

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

Agenda Package *Board of Supervisors Meeting*



Wednesday, November 13, 2024

6:00 P.M.

Compton Park Recreation Building

16101 Compton Drive,

Tampa, Florida

BREEZE MANAGEMENT



TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Board Meeting Advanced Package November 13, 2024

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Tampa Palms Community Development District

16311 Tampa Palms Blvd W
Tampa, Florida 33647

November 8, 2024

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, November 13, 2024 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.

Enclosed for your review are the minutes of the October 21, 2024 CDD Board Meeting and also 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,

Maggie

Maggie Wilson
Tampa Palms

cc: Patricia Thibault, Regional Manager Breeze Communities

**Tampa Palms
CDD Board Meeting Agenda**

**November 13, 2024 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. Board Member Discussion Items
3. Public Comments
4. Approval of the October 21, 2024 Minutes
5. Approval of District Disbursements
6. Consultant Reports
 - Neighborhood Updates
 - YE Budget Review & Update
 - Elections Review 2025
 - Economy & Investments
7. Other Matters
8. Public Comments
9. Supervisor comments
10. Adjourn

Twelve Months Ending FY 2023-24

Executive Summary

As of September 30, 2024, The District has cash balances, net of liabilities, of \$4.3 M; this concludes the reporting for FY 2023-24.

District budgeted financials remain within budget for the FY 2023-24. After estimating the 1st quarter expenses and including community reserves and contingencies (see below), there are sufficient funds to conduct the business of the community for the foreseeable future. Note: there exists \$ 1.7 M remaining funds which are unallocated, a four-month safety factor.

FY 2023-24 YTD Budget Performance

Revenue

As of September 30th, the District collected 100.4% of the assessments and a combined total of \$3.2M including the interest income from both the ICS & Wealth accounts for \$192,480 MORE than budgeted revenue making the use of carry-forward revenue originally budgeted unnecessary.

Expenses

The general and project expenses together finished below budget by \$1.6K even with the wall restorations included, making planned use of reserve funds unnecessary.

- Administrative expenses were 4.5% under budget.
- Field & Operations were 2% under budget.
- Projects were 8.5% over budget, even the wall restorations.

Cash Flow Projections for Calendar 2024

(Shown in \$ 000)

Sources of Funds

Cash Balance 9/30/24	\$ 4,269	
Collections prior to December receipts _____	0	
Total Sources of Funds		\$ 4,269

Uses of Funds

Balance FY 23-24 Expenses	(\$ 0)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Pond Improvements	(700)	
1st Qtr FY 2024-25 Expenses Operations	(679)	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent) _____	(329)	
Total Uses of Funds		(\$ 2,343)
Projected Funds before December, 2024 receipts		\$ 1,719

FAQ The Y/E FY 2023-24 financial statements show an over-collection of CDD assessments about 4%. The question has been asked; does this occur every year or is this reflective of a changing trend and should this be considered when budgeting assessments?

The over-collection of Tampa Palms CDD assessments for 2023-24 is primarily attributable to the specific time when payments are made to the Tax Collector.

Tax statements are mailed on or about November 1st of each year, with the following discounts in effect for “early” payment:

- A 4% discount is allowed for the first 30 days after the original mailing date.
- After that, a 3% discount is allowed in December,
- Next a 2% discount in January,
- Finally, a 1% discount in February

As of March, there are no discounts provided and tax bills are considered delinquent April 1st.

When the CDD, or any unit of government, creates a budget, the budgeted amount for assessment revenue must presume the highest discount level. Many, if not most and certainly all those where banks are making the payments, make the payment in time to receive the highest discount level.

There are some owners that do not receive the highest discount level and there are also some [very few] who do not pay for one reason or another.

The end result is that the CDD often receives more revenue than was budgeted but the amounts are small.

**Tampa Palms CDD
Balance Sheet
September 30, 2024**

GENERAL

ASSETS:

CASH - Operating Account	\$	103,443
PETTY CASH		500
Wealth Fund Account- South State Bank		2,794,216
ICS Sweep- South State Bank		1,300,356
ACCTS. RECEIVABLE		-
RECEIVABLE FROM TAMPA PALMS HOA		9,860
ASSESSMENTS RECEIVABLE		-
RECEIVABLE EXCESS FEES		23,990
PREPAID ITEMS		37,079
TOTAL ASSETS	\$	<u>4,269,444</u>

LIABILITIES:

ACCOUNTS PAYABLE	\$	83,321
ACCRUED EXPENSES		87,456
DEFERRED REVENUE - ON ROLL ASSESSMENTS		-

FUND BALANCE:

NON-SPENDABLE		37,079
ASSIGNED		2,343,000
UNASSIGNED		1,718,588
TOTAL LIABILITIES & FUND BALANCE	\$	<u>4,269,444</u>

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Assigned Balance Breakdown:

Weather Damage	\$	400,000
Community-Wide Wall & Monument		100,000
Pond Improvements		700,000
1st Quarter Expenses		679,000
Infrastructure Replacement Contingency		135,000
TP Signature Projects (unspent)		329,000
	\$	<u>2,343,000</u>

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2023 through September 30, 2024**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
ASSESSMENTS NON-ADVALOREM	\$ 3,104,432	\$ 3,104,432	\$ 3,108,482	\$ 4,050
ON ROLL ASSESSMENTS-EXCESS FEES	-	-	23,990	23,990
EARLY PAY DISCOUNT	(124,177)	(124,177)	(117,421)	6,756
INTEREST INCOME-INVESTMENTS OTHER	60,000	60,000	77,278	17,278
INTEREST INCOME-WEALTH ACCOUNT	-	-	44,722	44,722
UNREALIZED GAIN/LOSS	-	-	(1,285)	(1,285)
S/T REALIZED GAIN/LOSS	-	-	-	-
MARKET FLUCTUATION-OTHER	-	-	95,801	95,801
EXCESS FEES	-	-	-	-
MISC. REVENUE	1,500	1,500	2,668	1,168
CARRY FORWARD	82,729	-	-	-
TOTAL REVENUES	3,124,484	3,041,755	3,234,235	192,480
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	11,000	8,400	2,600
FICA	5,824	5,824	5,820	4
FUTA/SUTA/PAYROLL FEES	6,624	6,624	1,300	5,324
<i>S/T PERSONNEL SERVICES</i>	<u>23,448</u>	<u>23,448</u>	<u>15,520</u>	<u>7,928</u>
PROFESSIONAL SERVICES				
ATTORNEY'S FEES	3,500	3,500	5,156	(1,656)
ANNUAL AUDIT	6,930	6,930	7,000	(70)
MANAGEMENT FEES	68,000	68,000	65,000	3,000
TAX COLLECTOR	62,089	62,089	59,750	2,339
ASSESSMENT ROLL	10,050	10,050	10,000	50
<i>S/T PROFESSIONAL SERVICES</i>	<u>150,569</u>	<u>150,569</u>	<u>146,906</u>	<u>3,663</u>
ADMINISTRATIVE SERVICES				
DIRECTORS & OFFICERS INSURANCE	3,800	3,800	3,691	109
MISC. ADMINISTRATIVE SERVICES	12,360	12,360	15,492	(3,132)
<i>S/T ADMINISTRATIVE SERVICES</i>	<u>16,160</u>	<u>16,160</u>	<u>19,183</u>	<u>(3,023)</u>
TOTAL ADMINISTRATIVE	190,177	190,177	181,609	8,568
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT OPERATING STAFF	174,966	174,966	171,838	3,128
PARK ATTENDANTS	73,935	73,935	58,553	15,382
PARK PATROLS (Security Co)	132,619	132,619	131,098	1,521
FIELD MANAGEMENT CONTINGENCY	20,800	20,800	21,187	(387)
<i>S/T FIELD MANAGEMENT SVCS</i>	<u>402,320</u>	<u>402,320</u>	<u>382,676</u>	<u>19,644</u>
GENERAL OVERHEAD:				
INSURANCE	16,500	16,500	21,880	(5,380)
IT (TEL / SECURITY)	15,750	15,750	12,400	3,350
WATER	54,212	54,212	31,983	22,229
REFUSE REMOVAL	11,000	11,000	10,010	990
ELECTRICITY	156,436	156,436	140,284	16,152
STORMWATER FEE	3,041	3,041	3,379	(338)
MISC. FIELD SERVICES	13,000	13,000	9,366	3,634
<i>S/T GENERAL OVERHEAD</i>	<u>269,939</u>	<u>269,939</u>	<u>229,302</u>	<u>40,637</u>
LANDSCAPE MAINTENANCE:				
LANDSCAPE & POND MAINTENANCE	1,246,033	1,246,033	1,226,132	19,901
LANDSCAPE MONITORING FEE	18,900	18,900	18,900	-
LANDSCAPE & REPLACEMENT	107,271	107,271	82,812	24,459
<i>S/T LANDSCAPE MAINTENANCE</i>	<u>1,372,204</u>	<u>1,372,204</u>	<u>1,327,844</u>	<u>44,360</u>
LANDSCAPE MAINTENANCE NEW & ENHANCED:				
PROPERTY MOWING	82,160	82,160	105,745	(23,585)
COUNTY POND	5,250	5,250	3,546	1,704
NPDES POND PROGRAM	52,953	52,953	46,858	6,095
<i>S/T LANDSCAPE NEW & ENHANCED</i>	<u>140,363</u>	<u>140,363</u>	<u>156,149</u>	<u>(15,786)</u>

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2023 through September 30, 2024

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
FACILITY MAINTENANCE:				
IRRIGATION SYSTEM	119,968	119,968	156,596	(36,628)
FOUNTAIN	28,254	28,254	24,726	3,528
FACILITY MAINTENANCE	87,510	87,510	107,410	(19,900)
JANITORIAL/SUPPLIES	3,028	3,028	2,495	533
<i>S/T FACILITY MAINTENANCE</i>	<u>238,760</u>	<u>238,760</u>	<u>291,227</u>	<u>(52,467)</u>
PROJECT DRIVEN EXPENSES:				
SIGNATURE TP 2017	-	-	109,867	(109,867)
RENEWAL AND REPLACEMENT & DEFERRED MTC	235,872	235,872	209,991	25,881
CAPITAL PROJECTS	207,481	207,481	210,748	(3,267)
NPDES CLEAN WATER	67,368	67,368	23,433	43,935
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>510,721</u>	<u>510,721</u>	<u>554,039</u>	<u>(43,318)</u>
TOTAL EXPENDITURES	<u>3,124,484</u>	<u>3,124,484</u>	<u>3,122,846</u>	<u>1,638</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(82,729)	111,390	194,118
FUND BALANCE - BEGINNING	-	-	3,987,277	
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ (82,729)</u>	<u>\$ 4,098,667</u>	<u>\$ 194,118</u>

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU SEPTEMBER 30, 2024
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating 1	\$2,512,634		\$2,512,634
<u>Non Operating</u>			
Capital Projects		\$197,600	\$197,600
Renewal & Rel		\$218,400	\$218,400
Signature		\$0	\$0
NPDES		\$62,427	\$62,427
Excess Fees			23,990
Interest	77,278		77,278
Interest/Wealth Account	44,722		44,722
Misc Rev	\$2,668		\$2,668
Unrealized gain/loss	-\$1,285		-\$1,285
Mkt Flux	\$95,801		\$95,801
Carry Forward Bal *	-		-
Total	\$2,637,302	\$ 478,427	\$3,234,235
<u>Expenses</u>			
Operations	\$ 2,322,615		2,322,615
<u>Non Operating</u>			
Renewal & Rel		184,366	184,366
NPDES/EPA		23,433	23,433
Capital Projects		156,964	156,964
<u>Signature Reserve*</u>		109,867	109,867
			<u>0</u>
Total	\$2,322,615	\$474,630	\$474,630
Total Expenditures			\$2,797,245

* To be funded by budget amendment

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU SEPTEMBER 30, 2024
GENERAL FUND**

<u>General Fund</u>	9/30/2024	(\$000)
Cash		103
Cash Equivalent (Excess Cash ICS)		1,300
Insured Investment Account		2,794
Accounts Receivable		10
Prepaid Items		37
Excess Funds Receivable		24
Total Assets		\$ 4,269
Less:		
Payables		83
Accrued Expenses		66
Non Spendable A/C Prepaid		37
	Total Assigned and Planned Funds	4,083
Allocation for Assigned:		
Weather Damage		400
Community-Wide Wall & Monument		100
Pond Improvements		700
1st Qtr Expenses		679
Infrastructure Replacement Contingency		135
TP Signature Projects (unspent)		329
		\$ 2,343
	Net Adjusted Cash	\$ 1,719

(\$ 000)	2023-24 Fiscal Year		Monthly Bal
	Receipts	Expenses	
Oct			
CDD Operations	0	240	
R&R	0	26	
NPDES	0	12	
Signature Projects **	0	60	
Capital Projects	0	9	
Total	0	347	\$ 1,372
Nov			
2024-25 Fiscal Year			
CDD Operations	2	260	
R & R	0	11	
NPDES	0	12	
Signature Projects **	0	45	
Capital Projects	0	9	
Total	2	337	\$ 1,037
Dec			
CDD Operations	7	260	
R & R	9	11	
NPDES	0	12	
Signature Projects **	0	24	
Capital Projects	1	9	
Total	17	316	\$ 738

** Anticipating hurricane plus final wall. FEMA applications will be made. Will be accounted for and paid vis a Budget Amendme

**TAMPA PALMS CDD
SEPTEMBER 30, 2024
GENERAL FUND**

(\$000)	Prior Year Collected \$	Prior Year Collected %	Current Year Collected \$	Current Year Collected %	Variance % Fav (Unfav)
October					
November	\$850	30.8%	\$474	16%	-15%
December	\$2,522	91.4%	\$2,724	91%	0.0%
January	\$2,604	94.4%	\$2,810	94%	-0.1%
February	\$2,640	96%	\$2,849	96%	0%
March	\$2,660	96%	\$2,874	96%	0.4%
April	\$2,725	99%	\$2,947	99%	0%
May	\$2,746	99.5%	\$2,959	99.3%	-0.2%
June	\$2,768	100.3%	\$2,991	100.4%	0.1%
July	\$2,769	100.3%	\$2,991	100.4%	0.1%
August	\$2,769	100.3%	\$2,991	100.4%	0.1%
September	\$2,769	100.3%	\$2,991	100.4%	0.1%
Year End					
Total Assessed (Net Dis	\$2,980				

Summary- Project Driven Expenses

	September, 2024
Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2023-24 Budget	\$207
<u>Uses of Funds</u>	
Spent Thru 9/30/2024	211
Total Funds Under Consideration	\$0
Budget Available as of 9/30/2024	-\$4
 Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2023-24 Budget	236
<u>Uses of Funds</u>	
Spent Thru 9/30/2024	210
Total Funds Under Consideration	\$0
Budget Available as of 9/30/2024	\$26
 TP Signature Projects	
<u>Sources of Funds*</u>	
FY 2023-24 Budget	\$0
<u>Uses of Funds</u>	
Spent Wall Repair/Restoration Spent Thru 9/30/2024	\$110
Total Funds / Projects Under Consideration	
Budget Available as of 9/30/2024	\$329
* Assigned Funds	

**Capital Projects 2023-24
Budget Monitor**

September, 2024			
(\$000)	Current Projects	Spent 2023-24	Pending Commitments
Tampa Palms Signature Projects			
Consulting Services	-	0	-
Irrigation	-	0	
Main Entry Restorations		0	
Area 2 Pond		0	
Wall Improvements	-	109,867	
Sub-Total TP Signature Projects	\$100	\$109,867	\$0
Capital Projects			
Consulting Services			
Irrigation Systems		837	
Parks & Cameras			
Landscape & Lighting		\$23,858	
Infrastructure (Signs and Lighting)		\$186,053	
Sub-Total Capital Projects	\$0	\$210,748	\$0
Total TP Signature & Standard Capital Projects		\$0	\$0

**Capital Projects Signature Projects
2023-24 Through September 30, 2024**

Tampa Palms Signature Projects	In Progres FY 2023-24	Spent A/O FY 2023-24	Pending Commitments
Consulting Services			
Restoration Designs			
Survey & Staking & MOT			
<i>Sub Total</i>			
Irrigation			
Area 1 & 2 Irrigation (Incl BB Downs)			
<i>Sub Total</i>	0		
Main Entry Restorations			
Area 1 Entry Landscape (Phase II)	50,000		
Area 2 Phase II	50,000		
Area 2 Landscape (TP Blvd & Amberly Phase II)			
	0		
Area 2 Pond Landscape & Wayfinding			
<i>Sub Total</i>	100,000		
Area 2 Pond			
Littoral Plantings & Noxious Removal			
<i>Sub Total</i>			
Wall Improvements			
Restoration and Repair w/o Rebuild		109,867	0
<i>Sub Total</i>	0		
Sub-Total Tampa Palms Signature	100,000	\$109,867	
Normal Capital Projects			
	Current		Pending
Irrigation Systems			
Pump Station Extending Life		\$837	
<i>Sub Total</i>	0	\$837	
Parks & Cameras			
Volleyball Removal w/ Irrigation Install			
<i>Sub Total</i>			-
Landscape & Lighting			
Area 1 Entry			
Major Landscape (> 5 Years)		\$23,858	
<i>Sub Total</i>	-	\$23,858	-
Infrastructure (Signs and Lighting)			
Speed Limits Sign(s) & Park Signs		\$15,150	
Kensington Rebuild 4 Phases (1 FY 22-23, 3 FY 23-24)	190,932	\$170,903	
<i>Sub Total</i>		\$186,053	
Sub-Total Normal Capital Projects	\$0	\$210,748	
Total TP Signature & Standard Capital Projects		\$320,615	

**Tampa Palms Community Development District
Check Register - Operating Account
FY2024- October**

08/31/2024						72,340.99
9/3/2024	2306	Wayne Gill'	East Wyndham Wall	2,496.00	69,844.99	
9/3/2024	2307	Wayne Gill'	Wyndham Wall	2,490.00	67,354.99	
9/4/2024	2308	ABM Landscape & Turf Services LLC	Landscape Maint & Perf-Remaining Bal Owed- Underpnd	1,000.00	66,354.99	
9/4/2024	2309	CINTAS	Inv 4195159687 (remaining bal owed)	6.53	66,348.46	
9/4/2024	2310	Affordable Backflow Testing LLC	Backflow preventor testing required by City of Tampa	2,500.00	63,848.46	
9/4/2024	2311	CINTAS	Inv 4203017814	83.12	63,765.34	
9/4/2024	2312	CINTAS	Inv 5226665044	20.38	63,744.96	
9/4/2024	2313	CINTAS	Inv 4203753378	83.12	63,661.84	
9/4/2024	2314	FRONTIER COMMUNICATIONS	Act #81397739330707895- Svc August 2024	638.40	63,023.44	
9/4/2024	2315	HOOVER PUMPING SYSTEMS Corp	Maint/Repair Area 2 Station	1,226.58	61,796.86	
9/4/2024	2316	INSECT I.Q., INC	Insect Removal- Wasp along path	425.00	61,371.86	
9/4/2024	2317	OLM, INC.	Landscape Insp - 8/7/24	1,575.00	59,796.86	
9/4/2024	2318	SOLITUDE LAKE MANAGEMENT LLC	Maint County Pond-Sept 2024	303.00	59,493.86	
9/5/2024	2319	Breeze Connected LLC, CDD	Professional Management Services - Monthly fee	5,416.66	54,077.20	
9/6/2024	090624ACH	Engage PEO	Payroll- Admin Mgr	3,072.47	51,004.73	
9/9/2024			Funds Transfer	200,000.00	251,004.73	
9/10/2024	2320	ABM Landscape & Turf Services LLC	Main Landscape Maint & Performance -Sept 2024	76,313.21	174,691.52	
9/10/2024	2321	ABM Landscape & Turf Services LLC	Landscape & Irrigation Projects / non-contract August	70,223.00	104,468.52	
9/10/2024	2322	FRONTIER COMMUNICATIONS	Act #813-972-5699-051491-5- Svc 08/28-9/27	231.29	104,237.23	
9/10/2024	2323	FEDEX	Shipping	15.01	104,222.22	
9/10/2024	2324	SECURITAS SECURITY SERVICES USA, INC.	08/01-0/31/24 Security	5,200.37	99,021.85	
9/10/2024	2325	SECURITAS SECURITY SERVICES USA, INC.	08/01-08/31 Security	6,379.00	92,642.85	
9/10/2024	2326	Staples Account	Office Supplies	50.88	92,591.97	
9/10/2024	2327	TERMINIX Inc.	Pest Control 08/06/24	129.02	92,462.95	
9/10/2024	2328	TERMINIX Inc.	Pest Control 08/06/24	96.00	92,366.95	
9/13/2024	2329	Business Observer	June Budget Hearing	67.81	92,299.14	
9/19/2024	2330	CINTAS	Inv 5229973077	11.76	92,287.38	
9/19/2024	2331	CINTAS	Inv 4250164822	83.12	92,204.26	
9/19/2024	2332	CINTAS	Inv 4204426622	83.12	92,121.14	
9/19/2024	2333	CORE & MAIN LP	Irrigation Repair Supples	2,072.51	90,048.63	
9/19/2024	2334	EEL SECURITY, INC.	Monitoring10/01-12/31/24	89.85	89,958.78	
9/19/2024	2335	ESD WASTE2WATER, INC.	Clean Cart filter/check hoses & connections	300.00	89,658.78	
9/19/2024	2336	FEDEX	Shipping	15.08	89,643.70	
9/19/2024	2337	FLORIDA FOUNTAIN MAINTENANCE, INC.	Turnbury-maint /repair	845.56	88,798.14	
9/19/2024	2338	VOID		-	88,798.14	
9/19/2024	2339	FLORIDA FOUNTAIN MAINTENANCE, INC.	Sept-Turnbury	180.00	88,618.14	
9/19/2024	2340	FLORIDA FOUNTAIN MAINTENANCE, INC.	Sept-Reserve	550.00	88,068.14	
9/19/2024	2341	FRONTIER COMMUNICATIONS	Act #81355802910720065- Svc 09/1-9/30/24	228.04	87,840.10	
9/19/2024	2342	HOOVER PUMPING SYSTEMS Corp	Maint/Repair	1,027.99	86,812.11	
9/19/2024	2343	Lowes Business Acct/ SYNCB	Office Supplies-statement 9/2/24	157.73	86,654.38	
9/19/2024	2344	M Wilson Consulting	FY2024-25-Oct	9,875.00	76,779.38	
9/19/2024	2345	SiteOne Landscape Supply LLC	Landscape pond maint parts	316.60	76,462.78	
9/19/2024	2346	Pinwheel Nursery Inc	Annuals, Fall Mix Coleus, Marigolds	13,036.08	63,426.70	
9/19/2024	2347	TECO	Acct# 311000040213-combined billing-street lights	9,656.05	53,770.65	
9/19/2024	2348	Staples Account	Office Supplies	121.78	53,648.87	
9/19/2024	2349	TERMINIX Inc.	Pest Control 09/4/24	100.40	53,548.47	
9/19/2024	2350	DOUGLAS CLEANING SERVICE	Sept 2024 Cleaning Service	1,700.00	51,848.47	
9/19/2024	2351	Eugene R. Field	09/01/24 BOS MTG	200.00	51,648.47	
9/19/2024	2352	Donald O'Neal Jr.	09-01-24 BOS MTG	200.00	51,448.47	
9/19/2024	2353	Richard Diaz	090124 BOSMTG	200.00	51,248.47	
9/19/2024	2354	Gregory Horvath	090124 BOS MTG	200.00	51,048.47	
9/19/2024	2355	FLORIDA FOUNTAIN MAINTENANCE, INC.	Reserve-maint /repair of exit fountain	2,682.70	48,365.77	
9/20/2024	092024ACH	Engage PEO	Payroll Admin Mgr	3,072.48	45,293.29	
9/23/2024	2356	REPUBLIC SERVICES 696 Inc	Solid Waste pick up - service (9/1-9/30)	858.67	44,434.62	
9/24/2024	2357	TAMPA PALMS OWNERS ASSOCIATION Inc	FY 2023-24 Newsletter	12,500.00	31,934.62	
9/24/2024	2358	VOID		-	31,934.62	
9/30/2024	2359	Breeze Connected LLC, CDD	Billable Expense: Modified Meeting Schedule Advertisement	512.00	31,422.62	
9/30/2024	2360	VOID		-	31,422.62	
9/30/2024	2361	BROWN AND BROWN OF FLORIDA, INC.	Ins. FY 2024-25 8179 2401 7303	25,570.75	5,851.87	
9/30/2024			Funds Transfer	100,000.00	105,851.87	
9/30/2024	702	CITY OF TAMPA UTILITIES	Water payments Sep bank stmt	2,406.69	103,445.18	
9/30/2024	703	South State Bank	Paper stmt fee	2.00	103,443.18	
09/30/2024				300,000.00	268,897.81	103,443.18

Focus For 2024-25

Re-Presented Nov. 2024



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.

- 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 which demands seamless care of both publicly-owned property, as well as, Tampa Palms CDD-owned property.

- City-County property 40%
- CDD Property 60%
- City Potable Water Costs 79% / Irrigation City-County Property

Tampa Palms defines the *standard of care* as that which is observed from a vehicle at 35 mph.

Specific considerations A/O October, 2024

	Next Steps	Timing
Tampa Palms Blvd & Community Restorations		
(1) Review Signature Use	Review w/ Board	On-going
(2) Review Long Term & Short Term Blvd Needs	Review With Board	Nov
Monitor Projects in Tampa Palms		
(1) Wetland Destruction	EPC Agreement w/ Developer Plan	On-going
(2) Tampa Palms Blvd	CDD (Landscape /Irrigation/Signs)	Review Monthly
(3) Bike Path Improvements	Report Progress	On-going
Monitor Issues Impacting Tampa Palms		
(1) Monitor Impacts of Economy	Update Board	Monthly
(2) Evaluate Investment Options	Chair & Vice Chair to Review W/ Board	On-Going
(3) Monitor & Implement Strategies To Restore Budgeting to Stand-Alone W/O Reserves	Board & Staff Review	On-going
CDD Board Matters		
(1) Review SOE Filing	Review w/ Board	Nov
(2) Park Manual Clarifications	Review w/ Board	Semi-Annual

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
I. Signature / Boulevard Projects	Evaluation of Needs Report On Signs	Jan Nov	Staff
II Capital Projects & Restoration Projects			
1) Wayfinding, Walls & Misc. Signs			
a) Report on Signs & Lighting	Post Construction Eval	TBD	Staff
b) Wayfinding Lighting	Review Improved Options	TBD	
2) Infrastructure			
a) Kensington Wall Rebuild	Report to Board	Nov	Staff
III Keeping Tampa Palms Upscale (Landscape)			
1) Assessment YTD Weather Impacts	Report To Board	On Going	Staff
2) Restoration Projects			
a) Cul de Sacs / Replacement Palms	Report To Board	On Going	Staff
b) Wall Restorations	Update Board	Nov	Staff
c) Monument Lighting Review	Update Board	TBD	Staff
d) Monument Sign Assessment	Update Board	TBD	Staff
3) LED Landscape Lighting	Future Consideration	TBD	Staff

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
<u>IV Park Review</u>			
a) Inspections & ADA	Scheduled	Mar	Staff
b) Park Operations	Update Board	Jan	Staff
c) Amberly Sidewalks	Update Board	Jan	Staff
<u>V. Misc and Local Government</u>			
a) Tampa Palms Blvd- Area 2	Report Schedule To Board	Jan	Staff
b) Multi-Modal Path Repaving [COT]	Report To Board	On Going	Staff
c) Illegal Construction	Report To Board	On Going	TPOA Bus Mgr
e) NPDES Rporting	Report To Board	Jan	Staff
f) Tampa Palms Blvd Area 1	Report To Board	Jan	Staff
g) Review Election & Vacate Seat 5	Board Approval	Nov	Staff
<u>VI Financial</u>			
a) Update Conditions Conditions & Investments	Report To Board	Monthly	Staff & Chairman

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

9 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community
10 Development District was held on Wednesday, October 21, 2024 at 6:00 p.m. at the Compton
11 Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

12
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19

FIRST ORDER OF BUSINESS - Welcome & Roll Call

20 Mr. Oneal called the meeting to order.

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

22 Present and constituting were:

23 Richard Diaz	Supervisor*
24 Don Oneal	Vice Chair*
25 Gregory Horvath	Supervisor *
26 Tracy Falkowitz	Supervisor *

27 * Constituting quorum

28 Also present were:

29 Patricia Thibault	Director, Breeze Management
30 Maggie Wilson	Consultant/Resident
31 Warren Dixon	TPOA Business Consultant
32 Brian Koerber	TPOA Community Director

33 Mr. Oneal stated that a quorum of the Board was present.

34
35
36
37
38
39

Pledge of Allegiance

Mr. Diaz led the recitation of the Pledge of Allegiance.

SECOND ORDER OF BUSINESS – Supervisor Comments

Supv Horvath regarding pickup of the hurricane debris.

Supv Diaz complimented ABM on the speed with which the boulevards were made safe and passable.

THIRD ORDER OF BUSINESS- Public Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – Approval of Minutes

1 Mr. Oneal asked for confirmation that everyone had read the minutes and unless there were
2 corrections or additions there should be a motion to approve.

3

4 On MOTION by Mr. Diaz, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the
5 Board approved the Minutes of the September 11, 2024 CDD Board Meeting .

6

7 **FIFTH ORDER OF BUSINESS – Approval of District Disbursements**

8 Mr. Oneal noted that the checks had been reviewed for consistency and any missing
9 check numbers appropriately reported as void.

10 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
11 approved the Disbursements for the month ending August 31, 2024 in the amount of
12 \$360,788.20.

13

14

15 **SIXTH ORDER OF BUSINESS - Consultant Reports**

16 ♦ **Neighborhood Updates**

17 Pre-storms, Ms. Wilson reported that OLM
18 reviewed the first week of Sept and the contract
19 performance was rated at 91% for the month. The
20 Fall plantings were put in the ground a little earlier
21 than planned to protect them from winds of storms
22 anticipated for the area.



Neighborhood Updates
Pre- Hurricane

- Fall Plantings Take Stage
 - Coleus- Main Entry
 - Coleus & Marigolds Village
- OLM Inspection Rating 91 %
 - Consistent Performance

23

24 ♦ **Hurricane Updates**

25 Ms. Wilson reported on the safety
26 precautions take before the arrivals of Milton and
27 provided some estimates of the wind and rain
28 impacts. She noted that there was massive tree
29 damage.



Hurricane Updates
General Area

- Safety Preparations
 - Parks Closed
 - Fountains Shut Down
 - Drains Cleared
- Local Impact
 - Est 12 In Rain
 - Wind Gusts 70-95 MPH
- Massive Tree & Shrub Debris

1 She reported that as the winds died down
2 Thursday morning, it was found that some roads
3 were block impassable and some were so debris-
4 filled they were dangerous.

5 ABM brought a team in to clear roads with
6 clean-up to follow after safe passage established.

7
8 The parks were evaluated and found mostly
9 intact with damaged bench swing at Amberly and
10 with tree and loss and damage in all parks.

11 Future clean-up and restoration, along with
12 roof evaluation (small pavilion Hampton) will
13 follow.

14
15 Ms. Wilson reviewed the impact on the
16 stormwater ponds with serve the public ROWs in
17 Tampa Palms for the City of Tampa. They performed
18 well and there was no appreciable street flooding.

19 One pond that serves the needs along the City
20 ROW of Amberly Dr, including the village of Palma Vista, Somerset Professional Park, the
21 Mezzo Apartments, suffered severe wind damage to trees surrounding the pond.

22 Ms. Wilson reported that it is intended that
23 the CDD will file for FEMA reimbursement for
24 funds expended to restore public safety on public
25 property, such as the public ROW.

26 She noted that such filings are complicated and take
27 many months to complete.

28 She mentioned that the process had changed but that Patricia Thibault was familiar with
29 the process and was directing activities.

30

Hurricane Updates
Blocked Roads - Safety Priority

- Boulevards
 - Amberly Area 2
 - Yardley
- Villages
 - Stonington
 - Asbury
- Immediately Cleared
 - Clean-Up To Follow

Hurricane Updates
CDD Parks - Safety Evaluation

- Observed Damage
 - Tree Loss
 - Bench Swing
- Next Steps
 - Pavilion Clean up
 - Paint As Needed
 - Repoint Bricks
- Evaluate For Replacement
 - Roof- Small Pavilion

Hurricane Updates
Ponds - Critical Safety Issue

- No Street Flooding
- Out of Banks: Reserve
 - Drains to Flood Zone Areas
 - Slowed Drainage
 - No Mitigation Possible
- Dangerous Pond Damage
 - Palma Vista Tree Damage
 - Trees Planted on Bank
 - Many Collapsed

Hurricane Updates
Requesting FEMA Support

- Public Assistance
 - Threats to Health/Safety
 - Threats to Public Property
- Reimbursement For Expenses
 - Complex Documentation
 - Long Process
- Patricia Familiar
 - Leading the Charge

1 ♦ **Community Monuments**

2 Ms. Wilson presented the monument
3 maintenance that was planned and will go far to
4 restore a sense of normal in the community.

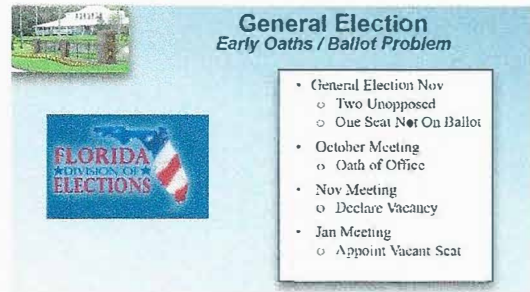
5 Arete will clean all of the granite faces and
6 repair, if needed, the gold lettering. They also inspect
7 the structures for damage and report. The cost for the 71 signs and monuments is \$9,300.



8
9
10 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board
11 approved cleaning the monuments and signs for an expense of \$9,300.00.

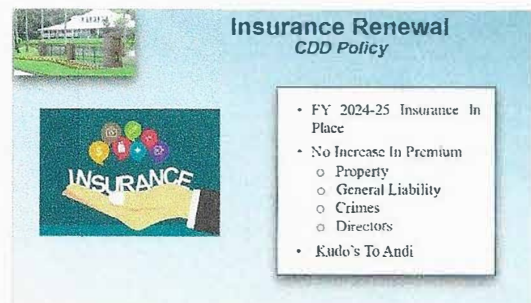
12
13 ♦ **General Election**

14 Ms. Wilson reviewed the FY 2024 general
15 election ballot and noted that two incumbents ran
16 unopposed and per the Sec of State, Loyalty Oaths
17 were administered. There was a mix up by the SOE
18 and one incumbent was omitted from the ballot,
19 even though confirmation of receipt of the
20 information was received. Ms. Wilson outlined the next steps to be taken to correct.



21
22 ♦ **Insurance Renewal**

23 Ms. Wilson reported that the insurance
24 renewals for FY 2024-25 had been completed and
25 thanked Andrea Braboy for her hard work on the
26 project. Ms. Wilson reported that there was no increase
27 in premium for FY 2024-25.



28 **SEVENTH ORDER OF BUSINESS - - Public Comments**

29 There being none, the next item followed.

1 **EIGHT ORDER OF BUSINESS - Supervisor Comments**

2 Supervisor Diaz mentioned that he was impressed by the reasonable cost for the
3 cleaning of the granite on the monument and park signs.

4 Supervisor Oneal echoed the comments made earlier about the excellent job ABM had
5 done making the roads safe for passage immediately after the hurricane.

6
7 **◆ Additional Advanced Board Package Materials:**

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

10
11 **NINETH ORDER OF BUSINESS - -- Other Matters**

12 **TENTH ORDER OF BUSINESS - Adjournment**

13 There being no further business,

14 On MOTION by Ms. Falkowitz SECONDED by Mr. Horvath 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 October 9, 2024.**

23
24 _____

25 **Signature**

26
27 Patricia Thibault

28 **Printed Name**

29 **Title:**

30 **Secretary**

31 **District Manager**

Signature

26
27 Donald Oneal Jr.

28 **Printed Name**

29 **Title:**

30 **Vice Chairperson**

31 **Chairperson**

Neighborhood Updates

There are few matters as pressing for updates as those related to the hurricane damage. The hurricane restoration activities can be broken into several categories

Village Hurricane Debris Removal	Stormwater Ponds
CDD Health & Safety Responses	FEMA Financial Assistance
Dead & Dangerous Trees	

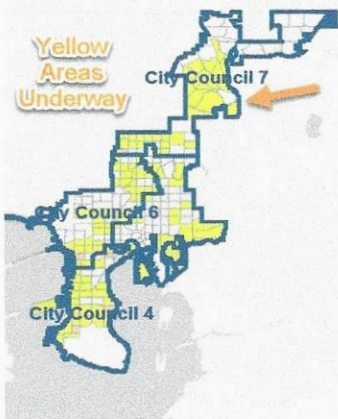
Village Hurricane Debris Removal

This is mentioned first because the removal of debris from streets in front of homes is the most pressing issue for most residents .

This is not an area where the CDD has an active role. After some confusion, the City has taken command of providing contractors who are equipped to pick up even large debris.



Initially there was stated reluctance to enter gated communities but at least for Tampa Palms, that has not remained an issue.



The debris collection map is shown to the left.

It is published by the City and updated every night depicting the areas where the hurricane debris is being actively collected.

Out of state contractors were dispatched to New Tampa and are showing even greater progress than in other parts of the city because Tampa Palms has only vegetative debris, unlike many other areas. The map is online <https://www.tampa.gov/solid-waste/hurricane-debris-removal>

CDD Health & Safety Responses

As soon as the storm winds receded late Thursday morning, the ABM teams began opening blocked roads. The operating plan for safety was as follows:

1. The process was first to drag obstructions off the roads, making the roads passable but not cutup or remove the debris.



2. The next step was to clear limbs from the drive lanes of the spine roads that made driving unsafe.
3. Next sidewalks along the boulevards (Tampa Palms, Compton, Amberly and portions of Yardley) were cleared to make certain pedestrians, in particular children walking to school or the parks, did not have to walk in the street.
4. At this point the land tracts owned by the CDD were examined for trees that had come down on sidewalks or neighbor properties. Examples that had to be cleared right away included the entry to Tremont where a large tree was uprooted and fell against smaller trees lurking dangerously over the roadway. Some of this work on land tracts continues at this time.
5. Similarly, the City-owned cul de sacs, which are maintained by the CDD, were inspected for damage. Fortunately, there was minimal damage observed.
6. The Tampa Palms Parks were examined for damage and while two large trees came down in Amberly Park, one on a swing bench along the pond, there was no substantial damage to the parks or recreational entities.



The storm debris, which includes at a minimum whole major trees, mostly oaks, up ended root balls, large branches from major trees that only partially broke from the trees and dangled precariously over sidewalks or streets, had to be cut up and relocated for storage until disposal.



The CDD has created three storage areas; one is at the rear of the CDD maintenance facility, one is at the rear of the Hampton Park parking lot and one is located in the overflow parking for Amberly Park.



Dead and Dangerous Trees



There are a number of trees that are dead or dangerous that must be removed.

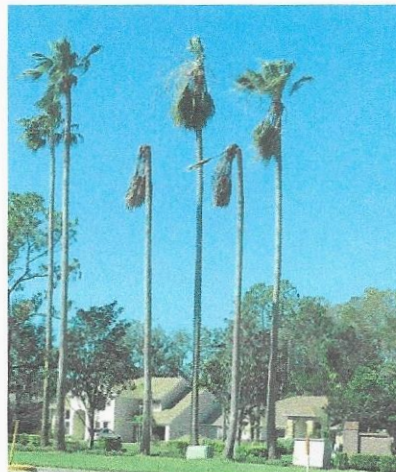
Unfortunately two such trees are at the Area 1 main entrance. One palm (exit side) is leaning precariously and cannot be righted and staked.

On the entry side, the winds blew the heart frond off a palm and the palm is now dead. There are a number of palms throughout the property where the tree was similarly killed.



A far more dangerous situation occurred when a tall pine tree was uprooted and held from falling by another damaged pine tree. Both trees were located on CDD landtract along BB Downs, directly above the control structures for the pressurized gas facilities serving not only Tampa Palms but New Tampa.

ABM brought in a special excavator with boom and engaged TECO Gas for support. TECO sent a team in case of the need for emergency shutdown; they were positioned on the BB Downs median.



There are a number of locations where palms were damaged beyond saving.

The palms to the far left came down on the sidewalk across from the school.

The other group is beside the pond at the Wyndham entrance.

Stormwater Ponds

For the most part the stormwater ponds performed as they should and there were no reports of sustained street flooding.

A few trees were down near some ponds, it is the pond in the village of Palma Vista which serves the stormwater needs of Amberly Dr., Somerset Professional Park and Palms Vista, that received the most serious damage from downed trees. These were presented at the Oct meeting and have yet to be removed.



FEMA Financial Assistance

The costs to “put Tampa Palms back together” will be substantial. FEMA provides some public assistance funding to government organizations. The process is long and complicated; requiring among other things a FEMA trained and certified monitor be retained to certify that work done was (1) in support of public safety and health and (2) was of a size and quantity as reported.

Patricia has been through this process previously (so has Tampa Palms) and she was able to arrange for a monitor. The contract cost for the monitor is \$16,000. Staff spoke to three supervisors for authority to proceed and Patricia is handling the process.

Other (Non-Hurricane) Updates For Tampa Palms

The City of Tampa has contracted with firms to provide rehabilitation of aging sewer piping before needed on heels of some catastrophic failure of existing piping.

The first steps were completed earlier this year when sewer camera inspections were conducted to establish if there were cracks or evidences of potentially compromised sewer pipes.

Some areas were found to have problematic sewer pipes and needed attention. Trenchless sewer repair (one technique called sliplining) offers a less invasive solution than digging up road ways .

Sliplining is a traditional sewer line repair method that’s been used for many decades.

Essentially, a new and slightly smaller, pipe is inserted into the existing one.

The void between the new pipe and the older pipe is filled with grout.

Installing the new pipe inside of the old one eliminates any leaks.



This work is being done in a number of locations in Tampa Palms, first on Amberly Drive between Tampa Palms Blvd and Amberly Park, recently completed on Tampa Palms Blvd and Compton Dr and in progress at Tampa Palms Blvd and Halsey Rd. There are numerous other locations scheduled.

Keeping Tampa Palms Normal

Tampa Palms sustained substantial damage, both in the public areas and to the residential villages.

Many residents are bone weary and looking for a return to some element of “normal”.

The 4th quarter is an important time for families with celebrations ranging from Thanksgiving to various religious holidays and culminating in New Years.



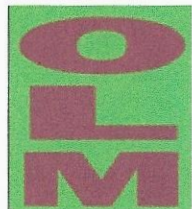
For this reason, at the same time as the ABM crews are dealing with downed trees and much more, Joe Laird placed substantial focus on making the boulevards appear as best they can.

- Mowing is ongoing
- Edging along paths
- Detailing of entrances
- The annual flowers are being deadheaded and groomed
- Even casual debris (small sticks etc) is being removed.

The holiday annuals will appear the end of November. They are scheduled to include red snap dragons, white alyssum and dusty millers.

The holiday poinsettias will be arriving at about the same time .

The folks doing the holiday lighting are beginning their work right now with turn-on slated for the weekend after Thanksgiving,



The OLM inspection was earlier this week and Joe's efforts paid off. The property was rated as 94.5.

The inspector said he was amazed on how well the community looked and noted he had seen it the Friday after Milton's visit so he knew how much had been done.

CDD Investments Strategies & Current Economy

The excellent news for Tampa Palms is that the investment and expense management of the CDD Board resulted in outstanding outcomes for Fiscal Year 2023-24, as follows:

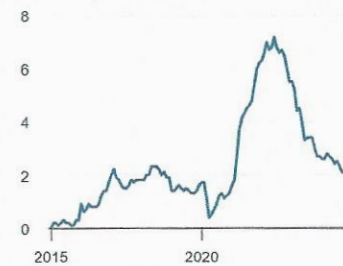
- The carry-forward funding from reserves used to balance the FY 2023-24 Budget was not used due to the investment earnings. The reserve funds remain unused.
- Wall restorations which were targeted to be funded by reserve funds, were supported by expense reductions across multiple line items and no reserve funds need to be used.

As the district enters FY 2024-25, the chairman and vice chairman warily watch the economic news, which shows the strongest economy in almost a decade, which may not be a positive for CDD investments.

- Continued GDP growth of 2.8% (Dropped from 3% last month but still a favorable.)
- Lower CPI, very low using the Fed's preferred measure, PCE.
- The jobless rate holding steady and unchanged at 4.1%.

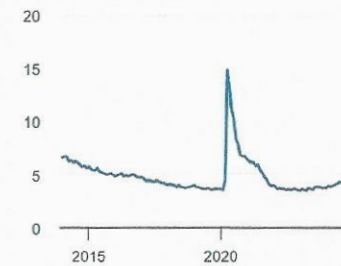
Inflation (PCE)

2.1% September 2024



Unemployment Rate

4.1% October 2024



Gross Domestic Product (GDP)

+2.8% Q3 2024

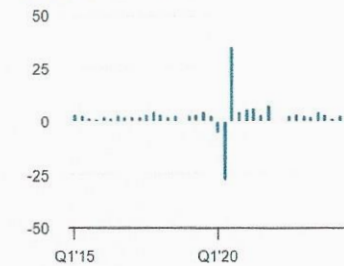


Chart Source: Federal Reserve

The next round of investment decisions will occur in March of 2025 when \$1.2 M in securities mature and reinvestment opportunities will depend on market conditions.

Chart of investments matured in Sept of FY 2023-24 and those maturing in FY 2024-25

Issued By	Cusip Number	Maturity Date	Principal (\$)	APY Rate	Interest (\$)	Total Proceeds (\$)	Proceeds Due
Matured Sept 2024							
US Treasury**	912797GL5	9/5/2024	1,226,162	5.377	65,838	1,292,000	9/5/2024
US Treasury**	912797GL5	9/5/2024	243,983	5.379	13,017	257,000	9/5/2024
US Treasury**	912797GL5	9/5/2024	58,984	5.403	3,016	62,000	9/5/2024
Wells Fargo	949764FX7	9/18/2024	232,000	5.45	12,644	244,644	9/18/2024
First Foundation	32026UZ90	9/20/2024	221,000	5.4	11,934	232,934	9/20/2024
U S Treasury **	912797GL5	9/5/2024	241,073	4.88	7,927	249,000	9/5/2024
US Treasury **	912797KM8	9/26/2024	\$236,960	5.2	6,040	243,000	9/26/2024
FY 2023-24 Total			\$3,269,769.79		\$91,488.55	\$2,652,932.21	
Purchased Sept 2024 With Yields in FY 2024-25							
US Treasury **	912797MM6	3/6/2025	488,888	2.2	11,112	500,000	3/6/2025
US Treasury **	912797MH7	9/4/2025	192,226	3.9	7,774	200,000	9/4/2025
Schwab CD	15987UCZ9	9/2/2025	250,000	4.35	10,875	260,875	9/2/2025
Cathy Bank CD	149159UJ2	3/12/2025	11,000	4.6	250	11,250	3/1/2025
Cathy Bank CD	149159UJ2	3/12/2025	168,000	4.6	3,821	171,821	3/12/2025
Goldman Sachs	38150VXV6	3/17/2025	250,000	4.65	5,746	255,746	3/17/2025
Goldman Sachs	38150VXX2	9/15/2025	250,000	4.25	10,625	260,625	9/15/2025
Santander Bank CD	80280JYG0	9/12/2025	250,000	4.35	10,875	260,875	9/12/2025
US Treasury **	912797MM6	3/6/2025	446,656	4.34	8,344	455,000	3/6/2025
Santander Bank CD	CUISP Not Yet Rec'd	12/31/2024	250,000	4.6	2,826.70	252,827	12/31/2024
Total			2,556,770		72,249	1,921,192	9/31/2024

** Treasuries are purchased at a discount - based on the interest guaranteed and then redeemed at full value

CDD Staff Reviews

During the November meeting, the Vice Chairman's analysis of salary administration for FY 2024-25 for the two CDD-compensated positions; the administrative assistant position and the consultant position, will be provided.

Included for review at the meeting are:

- The scope of assignment and the context in which the Tampa Palms CDD operates, e.g. using a business model, not a government bureaucracy model.
- Vice-Chairman's analysis for the administrative assistant position, including determination of the proportion of compensation paid by the CDD and the TPOA
- Vice Chairman's analysis for the consultant position, including district value created



If the actions recommended meet with your approval, they should be formally approved by motion at the CDD meeting.

Board Elections and Appointments

There were three current Tampa Palms CDD board members whose seats expire in 2024:

- Seat 4 Donald Oneal, Jr.
- Seat 3 Gregory Horvath
- Seat 5 Tracy Falkowitz

Donald Oneal and Gregory Horvath were “sworn in” via an Oath of Office before the election was certified, because the State of Florida Ethics Commission, Division of Elections opted to proceed with immediately completing the Oaths of Office for those incumbents in an office who ran unopposed.

Patricia Thibault officiated the “swearing - in” at the October meeting and the Oaths of Office documents were mailed to the Division of Elections after the meeting.

There is one more election consideration: the seat currently occupied by Tracy Falkowitz. Supervisor Falkowitz filed for re-election and processed the paperwork, even filing in person at the Supervisor of Elections’ office and receiving a certification that her paperwork was received but something went wrong; some piece of the required paperwork was not properly located and Tracy Falkowitz was not recorded as qualified to be on the ballot for seat 5. No other qualified elector applied to run for Seat 5.

With no elector on the ballot for Seat 5, Tampa Palms CDD, it falls to the Board to appoint the member. The incumbent serves until the seat is filled.

190.006 2.b If no elector qualifies for a seat to be filled in an election, a vacancy in that seat shall be declared by the board effective on the second Tuesday following the election. Within 90 days thereafter, the board shall appoint a qualified elector to fill the vacancy. Until such appointment, the incumbent board member in that seat shall remain in office.

The first step in this process is for the Board to declare the seat vacant by resolution at the November meeting.

Resolution 2025-1 follows for your approval. In January, the Board can simply appoint Tracy to Seat 5.

RESOLUTION 2025-1

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY OF SEAT 5 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Tampa Palms Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 5, 2024, three (3) members of the Board of Supervisors (“**Board**”) were to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seat 5; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 5 vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to a vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring that Seat 5 will become vacant and open for appointment.

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

SECTION 1. The following seat is hereby declared vacant effective as of November 19, 2024:

Seat #5 (currently held by Tracy Falkowitz)

SECTION 2. Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisors of the seat(s) shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 13th day of November 2024.

ATTEST:

**TAMPA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

Name: Patricia Thibault
Secretary/District Manager
Tampa Palms CDD

Name: Donald Oneal, Jr.
Chair/Vice Chair of the Board of Supervisors