
PROPERTY MOWING	93,000	46,500	25,764	20,736
COUNTY POND	9,000	4,500	4,800	(300)
NPDES POND PROGRAM	47,970	23,985	14,070	9,915
<i>S/T LANDSCAPE NEW & ENHANCED</i>	149,970	74,985	44,634	30,351

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2021 through March 31, 2022

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
FACILITY MAINTENANCE:				
IRRIGATION SYSTEM	107,824	53,912	80,714	(26,802)
FOUNTAIN	27,354	13,677	4,272	9,405
FACILITY MAINTENANCE	91,136	45,568	37,224	8,344
JANITORIAL/SUPPLIES	2,772	1,386	1,056	331
<i>S/T FACILITY MAINTENANCE</i>	<u>229,086</u>	<u>114,543</u>	<u>123,264</u>	<u>(8,721)</u>
PROJECT DRIVEN EXPENSES:				
SIGNATURE TP 2017	-	-	-	-
RENEWAL AND REPLACEMENT & DEFERRED MTC	210,000	105,000	108,333	(3,333)
CAPITAL PROJECTS	190,000	95,000	87,128	7,872
NPDES/CLEAN WATER	59,681	29,841	15,260	14,581
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>459,681</u>	<u>229,841</u>	<u>210,721</u>	<u>19,120</u>
TOTAL EXPENDITURES	<u>2,779,291</u>	<u>1,422,166</u>	<u>1,277,132</u>	<u>145,034</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	1,018,716	1,289,993	271,278
FUND BALANCE - BEGINNING	-	-	4,068,529	
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 1,018,716</u>	<u>\$ 5,358,522</u>	<u>\$ 271,278</u>

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU MARCH 31, 2022
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$2,083,570		\$2,083,570
<u>Non Operating</u>			
Capital Projects		\$196,563	\$196,563
Renewal & Rel		\$216,985	\$216,985
Signature 2017		\$0	\$0
NPDES		\$55,652	\$55,652
Excess Fees			-
Interest	12,661		12,661
Misc Rev	\$1,696		1,696
Carry Forward Bal *			
Total	\$ 2,097,926	\$ 469,200	\$2,567,126
<u>Expenses</u>			
Operations	\$ 1,066,412		1,066,412
<u>Non Operating</u>			
Renewal & Rel		108,333	108,333
NPDES/EPA		15,260	15,260
Capital Projects		87,128	87,128
TP Signature 2017		<u>0</u>	<u>0</u>
Total	\$1,066,412	\$210,721	\$210,721
Total Expenditures			\$1,277,132
Excess Revenue Vs Expenses			\$1,289,994

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU MARCH 31, 2022
GENERAL FUND**

<u>General Fund</u>	3/31/2022	(\$000)
Cash		77
Cash Equivalent (Excess Cash ICS)		5,306
Due From TPOA		15
Receivable		0
Prepaid Items		2
Total		\$ 5,400
Less:		0
Payables		25
Accrued Expenses		17
Non Spendable A/C Prepaid		
	Net Cash 3/31/2022	\$ 5,358
Allocation for:		
Weather Damage		400
Community-Wide Wall & Monument		100
Pond Improvements		700
1st Qtr Expenses		679
Infrastructure Replacement Contingency		135
TP Signature Projects (unspent)		329
	Adjusted Net Cash	\$ 3,015

Forecast

2021-22 Fiscal Year			
(\$ 000)	<u>Receipts</u>	<u>Expenses</u>	<u>Monthly Bal</u>
<i>Apl</i>			
CDD Operations	41	235	
R&R	4	18	
NPDES	1	12	
Signature Projects	0	0	
Capital Projects	4	50	
Total	50	315	\$ 2,750
<i>May</i>			
CDD Operations	9	245	
R & R	1	16	
NPDES	0	9	
Signature Projects	0	0	
Capital Projects	1	20	
Total	11	290	\$ 2,471
<i>Jun</i>			
CDD Operations	6	235	
R & R	0	19	
NPDES	0	9	
Signature Projects	0	0	
Capital Projects	0	0	
Total	7	263	\$ 2,215

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

**TAMPA PALMS CDD
MARCH 31, 2022
GENERAL FUND**

(\$000)	Prioie Year Collected \$	Prior Year Collected %	Current Year Collected \$	Current Year Collected %	Variance % Fav (Unfav)
October					
November	887	34%	\$596	23%	-11%
December	2,343	89%	\$2,410	92%	3%
January	2,476	94%	\$2,474	94%	0.0%
February	2,477	94%	\$2,518	96%	2%
March	2,537	97%	\$2,573	98%	2.0%
April	2,591	99%			
May	2,606	99%			
June	2,633	100.2%			
July	2,633	100.2%			
August	2,633	100.2%			
September	2,633	100.2%			
Year End					
Total Assessed (Net Discount)		\$2,628			

Summary- Project Driven Expenses

Six Months Ending March 31, 2022

Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2021-22 Budget	\$190
<u>Uses of Funds</u>	
Spent Thru 3/31/2022	84
Total Funds Under Consideration	\$0
Budget Available as of 3/31/2022	\$106
Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2021-22 Budget	210
<u>Uses of Funds</u>	
Spent Thru 3/31/2022	108
Total Funds Under Consideration	\$0
Budget Available as of 3/31/2022	\$102
TP Signature Projects	
<u>Sources of Funds*</u>	
FY 2021-22 Budget	\$0
<u>Uses of Funds</u>	
Spent Thru 3/31/2022	\$0
Total Funds / Projects Under Consideration	\$0
Budget Available as of 3/31/2022	\$0

SUMMARY FY 2021-22 RENEWAL REPLACEMENT PROJECTS

			Original Project	March 31, 2022	Committed To Spend
Infrastructure					
Amberly Parking Lot Repairs (Accident)					
Park Pavilion Amberly				\$4,150	
Park Pavilion Repairs - Hampton				\$4,475	
Traffic / Street Sign Replacements					
Wall Repairs/Clean/Paint				\$10,500	
Table Restoration (Amberly & Hampton)					
Pressure Wash Granite Signs				\$8,685	
CDD Lift Station Repairs/Motor Replacement				\$6,865	
Landscape					
Entry Plants (Winter poinsettias, Summer Caladiums, Fall mums)				\$23,899	
Plant Replacements Medians & Entries				\$12,500	
Tree Work - Blvds				\$30,427	
Palma Vista w/ Medians					
Wellington & Medians					
Cul de Sac					
Yardley Berms					
Caladium Bulbs				\$1,288	
Irrigation					
Pressure transducers & HMI replacment				\$2,049	
Disk Cleaning				\$1,695	
Lighting (Park & Landscape)					
Court & Seasonal Lighting				\$1,800	
Other					
TPOA Newsletter (50%)					
<i>Sub Total R&R Projects</i>				\$108,333	
<i>Sub Total Restoration Projects</i>					
Total R&R Projects				\$108,333	\$0

**Capital Projects 2021-22
Budget Monitor**

31-Mar-22			
(\$000)	Current Projects	Spent 2021-22	Pending Commitments
Tampa Palms Signature Projects (BB Downs)			
Consulting Services	10	0	-
Irrigation	20	0	
Main Entry Restorations	21	0	
Area 2 Pond		0	
Bruce B Downs Improvements	172	0	
Sub-Total TP Signature Projects	\$329	\$0	\$0
Capital Projects			
Consulting Services			
Irrigation Systems		53	
Parks & Cameras		11	
Landscape & Lighting		17	
Signs, Infrastructure & Lighting		2	
Sub-Total Capital Projects	\$0	84	\$0
Total TP Signature & Standard Capital Projects		\$84	\$0

**Capital Projects Signature Projects
2021-22 Through March 31, 2022**

Tampa Palms Signature Projects (BB Downs)	Current Projects	Spent A/O 3/31/2022	Pending Commitments
Consulting Services			
Restoration Designs	9,850		
Survey & Staking & MOT	400		
<i>Sub Total</i>	<u>10,250</u>		
Irrigation			
Area 1 & 2 Irrigation (Incl BB Downs)	20,000		
<i>Sub Total</i>	<u>20,000</u>		
Main Entry Restorations			
Area 1 Entry Landscape (Phase II)	77,513		
Area 2 Phase II	0		
Area 2 Landscape (TP Blvd & Amberly Phase II)	0		
Area 2 Pond Landscape & Wayfinding	50,000		
<i>Sub Total</i>	<u>127,513</u>		
Area 2 Pond			
Littoral Plantings & Noxious Removal			
Area 2 Pond Landscape -Bank Repairs			
<i>Sub Total</i>			
Bruce B Downs Improvements			
Wall restorations 4 villages + drainage & additional landscape bufferbuffer	171,577		
<i>Sub Total</i>	<u>171,577</u>		
Sub-Total Tampa Palms Signature	329,340	\$0	
Normal Capital Projects			
	Current		Pending
Irrigation Systems			
New Installation Incl Mainline		7,660	
Pump Station Upgrades		45,759	
<i>Sub Total</i>	0	<u>53,419</u>	
Parks & Cameras			
Bike Stand - Hampton Park		683	-
Benches - Oak Park			
Backboards,Windscreens, Rims & Swing Replacements			
Hand Dryers - Parks & CDD Office		9,975	
<i>Sub Total</i>		<u>10,658</u>	-
Landscape & Lighting			
Bricks & Construction for Sanctuary Wall Bed			
Major Landscape (> 5 Years)		11,680	
New LED Lighting- Entrance Fountains		4,200	
Illumination Rear Hampton (Dumpster Area)		1,559	
<i>Sub Total</i>	-	<u>17,439</u>	-
Signs, Infrastructure & Lighting			
Drainage Easement Reconsruction			
Cambridge Fountain Replacement			
Speed Limits Sign(s) & Park Signs		2,196	
Walls - Reserve & Sanctuary			
<i>Sub Total</i>		<u>2,197</u>	
Sub-Total Normal Capital Projects	\$0	\$83,712	
Total TP Signature & Standard Capital Projects		\$83,712	

TAMPA PALMS CDD
CASH REGISTER
FY 2022

Date	Num	Name	Memo	Receipts	Disbursements	Balance
02/28/2022			EOM BALANCE	475,000.88	190,168.78	144,381.54
03/02/2022	9367	ADVANCED ENERGY SOLUTIONS	Remote access to cameras		180.00	144,201.54
03/02/2022	9368	ARCHITECTURAL FOUNTAINS, INC	Lighting two pond fountains		4,375.00	139,826.54
03/02/2022	9369	CLEAN SWEEP SUPPLY COMPANY	can liner, wipes, klenex		217.40	139,609.14
03/02/2022	9371	FR LLC Mulch & Soil	pine brk mini mulch		2,931.00	136,678.14
03/02/2022	9372	FRONTIER COMMUNICATIONS	Act # 91397739330707895		529.01	136,149.13
03/02/2022	9373	REPUBLIC SERVICES 696	Solid Waste		51.64	136,097.49
03/02/2022	9374	Straley Robin Vericker	Legal Services thru 2/15/22		85.50	136,011.99
03/03/2022			Deposit	294.76		136,306.75
03/08/2022	9375	A & A DEVELOPMENT, INC	cleaned, replaced pump, floats and panel		6,865.00	129,441.75
03/08/2022	9376	ABM Landscape & Turf Services	Landscape Maint & Performance -March 2022		65,408.80	64,032.95
03/08/2022	9377	ADVANCED ENERGY SOLUTIONS	check camera and live wire		585.00	63,447.95
03/08/2022	9378	AT&T	Long Distance - feb		13.73	63,434.22
03/08/2022	9380	DPFG	CDD Mgmt - Feb 2022		5,754.42	57,679.80
03/08/2022	9381	HOOVER PUMPING SYSTEMS	Upgrades pump stations 1 & 2		45,233.89	12,445.91
03/08/2022	9382	IRON MOUNTAIN	1/26-2/22/22 svc period		389.75	12,056.16
03/08/2022	9383	REDI - ROOTER PLUMBING	plumbing repairs		266.00	11,790.16
03/08/2022	9384	SECURITAS SECURITY SERVICES USA,	Security Guard - Hampton Park 1/30-2/12/22		2,574.37	9,215.79
03/08/2022	9385	TERMINIX	Pest Control		174.00	9,041.79
03/09/2022	9386	DPFG	CDD Mgmt - March 22		5,754.42	3,287.37
03/09/2022			Funds Transfer	100,000.00		103,287.37
03/09/2022	9387	ABM Landscape & Turf Services	landscape projects Fen 2022		52,038.00	51,249.37
03/09/2022	9388	GILL, WAYNE	Amberly park cleaning/restoration		4,150.00	47,099.37
03/09/2022	9389	GILL, WAYNE	Hampton Park Cleaning and Restoration		4,475.00	42,624.37
03/11/2022	031122ACH	DOROTHY COLLINS	PR 02/21/22 To 03/06/22		2,413.76	40,210.61
03/11/2022	031122ACH	Innovative Employer Solutions	02/21/22 To 03/06/22		909.22	39,301.39
03/14/2022	9390	A. Michael Gibson	Supervisor payment 3 meetings		600.00	38,701.39
03/14/2022	9391	Donald O'Neal	Supervisor payment 2 meetings		400.00	38,301.39
03/14/2022	9392	Eugene R. Field	Supervisor payment 3 meetings		600.00	37,701.39
03/14/2022	9393	Tracey Falkowitz	Supervisor payment 4 meetings		800.00	36,901.39
03/21/2022	9394	ADB Landscaping Materials, Inc.	Plant materials - medians and cul de sacs		1,458.25	35,443.14
03/21/2022	9395	ADVANCED ENERGY SOLUTIONS	Park light repairs & replacement		3,734.05	31,709.09
03/21/2022	9396	Arete Industries	Balance granite sign cleaning		4,342.50	27,366.59
03/21/2022	9397	CINTAS	Mats etc		144.68	27,221.91
03/21/2022	9398	DOUGLAS CLEANING SERVICE	Feb CDD Cleaning		1,520.00	25,701.91
03/21/2022	9399	EEL SECURITY, INC.	Monitoring - 4/1-6/30/22		89.85	25,612.06
03/21/2022	9400	FLORIDA FOUNTAIN MAINTENANCE, INC	Reserve & Turnbuty Wood Mtc		660.13	24,951.93
03/21/2022	9401	OLM, INC.	Landscape Insp march		1,575.00	23,376.93
03/21/2022	9402	SECURITAS SECURITY SERVICES USA,	Guard Service		8,366.34	15,010.59
03/21/2022	9403	SEFFNER ROCK & GRAVEL	Top soil		525.00	14,485.59
03/21/2022	9404	TERMINIX	Pest Control:		74.00	14,411.59
03/21/2022	9405	WELCH TENNIS COURTS, INC	basketball nets		66.09	14,345.50
03/21/2022	9406	TECO	Summary Bill		10,169.84	4,175.66
03/23/2022			Funds Transfer - 3/23/22	100,000.00		104,175.66
03/25/2022	9407	GILL, WAYNE	Wyndam wall resotration		10,500.00	93,675.66
03/25/2022	9408	Straley Robin Vericker	Legal Services thru 3/15/22		741.00	92,934.66
	9409	VOID. Not issued				
03/25/2022	9410	MARY-MARGARET WILSON	Consultant Compensation April, 2022		9,344.00	83,590.66
03/25/2022	032522ACH	Innovative Employer Solutions	03/07/22 to		909.22	82,681.44
03/25/2022	032522ACH	DOROTHY COLLINS	PR 03/06/22 to		2,413.76	80,267.68
03/31/2022	629	CITY OF TAMPA UTILITIES	Water Utilities - March		2,718.86	77,548.82
03/31/2022			Service Charge		59.08	77,489.74
03/31/2022			Interest	1.30		77,491.04
03/31/2022			EOM BALANCE	200,296.06	267,186.56	77,491.04

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
--	------------------	-------------	--------------------

I. Signature Projects

Deferred Until Further Notice

II Capital Projects & Restoration Projects

1) Wayfinding, Walls & Misc. Signs

- a) Reserve/ Kensington Wall

Work Complete June Staff

2) Lake Fountains Review

- a) Board update

Review June Staff

3) Infrastructure

- a) ADA Park Review

Discuss w/ Board Jul Staff

III Landscape Assets

1) Assessment YTD Weather Impacts

Report To Board On Going Staff

2) Restoration Projects

- a) Plans / Direction

Update May Staff

3) LED Landscape Lighting

- a) Phase III

Future Consideration TBD Staff

IV Park Reviews

1) Park Inspections & Restorations

- a) Inspections & ADA

V. Misc and Local Government

- a) Tampa Palms Blvd
- b) Multi-Modal Path Repaving [COT]
- c) Hart Advertising
- d) Audit Update

<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
Review	June	Staff
Report To Board	June	Staff
Report To Board	June	Staff
Report To Board	June	Staff
Report To Board	May	Staff

Focus For 2022

Re-Presented May, 2022

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



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

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

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

Specific considerations for 2021-22

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

Executive Summary

The Tampa Palms CDD will partner with SouthState Bank, a Florida Qualified Public Depository (QPD), to craft a two-tiered investment program, focused solely and exclusively on safe investments, either US treasury-backed or FDIC-insured financial instruments.

This two-tiered program provides:

- 1) 75% of CDD short-term funds will be in FDIC-insured institution's money market funds earning 0.50 %, available to the CDD on demand
- 2) 25 % of CDD longer-term funds invested in FDIC-insured brokered CDs earning in the range of 1.10 % to 1.550 %, available for CDD use on 1-year CD maturity.

The CDD staff will monitor performance of each Tier with monthly statements from (1) SouthState IntraFi Network Deposits and (2) SouthState Wealth. The CDD Board can execute their oversight responsibilities via a new schedule in the advanced Board Book.

The intended outcome would be additional interest income of \$ 10K to \$ 15K per year without risk to taxpayers. This Policy will be reviewed every January to assure the intended outcomes are realized.

If this investment policy is consistent with the will of the Board, it should be approved by motion and memorialized in the public record to serve as a sign post for Tampa Palms CDD investment activities. Then, it will be shared with the Florida Division of Treasury-Bureau of Collateral Management.

Background Details

The Tampa Palms CDD has General Fund cash planned and allocated to contingent liabilities with a high probability of occurring during our Five-Year Financial Model. This cash management technique helps to level and stabilize our community assessments. Our cash management program is designed to invest the funds not required in the current planning horizon, to secure the most respectable return currently available on FDIC-insured or US Treasury-backed financial instruments. The interest income from our cash management program will reduce our future resident and commercial assessments.

CDD Investments must be qualified to:

1. meet the highest standards of safety for taxpayer funds
2. be guaranteed by either the US Treasury or by the FDIC
3. provide ease of use and oversight by the staff
4. be deposited in a Florida-designated Qualified Public Depository (QPD)

The Chairman and staff have selected SouthState Bank, a QPD, for our deposits and investments. SouthState Bank provides the IntraFi Networks Deposits in FDIC-insured institutions that hold our deposits and pay a 0.50 % interest on most of our funds. Tampa Palms is currently invested in 23 FDIC-insured institution's money-market funds to the maximum \$ 248 K each, to stay within the limits of FDIC coverage. These are funds readily available on demand, with no minimum investment required.

SouthState Investment services works with SouthState clients, including public funds, to offer safe investments for their portfolios. I suggest we deploy longer-term CDD funds, between 20 to 25 % of our cash, to SouthState Wealth to invest in either FDIC-insured, brokered CDs or US Treasury-guaranteed

notes or bills. The brokered CDs will be limited to those with maturity dates not exceeding 12 or 13 months.

Brokered CDs are more competitive and offer interest rates 2X to 3X higher than our operating account rates. For example, Synchrony Bank is offering an FDIC-insured 1.550 % brokered CD maturing 4/27/23. Or Ally bank FDIC-insured is paying 1.660 % for a CD maturing 4/28/23. An investment of \$ 248 K in each CD, would earn over \$ 5 K more than the operating account interest rate.

I expect about four to six brokered CD purchases per year placed with SouthState Wealth in our behalf. SouthState, at our instruction, would place the order for execution with LPL Financial, a full-service broker-dealer and clearing house. Read...Raymond James, etc.

Why bother? We should enjoy about \$10 K to \$15 K in addition interest income.

At the end of the month the CDD receives two statements; 1) from SouthState Bank for the operating accounts invested in FDIC-institution's money market funds paying 0.50 % and 2) from SouthState Wealth for the longer-term investments in Brokered CDs or Treasuries.

As stated above in the executive summary, if this investment policy is consistent with the will of the Board, it should be approved by motion and memorialized in the public record to serve as a sign post for Tampa Palms CDD investment activities.

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**MINUTES OF MEETING
TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

7 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community
8 Development District was held on Wednesday April 13, 2022 at 6:00 p.m. at the Compton Park
9 Recreation Building, 16101 Compton Drive, Tampa, Florida.

10 **FIRST ORDER OF BUSINESS - Welcome New Supervisor & Roll Call**

11 Mr. Field called the meeting to order.

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

13
14 Present

15 Gene Field	Chairman
16 Tracy Falkowitz	Supervisor
17 Michael Gibson	Vice Chair
18 Don Oneal	Supervisor
19 Richard Diaz	Supervisor

20
21 Also present were:

22 Maggie Wilson	Consultant/Resident
23 Warren Dixon	TPOA Business Consultant
24 Brian Koerber	TPOA Property Manager
25 Andrea Braboy	TPOA Amenities Manager
26 Raymond Lotito	DPFG

27
28 Mr. Field established that a quorum was present.

29
30 **Pledge of Allegiance**

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

32
33 **Welcome Newly Appointed Supervisor**

34
35 Mr. Field welcomed the new Board Member and Mr. Lotito
36 provided the Oath of Office which Mr. Diaz will have his
37 signature notarized and the documents will be made part of the
38 public record.



1 There was brief discussion of Mr. Diaz's part in the recent proclamation by City Councilman
2 Luis Viera honoring the McDonald Training Center, an organization in which Mr. Diaz has
3 been deeply involved for many years and is President Emeritus.

4
5 On MOTION by Mr. Oneal SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board
6 Resolution 2022-2 Election of Officers: Gene Field (Board Member) as Chairman; Mike
7 Gibson (Board Member) as Vice Chairman; Tracey Falkowitz (Board Member) as Assistant
8 Secretary; Donald Oneal Jr. (Board Member) as Assistant Secretary; Richard Diaz Jr. (Board
9 Member) as Assistant Secretary; Mary-Margaret Wilson as Assistant Secretary; Raymond
10 Lotito as Secretary; Howard McGaffney & Gene Field as Treasurers.

11
12
13 **SECOND ORDER OF BUSINESS – Strategic Planning Review & Annual Review**

14
15 Mr. Field reviewed the most current strategic plans, focusing on those issues which
16 have immediate impact and noting that the full strategic plans and Focus items were included
17 in the advance Board Package; a copy of which is attached hereto and made a part of the public
18 record.

19
20 **THIRD ORDER OF BUSINESS - Supervisor Comments.**

21 Mr. Diaz questioned as to if the assessment collections were lagging. Ms. Wilson
22 directed him to the collections report on page 8 of the financial reviews, noting that 96% was
23 collected, an amount slightly ahead of the same time last year.

24 There was also a discussion of the Signature Projects, as to what is remaining and why
25 deferred at this time

26
27 **FOURTH ORDER OF BUSINESS – Public Comments**

28 Warren Dixon updated the team on the progress with HART failing to uphold their
29 agreement to not place advertising on the two bus kiosks in Tampa Palms.

30 Mr. Diaz noted that this advertising was a revenue source for HART. Ms. Wilson
31 agreed but noted that there are two and only two kiosks in Tampa Palms and very minimal
32 service so limited usefulness, the objective is to keep Tampa Palms from appearing like Dale
33 Mabry etc, the New Tampa Overlay Ordinance forbids off-site advertising and HART agreed
34 to do in writing. She is hopeful

FIFTY ORDER OF BUSINESS - Approval of the March 9, 2022 Minutes

On MOTION by Mr. Oneal, SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board approved the Minutes of the March 9, 2022 Board Meeting.

SIXTH ORDER OF BUSINESS - Approval of District Disbursements

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

On MOTION by Mr. Gibson SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending February 28, 2022 in the amount of \$ \$190,168.78.

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

SEVENTH ORDER OF BUSINESS – Consultant Reports

◆ **Neighborhood Updates**

Ms. Wilson reported that the Spring annuals are in place.

Ms. Wilson noted that with the warm weather the trees are beginning pop with their new leaves and the turf along the boulevards is greening up nicely.



Ms. Wilson reported that the OLM inspection score was a more than respectable 93.5. She discussed how the landscape contract is configured, that of landscape viewed from a vehicle, and not resort or estate product which calls for weekly individual attention to each bush and tree and would cost twice as much for the residents. She noted that this is the general construct used by most communities.



Ms. Wilson also reviewed the landscaped areas in order of their priorities, from main entries through the village entries, boulevards, cul de sacs and landtracts. Further she reported that the spring caladiums were being planted to add to entrance color and attractiveness.



1 Ms. Wilson discussed the continued major irrigation work
2 required along the boulevards, primarily due to damage caused by
3 utility work, both power and communications.

4 There are no options to relocate the sizeable irrigation mainlines
5 due to other utilities and property ownership. (Many/most
6 mainlines are substantially in the City-owned ROW.)

7 It was reported that the pumpstation system upgrades are
8 nearly completed. Data is now available on pumped amounts for
9 both the wells and the irrigation pumps.

10 The data is archived and available online to both report to
11 SWFWMD and to monitor for breaks quicker and respond faster.

12 Ms. Wilson updated the board as to the projects that are
13 continuing to improve both the stability (repairing holes etc) and
14 the look of walls in Tampa Palms.

15 The current projects focus on the entry to Tampa Palms from
16 TPOST 3 at Penwood /Yardley. Pictures were shown of the
17 progress.

18 One long standing project was marked as complete- the
19 Sanctuary wall area restoration. The majority of the underground
20 debris has been hand removed (enough so that a small shrub bed
21 could be constructed) and the area planted with podocarpus shrubs.
22 This was a 4-5 phase project to restore the area.

23 Ms. Wilson reported that there continues to be palm decline
24 but the problems do not appear to be related to the weevils that so
25 decimated the trees in Tampa Palms North and to some degree in
26 Tampa Palms. One palm at the Area 1 main entrance has died and
27 will be replaced. When it is removed tissues samples will be sent to
28 attempt to determine the cause of the loss.

29 ♦ **Modeling Tampa Palms Future**

30 Ms. Wilson updated the board on the matter of the forward-
31 looking financial model, noting in particular the inflationary factors
32 in play at this time and with discussion of the time lags involved in

Around the Neighborhoods
Irrigation Systems Update

- Damage Continues
 - Primarily Large Trucks
 - Mainlines Affected
 - Expensive & Unattractive
 - No Options To Protect

Around the Neighborhoods
Irrigation Systems Update

- System Upgrades Complete
 - Well Pumping Quantities
 - Irrigation Quantities
 - Level Readings
 - Data Online & Archived

Around the Neighborhoods
Projects Continuing

- Yardley / Penwood Entry
 - Restore Walls
 - Refresh Plantings

Around the Neighborhoods
Projects Continuing

- Sanctuary Wall Complete
 - Trees Removed
 - Small Space
 - Filled W/ Debris

Around the Neighborhoods
Palm Problems

- Experiencing Loss / Decline
 - Canary Island Palms
 - Reserve
 - Tampa Palms Blvd
 - BB Downs
 - ? Multi-Year Rains
 - Washingtonian
 - Main Entry
 - No Obvious Reason
 - Removal / Replace

Modeling Tampa Palms Future

- Significant Research Reveals
 - 5-Year Outlook Changed
 - Inflationary Factors
 - Time Lag For FED
 - Impact Examined
 - Past Strategies Not Working
 - Currently Reactive vs Proactive
 - Decision for FY 2022-23 May
 - Protective Reserves Intact
 - Re-Present In May

1 corrections implemented by the central bank and the need to operate the CDD protecting the
2 assets and reserves.

3 It was discussed that the FY 2022-23 preliminary budget must be approved at the May
4 meeting and the current thinking is that there will be a very modest 5% increase in assessments
5 with the difference made up by judicious use of the carryforward balance.

6
7 ♦ **Twenty-Year Stormwater Needs Assessment**

8 Ms. Wilson reported that the needs assessment as required
9 by the State of FL had been submitted to the County. She noted that
10 the assessment was made easier by the fact the FDEP had
11 recommended a stormwater plan years ago and that the CDD has a
12 financial model that includes stormwater facility maintenance and
13 replacement.



14 ♦ **Tampa Palms Blvd Restoration**

15 Ms. Wilson reviewed the City of Tampa plans to restore TP
16 Blvd, including traffic taming lane widths, marked bands along the
17 roadsides, bike sharrows in the right lanes and a robust paving
18 system that should make the restoration last longer.



20 **Additional Advanced Board Package Materials:**

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

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

25 There being none, the next item followed.

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

28 Warren Dixon brought up the illegal construction south of the Country Club and briefed
29 on the efforts to date with the EPC.

1 Ms. Wilson wondered if the CDD, which is not normally the standards bearer for
2 Tampa Palms, should ask the CDD's general counsel if the CDD had standing in this matter.
3 There was general consensus among the members that inquiry should be made.

4 Mr. Dixon offered to show the TPOA documents to the anyone interested in then in the
5 TPOA conference room following the meeting adjournment. Mr. Lotito advised staff he would
6 not join as this was not CDD business and he is not a TPOA member.

7

8 **TENTH ORDER OF BUSINESS - Supervisor Comments**

9 There being none, the next item followed.

10

11 **ELEVENTH ORDER OF BUSINESS - Adjournment**

12 There being no further business,

13

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

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

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

21 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
22 publicly noticed meeting held on May 11, 2022.**

23

24 _____

25 **Signature**

26 Raymond J Lotito

27 **Printed Name**

28 **Title:**

29 **X Secretary**

30 **DPFG**

Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson

..... Around the Community

The portion of the CDD mission regarding *protection and maintenance of CDD assets* translates directly into property appearance.

The appearance of Tampa Palms is crucial during this time of social and economic upheaval, as the community appearance is both reassuring to many that at least some elements of life are functioning in what is an almost normal fashion, and contributory to property value commiserate with the fees paid by the owners. Paul Woods, the OLM inspector, has said several times “this landscape is creating a normal in the absence of almost anything else being normal”.



The community was inspected last Wednesday (5/4/22) by Paul Woods of OLM and the property received a 93.5% rating.

The Spring annual plantings and contrasting deep green shrubs and turf at the main entries continue to provide a bright welcoming array for both our Tampa Palms residents and guests, as well as, an attractive signpost for those who pass through the community on Bruce B Downs, even if at 55 MPH, and even if at night.

The Spring annuals have presented a challenge to the landscapers as marigolds are not normally subjected to the high heat and humidity that were present most of April and continues into May.



ABM is combining the use of fungicides with continual hand pruning to kept them attractive.

John Stack of Architectural Fountains says that he receives numerous inquires about copying “the Tampa Palms fountain” but most ponds either lack the breath of view or depth or both.



The row of plantings along the front edge that are designed to focus attention on the fountain and not the shallow portions along the rear of the pond, have been cut back and are beginning to fill out for summer display.

The fountain is also quite spectacular at night as it lights up the entire corner.

The project to clean and polish the granite faces for the seventy-five monuments has been completed. (This includes parks and wayfinding monuments.)

There was no major damage detected on the monument faces. There were several more incidences of “egging” which is messy but not damaging unless the wrong procedures are used to remove the eggs. These granite faces have served – and continue to serve- Tampa Palms very well, they have been in place twenty-three years.



The power crossing landscape along Tampa Palms Blvd is in the process of being cutback and refreshed for the summer.

This includes both the medians and the side-of-road berms that reduce view into the corridor for folks driving along the boulevard and to some degree protects owners along the corridor from intrusion (trash dumping is always a problem).

Joe Laird has a minor concern about the extensive growth at the crossings and will have the tree crews address as they are able based on other commitments.



The ABM teams have also been engaged in cul de sac and land tract landscape pre-summer improvements.

There are 54 cul de sac's and 40 landtracts in Tampa Palms. They vary tremendously in size, shape, and design. Some are long almost medians lining the entry to a cul de sac such as in Stonington, Canterbury and Asbury while many are round, small and filled with utility meters such as in Tremont and the Enclave.



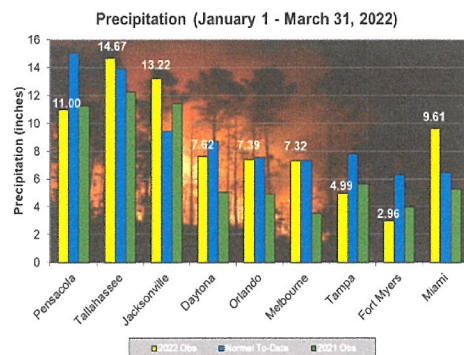
The cul de sacs are owned by the City and there is no CDD irrigation water available to them so the CDD must use (and pay for) potable water.

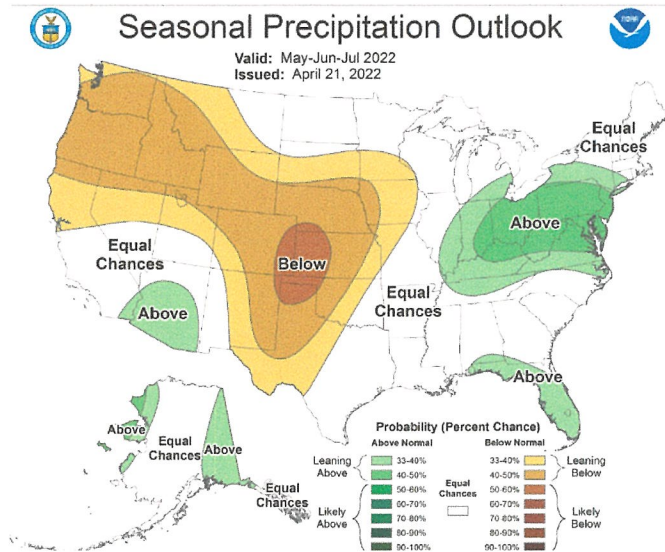
While most residents and visitors never see these areas, they are "Tampa Palms landscape" to the residents who live adjacent to them and care of them is a critical element to enjoyment of many owners' for their homes.



Rainfall has been quixotic this year to say the least. For all of March and most of April the area received less rainfall than normal as reported by both SWFWMD and the Florida Forestry Service and shown on the chart to the right which displays through March. The last two weeks have brought welcome rain to the area but according to SWFWMD the area is still more than 30% lower than normal.

For Tampa Palms with homes interspersed around many acres of conservation lands, the concern is wildfires, less concern that they would rage out of control and more about the effects of smoke on homes.





The National Weather Service Seasonal Outlook for this area forecasts an above average rainfall for May and June.

Barely a week into May and they seem on target as Tampa Palms has registered 5.5 inches in the last week.

That is important to the CDD from several perspectives:

- Natural rainfall reduces the incidences of turf hot spots and reduces the presence of chinch bugs, an ugly annoyance in late spring.
- It reduces the irrigation pumping needed and correspondingly reduces the electric costs.
- It refills the ponds, reducing resident concerns and bank erosion.

Pond maintenance includes as an on-going process the need to make certain that muck and other products deposited in the ponds by stormwater do not reduce the carrying capacity of the ponds with the result of flooding.

Earlier this year one of the ponds at the Manchester entrance was showing signs of forming an almost underwater island and staff engaged A&A to remove the muck.



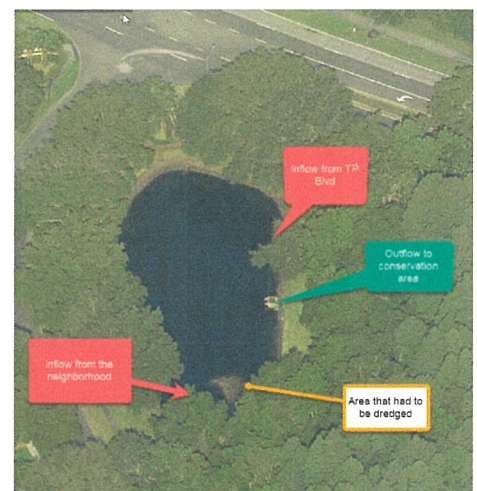
The work is in progress at this time: the the “dredged” materials are along the bank drying at this time and will be spread out after they have dried.

An interesting and surprising note: 80%+ of the materials dredged are leaves, not sand or eroding dirt.

The sole source of these leaves appears to be the inflow from the Manchester neighborhood.

The problem of landscapers blowing leaves into the City storm drains is more of a serious issue with these small ponds. While the City will cite offenders, there is limited chance of detection.

Possibly a newsletter article will bring attention to the matter and encourage residents to manage their landscapers or curtail the practice if they are blowing leaves into the storm drains.



As previously noted, the five-year outlook has dramatically changed and the financial strategies that served the CDD for much of the District’s life, will not serve the constituents in the current environment. The chart to the right illustrates the modest assessment strategy of the past, as well as, a view to the future that continues to support Tampa Palms in the manner that residents can rely upon to secure their important investments, their homes.



The attached preliminary budget, based on additional research, reflects the probability that the current high-inflation environment will not be brought under control immediately. Monetary policy changes (Fed interest rate increases) have a significant, undefined, lag time to bring the 40-year high inflation under control. The timing of this journey should be viewed as suggestive vs definitive.

The Federal Reserve has committed to do “whatever it takes” to bring inflation under control. The CDD chairman suggests that the CDD must likewise do “whatever it takes” to protect the financial health of the District. That’s the Board’s job.

The budget following is derived from the revised model that reflects the insidious impact of high-inflation on the District. In spite of increasing assessments by a compound 24 % over five years, the CDD will only reduce the unallocated reserves by about \$ 900 K, to a level of 2.4 months expenses.

The CDD has protected the reserve positions for expenditures most likely required to occur during the five-year financial model.

The immediate Board responsibilities require approving the FY 2022-23 budget. The CDD is required to approve this budget at our May meeting and must submit a budget with revenue and expenses balanced. An assessment increase of 5 % is budgeted. Still, we see expenses exceeding revenues by \$140 K. To submit a balanced budget, we will bring forward \$ 140 K from our bank account.

We cannot increase the assessments during the July Budget Hearing, from the level approved and submitted in May.

The current economic environment positions the CDD in a re-active mode vs pro-active. In the planning horizon, we must react one year at a time to preserve our financial health.

TAMPA PALMS CDD
PROPOSED BUDGET SUMMARY REPORT - FY 2022-23

	FY2021-22	FY 2021-22	FY2022-23	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2021-22 Budget	VS 2021-22
REVENUE- ALL SOURCES					
Assessments Non-Advalorem	2,737,595	2,737,595	2,874,474	136,879	5%
Early Payment Discount	-109,504	-109,504	-114,979	(5,475)	5%
Interest Income	20,000	20,000	20,000	-	0%
Excess Fees	15,000	0	0	(15,000)	-100%
Misc. Rev	1,200	3,000	1,500	300	25%
Carry Forward (Signature Funds & Other) ¹	<u>115,000</u>	<u>96,395</u>	<u>139,584</u>	<u>24,584</u>	21%
Total Revenue	\$2,779,291	\$2,747,486	\$2,920,579	141,288	5%
EXPENDITURES					
Administrative Expenditures					
S/T Personnel Services	21,516	19,851	23,448	-	0%
S/T Professional Services	143,838	141,785	146,416	2,578	2%
S/T Administrative Services	15,700	15,200	16,171	471	3%
Total Administrative	181,054	167,985	186,035	3,049	2%
Field/ Operations Services					
S/T Field Management Svcs	360,514	358,555	368,558	8,044	2.2%
S/T General Overhead	227,875	257,853	269,966	42,091	18%
S/T Landscape Maintenance	1,171,111	1,158,679	1,248,225	77,114	7%
S/T Landscape New & Enhanced	149,970	127,000	133,409	-16,561	-11%
S/T Facility Maintenance	<u>229,086</u>	<u>225,414</u>	<u>235,959</u>	<u>6,873</u>	3%
Total Field Operations/Services	2,138,556	2,127,501	2,256,117	117,561	5%
Total Normal Operations	2,319,610	2,295,486	2,442,152	120,610	5%
Project Driven Expenses					
Signature TP 2017	0	0	0	-	0%
Renewal and Replacement & Deferred Mtc	210,000	209,000	218,400	8,400	4%
Capital Projects	190,000	188,000	197,600	7,600	4%
NPDES/Clean Water	<u>59,681</u>	<u>55,000</u>	<u>62,427</u>	<u>2,746</u>	5%
Total Project Driven Expenses	459,681	452,000	478,427	\$18,746	4%
Total Normal Operations and Project Driven Expenses	\$2,779,291	\$2,747,486	\$2,920,579	\$141,288	5%
Excess Revenue	0	0	0		

¹ Fund previously allocated for Signature & other restoral and brought into the budget as required.

TAMPA PALMS CDD
PROPOSED BUDGET FY 2022-2023

	FY 2021-22	FY 2021-22	FY2022-23	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2021-22	VS 2021-22
REVENUE- ALL SOURCES					
Assessments Non-Advalorem	2,737,595	2,737,595	2,874,474	136,879	5%
Early Payment Discount	-109,504	-109,504	-114,979	(5,475)	5%
Net Assessment	2,628,091	2,628,091	2,759,495	131,404	5%
Interest Income	20,000	20,000	20,000	-	0%
Excess Fees	15,000	0	0	(15,000)	-100%
Misc. Rev	1,200	3,000	1,500	300	25%
Carry Forward	115,000	96,395	139,584	24,584	21%
Total Revenue	\$2,779,291	\$2,747,486	\$2,920,579	\$141,288	5%
EXPENDITURES					
Administrative Expenditures					
Personnel Services					
Board of Supervisors	11,000	11,000	11,000	-	0%
<i>S/T Personnel Services</i>	11,000	11,000	11,000	-	0%
Administrative Services					
Directors and Officers Insurance	3,700	3,200	3,811	111	3%
Miscellaneous Administrative Services	12,000	12,000	12,360	360	3%
<i>S/T Administrative Services</i>	15,700	15,200	16,171	471	3%
Payroll Fees (Personnel & Admin)					
FICA	5,368	4,402	5,824	456	9%
FUTA/SUTA + Payroll Fees	5,148	4,449	6,624	1,476	29%
<i>S/T Payroll Fees</i>	10,516	8,851	12,448	1,932	18%
Professional Services					
Annual Audit	6,983	6,983	6,600	(383)	-5%
Attorneys Fees	3,000	3,000	3,000	-	0%
Management Fees	69,053	67,000	70,098	1,045	2%
Tax Collector	54,752	54,752	56,668	1,916	4%
Assessment Roll	10,050	10,050	10,050	-	0%
<i>S/T Professional Services</i>	143,838	141,785	146,416	2,578	0.00
Total Administrative	181,054	167,985	186,035	3,049	2%
Field/ Operations Services					
Field Management Services					
District Operating Staff	179,839	180,000	182,395	2,556	1%
Park Attendants	76,875	75,000	79,873	2,998	4%
Park Patrols (Security Co)	83,000	82,755	85,490	2,490	3%
Field Management Contingency	20,800	20,800	20,800	-	0%
<i>S/T Field Management Svcs</i>	360,514	358,555	368,558	8,044	2%

**TAMPA PALMS CDD
PROPOSED BUDGET FY 2022-2023**

	FY 2021-22 Adopted	FY 2021-22 Outlook	FY2022-23 Proposed	\$ INCR (DCR) VS 2021-22	% INCR (DCR) VS 2021-22
General Overhead					
Insurance	13,342	15,577	16,500	3,158	24%
Information Systems (Tel and Security)	25,335	24,500	26,095	760	3%
Water	28,000	41,000	44,000	16,000	57%
Refuse Removal	19,000	18,735	20,330	1,330	7%
Electricity	125,000	142,000	147,000	22,000	18%
Stormwater Fee	4,198	3,041	3,041	(1,157)	-28%
Misc. Field Services	13,000	13,000	13,000	-	0%
<i>S/T General Overhead</i>	227,875	257,853	269,966	42,091	18%
Landscape Maintenance Standard					
Base Grounds Maintenance	800,779	800,779	870,000	69,221	9%
Mulch & Annuals	235,000	225,000	234,000	(1,000)	0%
Handyman	20,000	19,000	26,000	6,000	30%
Landscape and Pond Maintenance	1,055,779	1,044,779	1,130,000	74,221	7%
Landscape Monitoring Fee	18,900	18,900	18,900	-	0%
Landscape and Replacement	96,432	95,000	99,325	2,893	3%
<i>S/T Landscape Maintenance</i>	1,171,111	1,158,679	1,248,225	77,114	7%
Landscape Maintenance New & Enhanced					
Property Mowing	93,000	75,000	79,000	(14,000)	-15%
County Pond	9,000	6,000	5,000	(4,000)	-44%
NPDES Pond Program	47,970	46,000	49,409	1,439	3%
<i>S/T Landscape New & Enhanced</i>	149,970	127,000	133,409	(16,561)	-11%
Facility Maintenance					
Irrigation System	107,824	107,824	111,059	3,235	3%
Fountain	27,354	26,000	28,175	821	3%
Facility Maintenance	91,136	89,000	93,870	2,734	3%
Janitorial/Park Supplies	2,772	2,590	2,855	83	3%
<i>S/T Facility Maintenance</i>	229,086	225,414	235,959	6,873	3%
Total Field Operations/Services	2,138,556	2,127,501	2,256,117	\$117,561	5%
Total Normal Operations	2,319,610	2,295,486	2,442,152	120,610	5%
Project Driven Expenses					
Signature TP 2017 *	0	0	0	-	*
Renewal and Replacement & Deferred Mtc	210,000	209,000	218,400	8,400	4%
Capital Projects	190,000	188,000	197,600	7,600	4%
NPDES/Clean Water	59,681	55,000	62,427	2,746	5%
Total Project Driven Expenses	459,681	452,000	478,427	18,746	4%
Total Normal Operations and Project Driven Expenses	\$2,779,291	\$2,747,486	\$2,920,579	\$141,288	5%
Excess Revenue	0	0	0		
¹ Fund previously allocated for BB Downs restoral and brought into the budget as required.					

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CDD
PROPOSED FY 2022-23 RESIDENTIAL ASSESSMENTS**

Total Revenue Assessed		FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Increase \$	% Incr	
		\$2,737,595	\$2,737,595	\$2,737,595	\$2,874,474	\$136,879	5.0%	
	Avg Lot Size	Acreage	Units	Per Unit FY 2021-22	Assessment FY 2022-23	Per Unit 2022-23	\$ Incr Vs 2021-22	% Incr FY 2021-22
Single Family Villages								
Asbury	0.4234	47.42	112	1,153.32	135,845	\$1,213	\$60	5%
Ashmont	0.3485	9.06	26	985.25	26,930	\$1,036	\$51	5%
Cambridge 1	0.4028	14.50	36	1,107.08	41,910	\$1,164	\$57	5%
Cambridge 2	0.3723	29.78	80	1,038.61	87,361	\$1,092	\$53	5%
Cambridge 3	0.3639	11.28	31	1,019.81	33,238	\$1,072	\$52	5%
Canturbury	0.5185	14.00	27	1,366.70	38,820	\$1,438	\$71	5%
Coventry	0.4137	19.03	46	1,131.57	54,739	\$1,190	\$58	5%
Enclave	0.2611	43.34	166	789.26	137,653	\$829	\$40	5%
Estates at River Park	0.7700	8.47	11	1,930.78	22,354	\$2,032	\$101	5%
Huntington	0.4693	19.71	42	1,256.26	55,498	\$1,321	\$65	5%
Kensington	0.4681	22.00	47	1,253.57	61,972	\$1,319	\$65	5%
Manchester	0.2641	33.80	128	795.94	107,043	\$836	\$40	5%
Nottingham	0.2000	11.40	57	652.24	39,036	\$685	\$33	5%
Palma Vista II	0.0637	5.10	80	346.63	29,022	\$363	\$16	5%
Reserve	0.7651	87.22	114	1,919.76	230,349	\$2,021	\$101	5%
Sanctuary	0.1453	11.48	79	529.59	43,891	\$556	\$26	5%
Sterling Manor	0.1350	13.90	103	506.34	54,702	\$531	\$25	5%
Stonington	0.4615	27.23	59	1,238.86	76,879	\$1,303	\$64	5%
Tremont	0.3691	44.29	120	1,031.51	130,143	\$1,085	\$53	5%
Turnbury Wood	0.7700	3.08	4	1,930.78	8,129	\$2,032	\$101	5%
Wellington	0.2788	20.91	75	829.00	65,334	\$871	\$42	5%
Westover	0.5446	33.22	61	1,425.18	91,463	\$1,499	\$74	5%
Wyndham	0.2807	49.97	178	833.33	155,870	\$876	\$42	5%
			1682					
Apartments								
5100 LIVE OAKS BLVD LLC	0.0600	46.20	770	338	272,512	\$354	\$16	5%
JWC TAMPA BP LLC	0.0597	20.30	340	338	120,094	\$353	\$15	5%
HENLEY	0.0729	23	315	367	121,103	\$384	\$17	5%
Remote Site Apartments								
EAGLES POINT VENTURES LLC	0.0617	11.84	192	204	40,720	\$212	\$8	4.0%
LANDMARK AT GRAYSON PARK	0.1696	69.21	408	204	86,530	\$212	\$8	4.0%
Condo's								
Faircrest	0.0725	19.13	264	366	101,210	\$383	\$17	5%
Palma Vista I	0.0725	2.90	40	366	15,338	\$383	\$17	5%
			304					
<i>Subtotal Single Family</i>					\$1,728,183			
<i>Subtotal Apartments</i>					\$513,709			
<i>Subtotal Condo's</i>					\$116,548			
<i>Subtotal Remote Site</i>					\$127,250			
<i>Subtotal Commercial</i>					\$388,329			
Total Assessed					\$2,874,019			
Total Budget					\$2,874,474			
Rounding Error					-\$456			

PROPOSED FY 2022-23 COMMERCIAL ASSESSMENTS BY ENTITY

Name	Folio	TSF (000) *	ITE Code**	ITE Factor	Trips	% Trips	Blvds	Parks	Admin Asmt	FY 2021- 22 Total	FY 2022- 23 Total	\$ Incr Vs 2021-22	% Incr Vs 2021-22
1 Shoppes of Amberly LLC	347560960	90.86	820	42.94	3901	18.82%	71,636	\$0.0	\$277	\$68,254	\$71,913	\$3,659	5%
2 REAL SUB LLC	339790402	176.16	820	42.94	7564	36.50%	138,893	\$0.0	\$277	\$132,075	\$139,170	\$7,095	5%
3 REAL SUB LLC	339790403	7.53	912	156.48	1179	5.69%	21,647	\$0.0	\$277	\$20,818	\$21,924	\$1,105	5%
4 NCNB NATIONAL PROPERTIES DEPT	347555055	5.30	912	156.48	829	4.00%	15,225	\$0.0	\$277	\$14,725	\$15,502	\$777	5%
5 PLTP INVESTORS LLC	347555070	97.58	710	11.01	1074	5.18%	19,726	\$0.0	\$277	\$18,996	\$20,003	\$1,007	5%
6 CAMBRIDGE LLC	347555090	16.01	720	36.13	578	2.79%	10,622	\$0.0	\$277	\$10,357	\$10,899	\$542	5%
7 JEFFERSON BANK OF FLORIDA	347555080	5.39	912	156.48	843	4.07%	15,481	\$0.0	\$277	\$14,968	\$15,758	\$790	5%
8 15802 AMBERLY LLC	347566444	3.61	710	11.01	40	0.19%	731	\$0.0	\$277	\$971	\$1,008	\$37	4%
9 TAMPA PALMS OFFICE LLC	347566442	14.40	565	79.26	1141	5.51%	20,957	\$0.0	\$277	\$20,164	\$21,234	\$1,070	5%
10 ENHANCEMENT HOLDINGS LLC	347555505	2.57	720	36.13	93	0.45%	1,704	\$0.0	\$277	\$1,895	\$1,981	\$86	5%
11 LORDVEN PROPERTIES LLC	347555506	2.04	710	11.01	22	0.11%	413	\$0.0	\$277	\$669	\$690	\$20	3%
12 CARL D AND MARTHA J YATES	347555508	3.99	710	11.01	44	0.21%	807	\$0.0	\$277	\$1,044	\$1,084	\$41	4%
13 LI MANAGEMENT RESOURCE LLC	347555510	2.63	710	11.01	29	0.14%	532	\$0.0	\$277	\$782	\$809	\$26	3%
14 ARHC SSTMPFL01 LLC	347555515	6.11	720	36.13	221	1.07%	4,053	\$0.0	\$277	\$4,124	\$4,330	\$206	5%

PROPOSED FY 2022-23 COMMERCIAL ASSESSMENTS BY ENTITY

15	ST GEORGE SERVICES LLC	347555517	2.56	710	11.01	28	0.14%	518	\$0.0	\$277	\$770	\$795	\$26	3%
16	RAYMOND W MATHEWS SR	347555518	2.04	710	11.01	22	0.11%	413	\$0.0	\$277	\$669	\$690	\$20	3%
17	CERILLO FAMILY LLC	347555521	2.57	720	36.13	93	0.45%	1,707	\$0.0	\$277	\$1,897	\$1,984	\$87	5%
18	SOMMERSET PARK PAUL H AND SUSAN M L DUGA CO-TRUSTEES	347555523	2.57	720	36.13	93	0.45%	1,706	\$0.0	\$277	\$1,897	\$1,983	\$86	5%
19	BEACHDALE PROPERTIES L C	347555529	4.18	720	36.13	151	0.73%	2,770	\$0.0	\$277	\$2,906	\$3,047	\$141	5%
20	RODENT REALTY INC	347555527	4.12	720	36.13	149	0.72%	2,734	\$0.0	\$277	\$2,872	\$3,011	\$139	5%
21		347555525	2.54	720	36.13	92	0.44%	1,686	\$0.0	\$277	\$1,878	\$1,963	\$85	5%
22	LEADERESS LLC TAMPA PALMS ANIMAL HOSPITAL	347555452	2.69	720	36.13	97	0.47%	1,785	\$0.0	\$277	\$1,972	\$2,062	\$91	5%
23	INC	347555454	2.60	710	11.01	29	0.14%	525	\$0.0	\$277	\$776	\$802	\$26	3%
24	ALLMAY INC	347555456	2.60	710	11.01	29	0.14%	525	\$0.0	\$277	\$776	\$802	\$26	3%
25	SYLVAN ROAD LLC	347555458	2.64	720	36.13	95	0.46%	1,751	\$0.0	\$277	\$1,940	\$2,028	\$89	5%
26	L C GIGINO TAMPA PALMS CLUB INC	347555460	2.64	720	36.13	95	0.46%	1,751	\$0.0	\$277	\$1,940	\$2,028	\$89	5%
27	AMBERLY DR PARTNERS LLC	347560154	92.64	495	22.88	2120	10.2%	38,921	\$0.0	\$277	\$37,210	\$39,198	\$1,988	5%
28	Totals					20727		\$380,573	\$0.0	\$7,756	\$368,906	\$388,329	\$19,423	5%

* Total Square Feet: Source: Hillsborough County Property Appraiser

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

RESOLUTION 2022-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Tampa Palms Community Development District (“**District**”) prior to May 13, 2022, a proposed operating and maintenance budget for Fiscal Year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 13, 2022

HOUR: 6:00 PM

LOCATION: Compton Park Meeting Room

16101 Compton Drive

Tampa, Fl 33647

Please note that related to the COVID-19 public health emergency and to assist the public this meeting will also be available via Zoom; to join Zoom Meeting

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

Meeting ID: 253 934 4102

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Tampa and Hillsborough County at least 60 days prior to the hearing date set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016 Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF MAY, 2022

ATTEST:

BOARD OF SUPERVISORS OF THE
TAMPA PALMS COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- District Manager

Title:

- Chairman
- Vice Chairman

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

Illegal Construction Question

Since the Spring of 2020, the business manager for the TPOA Warren Dixon, has briefed the Tampa Palms CDD board members and residents attending the meetings as to the situation with the illegal construction damaging the Hillsborough River conservation area and the Rock Hammock preservation areas extending from the Country Club to the River and from Amberly Drive to River Park.



This is an impressive area of more than 1,000 acres as shown on an old Deltona Map H. to the left.

The area remains so noted on even the most recent Map H.

The conservation land wraps around the entire area, moving from east to west and is the area to which the red arrow is pointing.

The rock hammock preservation area is smaller enclosed areas indicated by the green arrow.

As mentioned previously, the CDD as an organization has taken no action as typically the CDD is the infrastructure agent for Tampa Palms and the TPOA the standards and resident protection agent.

As per the bounds and metes of the district, the land in question is within the CDD so after a brief conversation at the end of the April CDD meeting, there was consensus that CDD staff should contact CDD general counsel and ask a preliminary opinion on three issues:

1. Does the Tampa Palms CDD have standing to oppose the destruction of certain non-owned wetlands and conservation lands located within the CDD boundaries?
2. Does the CDD have standing to oppose removal of certain non-owned wetlands and conservation lands located within the CDD boundaries from the DRI/Master Plan?
3. Does the CDD have standing to take action in support of residential and commercial properties located within the District from dangers posed by land use (hunting) on certain non-owned wetlands and conservation lands located within the CDD boundaries?

Staff met with John Veriker, Dana Collier and Warren Dixon to inquire on April 22nd. The Veriker team is studying the matter and has not yet rendered an opinion.

CDD Sunshine Requirements and TP CDD Governance

Sunshine and Open Meetings/Records Laws

This is just a refresher provided several times each year especially when new members join. The Tampa Palms CDD Board members and officers operate under the State-mandated ethics, public meeting and Sunshine laws.



While the laws are long, some of the more significant aspects can be summarized as follows:

- Private telephone conversations between Board members to discuss matters which foreseeably will come before that board for action violate the Sunshine Law.
- The Sunshine Law requires boards to meet in public; Boards members may not take action on or engage in **private** discussions about board business via written correspondence, e-mails, text messages or other electronic communications with other members.
- Board members should not publish their positions on matters that will/may come before the board on public spaces, such as Facebook, Twitter, Nextdoor or the new Meta, where the information may be observed by other Board members.
- A quorum of the Board must be physically present at the meeting, though non-present members may join via telephone or video links.
- As a general rule, individual Board members “may call upon staff members for factual information and advice without being subject to the Sunshine Law’s requirements.”
- Staff members and others may not act as liaison between Board members. Said clearly, no Board member may allow a third party to relate anything about a matter that might foreseeably come before the board that was communicated by another Board member, verbally, in writing or by any means.

The Sunshine Law extends to the discussions and deliberations as well as the formal action taken by a public board or commission. There is no requirement that a quorum be present or that an item be listed on a board agenda in order for a meeting of members of a public board or commission to be subject to the Sunshine Law.

In part it is for this reason that Tampa Palms CDD Board members forward questions received directly from residents or others to staff for response. In this way limiting the opportunities for accidental Sunshine Law violations that might arise from slightly different answers that are unknowingly shared between supervisors by residents or others.

Additionally, there exists a comprehensive list of the records that must be retained per state statutes. All of the CDD’s records are similarly public.

Resolution Placing CDD Seats on the Ballot

In 2022 Tampa Palms CDD has two Board seats that will be part of the election process.

Seat 1, Gene Field

Seat 2 Richard Diaz, Jr.

Preliminary discussions with both incumbents indicate that both intend to run for office.

Supervisor of Elections indicates that CDD candidates may qualify by

1. Paying \$25.00 (see attached)
2. Obtaining 25 signatures from registered voters in the District.(see attached)

The date of the election is Tuesday, November 8, 2022

The qualifying period for candidates by fee begins noon, Monday June 13 2022

The qualifying period for candidates by fee ends noon, Friday June 17, 2022

The last day to qualify by petition is noon May 16, 2022.

The Florida statute FS 190 details the manner in which community development districts must publish the dates for the election of board member seats.

The language reads:

Elections of board members by qualified electors held pursuant to this subsection shall be nonpartisan and shall be conducted in the manner prescribed by law for holding general elections. The district shall publish a notice of the qualifying period set by the supervisor of elections for each election at least 2 weeks prior to the start of the qualifying period.

The Hillsborough County Supervisor of Elections has a staff ready to assist candidates and states on their website

All of our offices are open, but some staff members may be working remotely. Our Candidate Services department can be reached at (813) 384-3944 or candidate@votehillsborough.gov.

General information on qualifications is also available on the Supervisor of Elections web site

<https://www.votehillsborough.gov/CANDIDATES/Filing-Qualifying-for-Office>

By statutes, the CDD must publish notice the election two weeks prior to the qualifying period. This year it should be published by June 1, 2022- a two-day buffer. The Resolution approving the publication which is to be approved is attached. There are 6,501 registered electors in the Tampa Palms CDD.

See following.



COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR (2022)			
FOR INFORMATION ABOUT SEATS UP FOR ELECTION, VISIT THE OFFICES UP FOR ELECTION PAGE ON OUR WEBSITE.		QUALIFYING OFFICER	
		Craig Latimer, Hillsborough County Supervisor of Elections County Center, 16th Floor 601 E. Kennedy Blvd. Tampa, Florida 33602 (813) 744-5900 ext. 4465	
ELECTORATE	Registered voters who are residents of the District.		
SALARY	TYPE OF ELECTION	TERM	ELECTION DATES
Not to exceed \$4,800	Nonpartisan	4 years, beginning November 22, 2022	11/8/2022 (General)
QUALIFICATIONS			
Registered voter in Hillsborough County and resident of the district.			
FORMS REQUIRED TO OPEN CAMPAIGN ACCOUNT			
Form DS-DE9, <i>Appointment of Campaign Treasurer and Designation of Campaign Depository</i> , must be filed with the qualifying officer before opening a campaign bank account or accepting or spending any funds. Within ten days after filing Form DS-DE9, the candidate must file DS-DE84, <i>Statement of Candidate</i> , with the qualifying officer. Candidates who accept contributions and make expenses (other than paying fees for filing or petition signature verification) will be obligated to submit treasurer's reports pursuant to Chapter 106. Special Note for CDD Candidates Regarding Appointing a Treasurer and Opening a Bank Account: A candidate who does not collect contributions and whose only expense is the filing fee or petition signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository.			
METHODS OF QUALIFYING FOR THE BALLOT			
QUALIFYING: NOON, 6/13/2022 - NOON, 6/17/2022			
BY FEE	BY PETITION		BY WRITE IN
During the qualifying period, candidates pay \$25.00.	Candidates collect the signatures of 25 registered voters within the district. Petitions are submitted to the Supervisor of Elections to be verified and there is a signature verification fee of 10 cents per name. The deadline to submit petitions is noon, 5/16/2022. During qualifying week, candidates must submit <i>Certificate of Petition Qualifying</i> and complete required paperwork included in the qualifying packet.		During the qualifying period, candidates complete appropriate forms. The names of write-in candidates do <u>not</u> appear on the ballot.
QUALIFYING PACKETS, WHICH INCLUDE FINANCIAL DISCLOSURE FORMS AND OATH OF CANDIDATE ARE AVAILABLE ON OUR WEBSITE. FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE QUALIFYING OFFICER.			
The information contained in this fact sheet and other literature is not comprehensive in nature. If you are running for office, it is your responsibility to become acquainted with relevant Florida election laws and local charters that might have a bearing on your campaign or qualifications to run for an office. Revised 2/19/2021.			

SECTION FOUR FS §100.011 AND §101.151

The election shall be held at the precinct polling places designated by the Supervisor of Elections in Hillsborough County, Florida. The polls shall be opened and closed as provided by law, and the ballot shall contain the names of the candidates to be voted upon.

SECTION FIVE FS 100.021

100.021 Notice of general election – The Department of State shall, in any year in which a general election is held, make out a notice stating what offices and vacancies are to be filled at the general election in the state, and in each county and district thereof. During the 30 days prior to the beginning of qualifying, the Department of State shall have the notice published two times in a newspaper of general circulation in each county; and, in counties in which there is no newspaper of general circulation, it shall send to the sheriff a notice of the offices and vacancies to be filled at such general election by the qualified voters of the sheriff's county or any district thereof, and the sheriff shall have at least five copies of the notice posted in conspicuous places in the county.

SECTION SIX §100.011

Election costs shall be the responsibility of the District pursuant to Florida Statute 100.011.

THE FOREGOING RESOLUTION WAS OFFERED BY SUPERVISOR _____ who moved its adoption. The motion was seconded by Supervisor _____ and upon being put to a vote, the vote was as follows:

AYE: Supervisors _____
NAY: None

This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Hillsborough County Supervisor of Elections with a copy of this resolution on or before June 1, 2022.

THIS RESOLUTION IS DULY PASSED AND ADOPTED this 11th day of May, 2022.

BOARD OF SUPERVISORS OF THE TAMPA
PALMS COMMUNITY DEVELOPMENT
DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:
 Secretary
 Assistant Secretary

Title:
 Chairperson
 Vice Chairperson

Unique Strategic Value – Tampa Palms Trails and Paths

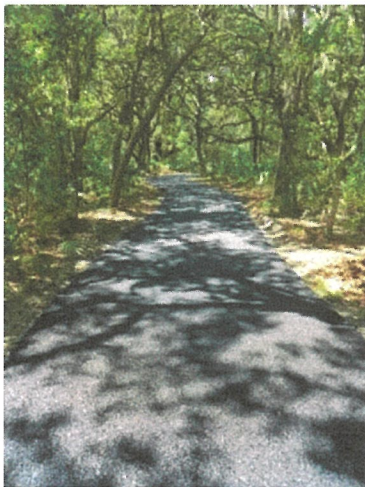
One of the elements of strategic advantage that Tampa Palms enjoys is the community's substantial network of paths and trails. This is a network of trails, sidewalks and paths that is available to every resident and fully connects Tampa Palms to the rest of the region including USF and Wiregrass. There are 16 miles of sidewalks and trails inside Tampa Palms and another 2.8 miles along BB Downs in Tampa Palms.

- Every resident living on a public street has a sidewalk outside their front door. All gated communities (except the Reserve, the Estates at River Park & Turnbury Wood) also have sidewalks.
- These village sidewalks all lead to the boulevards, where there is a sidewalk on one side and a wide asphalt multi-modal path on the other. The boulevards / spine roads include:
 - Tampa Palms Blvd
 - Compton
 - Amberly
- The boulevard paths and sidewalks provide shade and convenient benches at key CDD locations:
 - Huntington-Wellington pond Tampa Palms Blvd
 - Asbury pond on Tampa Palms Blvd
 - Mezzo-Palma Vista pond on Amberly
 - Cambridge pond on Tampa Palms Blvd
 - TPOA pond on Compton
 - Enclave entry on Tampa Palms Blvd



Using the multi-modal paths, Tampa Palms residents can walk, jog, or bicycle to numerous amenities within the community:

- Shopping centers
- 5 Parks (3 w/ park trails)
- Professional offices
- Banks
- Restaurants



Unique Strategic Value – Tampa Palms Trails and Paths

Some residents are surprised to find out how many miles of paths, trails and sidewalks are inside Tampa Palms plus another 2.8 miles of multi-modal path in Tampa Palms along BB Downs

Tampa Palms Boulevard Paths and Trails				
(Miles)				
	Paths	Sidewalk	Lit at Night	Total
Tampa Palms Blvd	3.16	3.16	√	6.32
Amberly	2.77	2.77	√	5.54
Compton	0.34	0.34	√	0.68
Inside Oak Park (Trails)	1.7	Enviro Path	Closed at Night	1.7
Inside Amberly Park	0.17	Paved Path	√	0.17
Inside Riverpark (Trails)	1.77	Hiker Trails	Closed at Night	1.77
Along BB Downs in TP	<u>1.4</u>	<u>1.4</u>	√	<u>2.8</u>
Total	11.31	7.67		18.98

Additionally, the Tampa Palms paths seamlessly connect to Tampa Palms' sister communities of:

- Tampa Palms North
 - Shopping
 - Restaurants
 - New Tampa Recreation Center
 - Dog park

- TPOST 3
 - Shopping Center
 - Fitness Center
 - YMCA
 - Major home center (Lowe's)

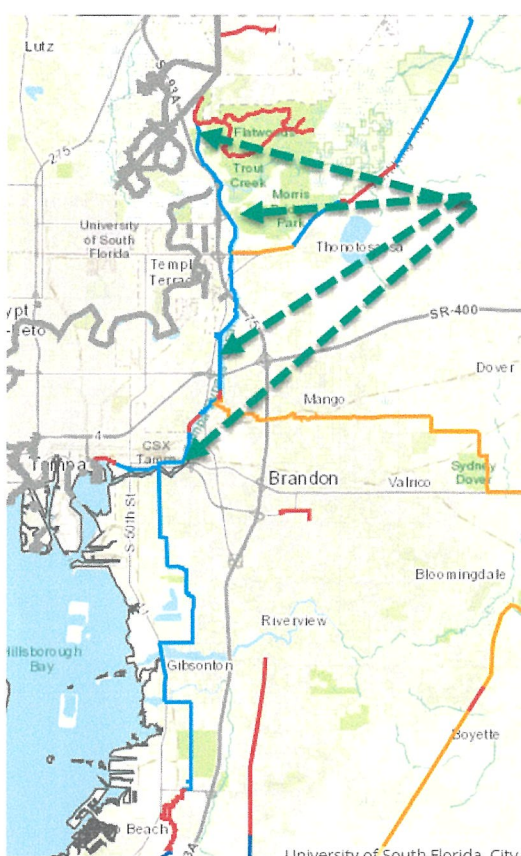
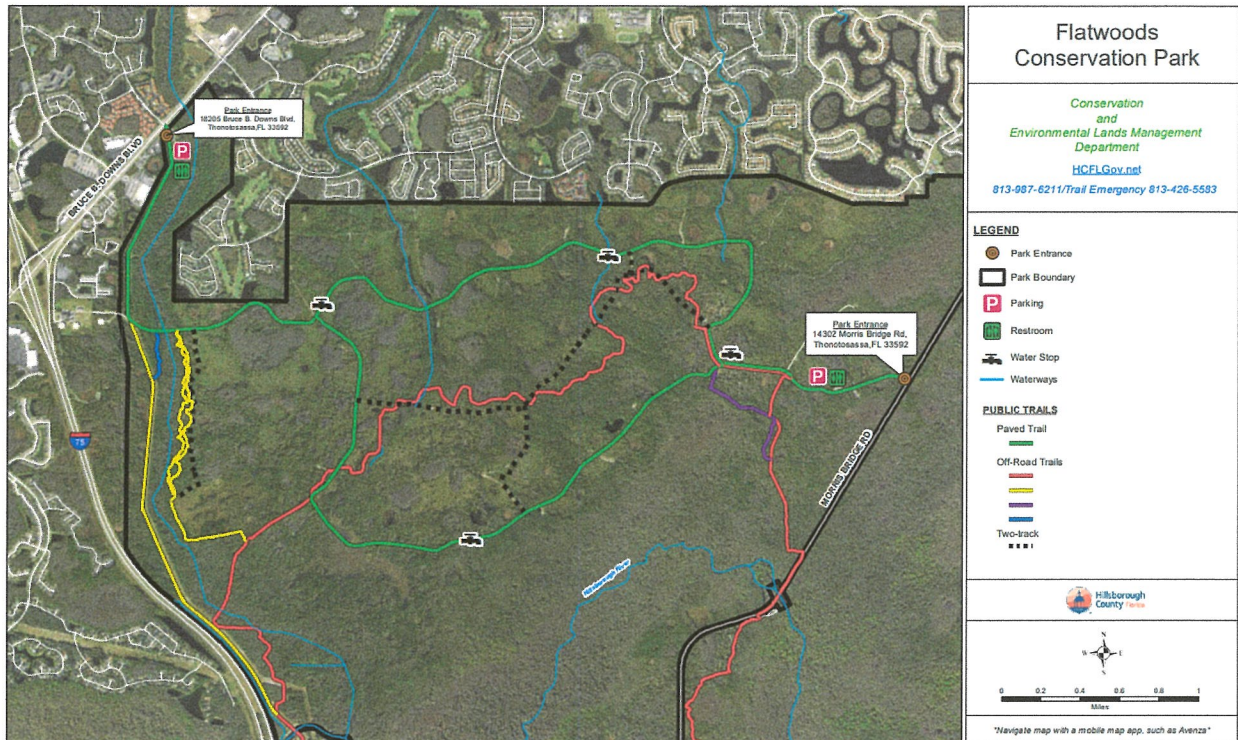


Even more interesting for Tampa Palms residents (the young and fit ones) is that they can walk, jog or bike on the multi-modal paths south along Bruce B Downs to the Fla Hospital -Tampa (Advent) and USF or north along Bruce B Downs to Wiregrass Mall.



Unique Strategic Value – Tampa Palms Trails and Paths

For the trail adventurer, only 2.5 miles north of Tampa Palms is the entrance to Flatwoods Park with parking, restrooms and trails of many types from the paved to the off-road.



One extraordinary feature of the Flat Woods Park is the planned connection to the Tampa Bypass Canal Trail.

When the Tampa Bypass Canal Trail is completed, will run on the east side of I -75 from Flat Woods all the way to downtown Tampa and even further to south Hillsborough County.

The map to the left displays the Flat Woods Park Trails in red as they are completed and existing trails.

The blue trail which is indicated at some parts with green arrows is the Tampa Bypass Canal Trail. It is shown in blue because it is partially funded.

Tampa Palms is clearly a great place to access the out of doors, no matter if on a neighborhood sidewalk, a multi-modal path to the academic or shopping sites north and south or on a trail for a serious trek.