

**TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

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



Wednesday, October 9, 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 October 9, 2024

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Tampa Palms Community Development District

16311 Tampa Palms Blvd W
Tampa, Florida 33647

October 4, 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, October 9, 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 September 11, 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**

**October 9, 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 September 11, 2024 Minutes
5. Approval of District Disbursements
6. Consultant Reports
 - Neighborhood Updates
 - Economy & Investments
 - Tampa Palms Blvd
 - Park Updates
 - Insurance Renewal
7. Other Matters
8. Public Comments
9. Supervisor comments
10. Adjourn

Eleven Months Ending August 31, 2024

Executive Summary

As of August 31, 2024, The District has cash balances, net of liabilities, of \$4.6 M, with one month remaining in the fiscal year.

District budgeted financials remain within budget and are, after estimating the EOY expenses, 1st quarter reserves and community contingencies (see below), sufficient to conduct the business of the community for the foreseeable future. Note: there exists \$ 1.6 M remaining funds unallocated, a four-month safety factor.

FY 2023-24 YTD Budget Performance

Revenue

As of August 31st, the District collected 100.4% of the assessments and \$129K combined total more than the budgeted interest income from both the ICS & Wealth accounts.

Expenses

The general and project expenses together are trending to finish below budget by about \$70K even including the wall restorations. This will be re-evaluated at fiscal year-end next month to include expenses not yet reflected for Hurricane Helene preparations and clean-up .

- Administrative is trending 3% under budget.
- Field & Operations are trending 3% under budget.
- Projects are trending 1% over budget, with the wall restorations and no transfer from reserves.

Cash Flow Projections for Calendar 2024

(Shown in \$ 000)

Sources of Funds

Cash Balance 8/31/24	\$ 4,455	
Collections prior to December receipts	2	
Total Sources of Funds		\$ 4,457

Uses of Funds

Balance FY 23-24 Expenses	(\$ 327)	
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		(\$ 2,670)
Projected Funds before December, 2024 receipts		\$ 1,787

FAQ *The financial statements display two lines for insurance. Why are there two and what is covered by each?*

The Tampa Palms CDD insurance is displayed in the financial statements in two separate line items:

- Administrative
- General Overhead

The CDD carries three types of insurance:

1. Property damage insurance
2. Liability insurance
3. Directors' and officers' insurance

} Shown together under General Overhead

Property damage insurance provides protection against most risks to CDD property such as fire, theft and some weather damage. The policy covers specific and named CDD property assets such the buildings, playground components, pumping stations, ESD cleaning station, tennis courts & fence, and racquetball courts.

Assets are covered at replacement value and no co-insurance applies. There is a general deductible of \$5K with an additional \$3K deductible that applies to windstorm damage (hurricane or tornado).

General liability insurance protects the district from losses stemming from tort claims which are a civil wrongs that causes someone else to suffer loss or harm resulting in legal liability for the person or organization that commits the tortious act.

It is the general liability that applies to claims where a person might claim to be injured by or on CDD-owned property. At first glance the Tampa Palms CDD might appear to be a ready target for *get rich quick* lawsuit schemes but that is not true, as was seen when incorrectly attempted earlier this year.

As a unit of government, the CDD enjoys **sovereign immunity** which prevents laws suits against a government or government agency. In Florida the state has minimally waived its sovereign immunity to allow suits for damages not to exceed certain thresholds:

- \$200k to a single person
- \$300K total to all parties for a single incident

This is an important safeguard, especially in these litigious times.

For FY 2024-25 the premium for the property and liability package is \$21,880.00 or \$1,120.00 less than the budget for FY 2024-25.

The Directors' and officers' insurance protects the Board and appointed officers from personal liability in matters concerning decisions made for the CDD. It also protects the Board and appointed officers against "end runs" around sovereign immunity limits. For 2024-25, the premium is \$3,690.75 or about \$250 less than the budget for FY 2024-25.

**Tampa Palms CDD
Balance Sheet
August 31, 2024**

GENERAL

ASSETS:

CASH - Operating Account	\$	72,341
PETTY CASH		500
Wealth Fund Account- South State Bank		2,790,285
ICS Sweep- South State Bank		1,571,747
ACCTS. RECEIVABLE		-
RECEIVABLE FROM TAMPA PALMS HOA		8,217
ASSESSMENTS RECEIVABLE		-
RECEIVABLE EXCESS FEES		-
PREPAID ITEMS		12,241
TOTAL ASSETS	\$	<u>4,455,330</u>

LIABILITIES:

ACCOUNTS PAYABLE	\$	22,019
ACCRUED EXPENSES		65,683
DEFERRED REVENUE - ON ROLL ASSESSMENTS		-

FUND BALANCE:

NON-SPENDABLE		12,241
ASSIGNED		2,343,000
UNASSIGNED		2,012,387
TOTAL LIABILITIES & FUND BALANCE	\$	<u>4,455,330</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>329,000</u>
	\$	<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 August 31, 2024**

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
REVENUES				
ASSESSMENTS NON-ADVALOREM	\$ 3,104,432	\$ 3,104,432	\$ 3,108,482	\$ 4,050
ON ROLL ASSESSMENTS-EXCESS FEES	-	-	-	-
EARLY PAY DISCOUNT	(124,177)	(124,177)	(117,421)	6,756
INTEREST INCOME-INVESTMENTS OTHER	60,000	55,000	73,136	18,136
INTEREST INCOME-WEALTH ACCOUNT	-	-	19,529	19,529
UNREALIZED GAIN/LOSS	-	-	-	-
S/T REALIZED GAIN/LOSS	-	-	91,224	91,224
MARKET FLUCTUATION-OTHER	-	-	(23)	(23)
EXCESS FEES	-	-	-	-
MISC. REVENUE	1,500	1,375	2,668	1,293
CARRY FORWARD	82,729	-	-	-
TOTAL REVENUES	3,124,484	3,036,630	3,177,696	140,966
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	10,083	7,600	2,483
FICA	5,824	5,339	5,390	(52)
FUTA/SUTA/PAYROLL FEES	6,624	6,072	1,200	4,872
<i>S/T PERSONNEL SERVICES</i>	23,448	21,494	14,190	7,304
PROFESSIONAL SERVICES				
ATTORNEY'S FEES	3,500	3,208	5,156	(1,948)
ANNUAL AUDIT	6,930	7,000	7,000	-
MANAGEMENT FEES	68,000	62,333	59,583	2,750
TAX COLLECTOR	62,089	59,750	59,750	-
ASSESSMENT ROLL	10,050	10,000	10,000	-
<i>S/T PROFESSIONAL SERVICES</i>	150,569	142,292	141,489	802
ADMINISTRATIVE SERVICES				
DIRECTORS & OFFICERS INSURANCE	3,800	3,691	3,691	-
MISC. ADMINISTRATIVE SERVICES	12,360	11,330	14,193	(2,863)
<i>S/T ADMINISTRATIVE SERVICES</i>	16,160	15,021	17,884	(2,863)
TOTAL ADMINISTRATIVE	190,177	178,807	173,563	5,243
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT OPERATING STAFF	174,966	160,386	157,991	2,395
PARK ATTENDANTS	73,935	67,774	54,517	13,257
PARK PATROLS (Security Co)	132,619	121,567	119,645	1,923
FIELD MANAGEMENT CONTINGENCY	20,800	19,067	8,754	10,312
<i>S/T FIELD MANAGEMENT SVCS</i>	402,320	368,793	340,906	27,887
GENERAL OVERHEAD:				
INSURANCE	16,500	16,500	21,880	(5,380)
IT (TEL / SECURITY)	15,750	14,438	11,614	2,824
WATER	54,212	49,694	28,028	21,666
REFUSE REMOVAL	11,000	10,083	9,152	932
ELECTRICITY	156,436	143,400	130,628	12,771
STORMWATER FEE	3,041	3,041	3,379	(338)
MISC. FIELD SERVICES	13,000	11,917	5,865	6,052

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2023 through August 31, 2024**

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
<i>S/T GENERAL OVERHEAD</i>	269,939	249,073	210,546	38,527
LANDSCAPE MAINTENANCE:				
LANDSCAPE & POND MAINTENANCE	1,246,033	1,142,197	1,094,196	48,001
LANDSCAPE MONITORING FEE	18,900	17,325	17,325	-
LANDSCAPE & REPLACEMENT	107,271	98,332	82,812	15,520
<i>S/T LANDSCAPE MAINTENANCE</i>	<u>1,372,204</u>	<u>1,257,854</u>	<u>1,194,333</u>	<u>63,520</u>
LANDSCAPE MAINTENANCE NEW & ENHANCED:				
PROPERTY MOWING	82,160	75,313	97,371	(22,058)
COUNTY POND	5,250	4,813	3,243	1,570
NPDES POND PROGRAM	52,953	48,540	41,823	6,717
<i>S/T LANDSCAPE NEW & ENHANCED</i>	<u>140,363</u>	<u>128,666</u>	<u>142,437</u>	<u>(13,771)</u>
FACILITY MAINTENANCE:				
IRRIGATION SYSTEM	119,968	109,971	137,867	(27,897)
FOUNTAIN	28,254	25,900	20,468	5,432
FACILITY MAINTENANCE	87,510	80,218	100,062	(19,844)
JANITORIAL/SUPPLIES	3,028	2,776	2,432	344
<i>S/T FACILITY MAINTENANCE</i>	<u>238,760</u>	<u>218,863</u>	<u>260,829</u>	<u>(41,966)</u>
PROJECT DRIVEN EXPENSES:				
SIGNATURE TP 2017	-	-	109,867	(109,867)
RENEWAL AND REPLACEMENT & DEFERRED MTC	235,872	216,216	184,366	31,850
CAPITAL PROJECTS	207,481	190,191	156,964	33,227
NPDES CLEAN WATER	67,368	61,754	23,433	38,321
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>510,721</u>	<u>468,161</u>	<u>474,630</u>	<u>(6,469)</u>
TOTAL EXPENDITURES	<u>3,124,484</u>	<u>2,870,217</u>	<u>2,797,245</u>	<u>72,972</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	166,413	380,352	213,938
FUND BALANCE - BEGINNING	-	-	3,987,277	
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 166,413</u>	<u>\$ 4,367,629</u>	<u>\$ 213,938</u>

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU AUGUST 31, 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	\$2,512,635		\$2,512,635
<u>Non Operating</u>			
Capital Projects		\$197,600	\$197,600
Renewal & Rel		\$218,400	\$218,400
Signature		\$0	\$0
NPDES		\$62,427	\$62,427
Realized G/L	91,224		91,224
Interest	73,136		73,136
Interest/Wealth Account	19,529		19,529
Misc Rev	\$2,668		\$2,668
Mkt Flux	-\$23		-\$23
Carry Forward Bal *	-		-
Total	\$2,699,192	\$ 478,427	\$3,177,596
<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
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 AUGUST 31, 2024
GENERAL FUND**

<u>General Fund</u>	8/31/2024	(\$000)
Cash		72
Cash Equivalent (Excess Cash ICS)		1,572
Insured Investment Account		2,790
Accounts Receivable		8
Prepaid Items		12
Total Assets		\$ 4,455
Less:		
Payables		22
Accrued Expenses		66
Non Spendable A/C Prepaid		12
	Total Assigned and Planned Funds	4,355
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	\$ 2,012

(\$ 000)	2023-24 Fiscal Year		Monthly Bal
	<u>Receipts</u>	<u>Expenses</u>	
Sept			
CDD Operations	0	220	
R&R	0	19	
NPDES	0	12	
Signature Projects **	0	43	
Capital Projects	0	7	
Total	0	301	\$ 1,711
2024-25 Fiscal Year			
Oct			
CDD Operations	2	240	
R & R	0	26	
NPDES	0	12	
Signature Projects **	0	21	
Capital Projects	0	9	
Total	2	308	\$ 1,405
Nov			
CDD Operations	7	260	
R & R	9	11	
NPDES	0	12	
Signature Projects **	0	24	
Capital Projects	1	9	
Total	17	316	\$ 1,107

** Will be accounted for and paid by Reserve Funds in a Budget Amendment

**TAMPA PALMS CDD
AUGUST 31, 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%			
Year End					
Total Assessed (Net Dis	\$2,980				

Summary- Project Driven Expenses

	Aug, 2024
Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2023-24 Budget	\$207
<u>Uses of Funds</u>	
Spent Thru 8/31/2024	157
Total Funds Under Consideration	\$0
Budget Available as of 8/31/2024	\$50
 Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2023-24 Budget	236
<u>Uses of Funds</u>	
Spent Thru 7/31/2024	184
Total Funds Under Consideration	\$0
Budget Available as of 7/31/2024	\$52
 TP Signature Projects	
<u>Sources of Funds*</u>	
FY 2023-24 Budget	\$0
<u>Uses of Funds</u>	
Spent Wall Repair/Restoration Spent Thru 8/31/2024	\$110
Total Funds / Projects Under Consideration	
Budget Available as of 8/31/2024	\$329
* Assigned Funds	

SUMMARY
FY 2023-24 RENEWAL REPLACEMENT PROJECTS

			Original Project	Aug 2024	Committed To Spend
Infrastructure					
Wall Projects (Repair & Restore) BB Downs @Amberly-Palm Lake				\$3,300.00	
Drainage Swale Repairs				\$1,183.00	
Powerline Berm Restore (TP Blvd, (Yardley)				\$15,336.00	
Landscape					
Pointsettias				\$6,400.00	
Tree Work				\$102,768.00	
Cul de Sac Restorations				\$17,104.00	
Storm Prep & Clean-Up				\$1,908.00	
Burchette/Nottingham				\$5,541.00	
Stonington				\$10,284.00	
Canterbury				\$2,100.00	
Mums				\$12,800.00	
Tremont Brush Removal				\$5,642.00	
Irrigation					
Lighting (Park & Landscape)					
Other					
Total R&R Projects				\$184,366	\$0

**Capital Projects 2023-24
Budget Monitor**

Aug, 2024			
(\$000)	Current Projects	Spent 2022-23	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)		\$132,269	
Sub-Total Capital Projects	\$0	\$156,964	\$0
Total TP Signature & Standard Capital Projects		\$0	\$0

**Capital Projects Signature Projects
2023-24 Through August 31, 2024**

Tampa Palms Signature Projects	In Progres Projects	Spent A/O Aug, 2024	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		\$5,000	
Kensington Phase 2 + Down Payment Phase 3 9Last(190,902	\$127,269	
<i>Sub Total</i>		\$132,269	
Sub-Total Normal Capital Projects	\$0	\$156,964	
Total TP Signature & Standard Capital Projects		\$266,831	

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

07/31/2024					33,129.19
8/5/2024	2253	SOLITUDE LAKE MANAGEMENT LLC Pond Mtc County Pond-August 2024		303.00	32,826.19
8/5/2024		Funds Transfer	200,000.00	-	232,826.19
8/6/2024	2254	ABM Landscape & Turf Services LLC June Mowing Service		74,111.93	158,714.26
8/6/2024	2255	ABM Landscape & Turf Services LLC Landscape Maint & Performance -July 2024		81,188.99	77,525.27
8/9/2024	080924ACI	Engage PEO Payroll		3,072.48	74,452.79
8/14/2024	2256	Void- Check Printing Problem		-	74,452.79
8/14/2024	2257	Void- Check Printing Problem		-	74,452.79
8/14/2024	2258	Void- Check Printing Problem		-	74,452.79
8/14/2024	2259	Void- Check Printing Problem		-	74,452.79
8/14/2024	2260	Void- Check Printing Problem		-	74,452.79
8/14/2024	2261	Void- Check Printing Problem		-	74,452.79
8/14/2024	2262	Void- Check Printing Problem		-	74,452.79
8/14/2024	2263	ARCHITECTURAL FOUNTAINS, INC MAINT/REPAIRS		300.00	74,152.79
8/14/2024	2264	ARCHITECTURAL FOUNTAINS, INC Qtrly Svc JULY-SEPT Pond Fountains		750.00	73,402.79
8/14/2024	2265	CINTAS Inv 5221812846		14.23	73,388.56
8/14/2024	2266	CINTAS Inv 4200136140		83.12	73,305.44
8/14/2024	2267	CINTAS Inv 4200864020		83.12	73,222.32
8/14/2024	2268	CORE & MAIN LP Irrigation Repair Supplies		983.29	72,239.03
8/14/2024	2269	CORE & MAIN LP Irrigation Repair Supplies		1,105.98	71,133.05
8/14/2024	2270	FRONTIER COMMUNICATIONS Act #813-972-5699-051491-5- Svc 07/28-8/27/24		234.73	70,898.32
8/14/2024	2271	FRONTIER COMMUNICATIONS Act #81355802910720065- Svc 08/01-08/31/24		228.04	70,670.28
8/14/2024	2272	FLORIDA FOUNTAIN MAINTENANC AUG MAINT-RESERVE		550.00	70,120.28
8/14/2024	2273	FLORIDA FOUNTAIN MAINTENANC AUG MAINT-TURNBURY		180.00	69,940.28
8/14/2024	2274	Lowes Business Acct/ SYNCB Office Supplies-statement 8/2/24		15.96	69,924.32
8/14/2024	2275	OLM, INC. Landscape Insp - 07/01/24		1,575.00	68,349.32
8/14/2024	2276	SECURITAS SECURITY SERVICES US, 07/01/24-07/31/24 Security		6,478.04	61,871.28
8/14/2024	2277	TECO Acct# 311000040213-combined billing all power		10,388.48	51,482.80
8/14/2024	2278	TERMINIX Inc. Pest Control 7/2/24		129.02	51,353.78
8/14/2024	2279	TERMINIX Inc. Pest Control 7/2/24		96.00	51,257.78
8/14/2024	2280	Void- Check Printing Problem		-	-
8/14/2024	2281	Void- Check Printing Problem		-	-
8/14/2024	2282	Void- Check Printing Problem		-	-
8/14/2024	2283	Void- Check Printing Problem		-	-
8/21/2024	2284	Donald O'Neal Jr. August BOS MTG		200.00	51,057.78
8/21/2024	2285	Tracey Falkowitz AUG BOS		200.00	50,857.78
8/21/2024	2286	Gregory Horvath AUG BOS		200.00	50,657.78
8/21/2024	2287	Richard Diaz AUG BOS		200.00	50,457.78
8/21/2024	2288	M Wilson Consulting FY2023-24-Sep		9,875.00	40,582.78
8/21/2024	2289	DOUGLAS CLEANING SERVICE August 2024 Cleaning Service		1,700.00	38,882.78
8/23/2024	2290	ABM Landscape & Turf Services LLC Landscape Service Projects		66,264.00	(27,381.22)
8/23/2024	2291	Breeze Connected LLC, CDD Professional Management Services - Monthly fee		5,416.66	(32,797.88)
8/23/2024	2292	ABM Landscape & Turf Services LLC Landscape Maint & Performance -August 2024		76,313.21	(109,111.09)
8/23/2024	2293	Void		-	(109,111.09)
8/23/2024	2294	VOID		-	(109,111.09)
8/23/2024	2295	ADVANCED ENERGY SOLUTIONS LL Hampton Park-maint./repair		851.00	(109,962.09)
8/23/2024	2296	ADVANCED ENERGY SOLUTIONS LL Electrical mtc & Repair		925.94	(110,888.03)
8/23/2024	2297	Breeze Connected LLC, CDD Professional Management Services - Monthly fee		5,416.66	(116,304.69)
8/23/2024	2298	CINTAS Inv 4201566509		83.12	(116,387.81)
8/23/2024	2299	CINTAS Inv 4202283797		83.12	(116,470.93)
8/23/2024	2300	ESD WASTE2WATER, INC. Clean Cart filter/check hoses & connections		300.00	(116,770.93)
8/23/2024	2301	FEDEX Shipping		93.37	(116,864.30)
8/23/2024	2302	REPUBLIC SERVICES 696 Inc VOID: Solid Waste pick up - service (9/1-9/30)-stop pmt issued b		-	(116,864.30)
8/23/2024	2303	SECURITAS SECURITY SERVICES US, 07/01/24-07/31/24 Security		5,242.93	(122,107.23)
8/23/2024	2304	TERMINIX Inc. Pest Control 8/6/24		100.40	(122,207.63)
8/23/2024	2305	ADVANCED ENERGY SOLUTIONS LL Electrical mtc & Repair		180.00	(122,387.63)
8/23/2024	082324ACI	Engage PEO Payroll		3,072.49	(125,460.12)
8/23/2024		Funds Transfer	200,000.00	-	74,539.88
8/31/2024	653	CITY OF TAMPA UTILITIES Water payments Aug bank stmt		2,196.89	72,342.99
8/31/2024	654	South State Bank Paper statement fee		2.00	72,340.99
08/31/2024					400,000.00 360,788.20 72,340.99

Focus For 2024-25

Re-Presented Oct. 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) Establish 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	Oct
(2) Park Manual Clarifications	Review w/ Board	Semi-Annual

Next Step Date Responsible

I. Signature / Boulevard Projects

Evaluation of Needs Report On Signs Nov
Oct Staff

II Capital Projects & Restoration Projects

- 1) Wayfinding, Walls & Misc. Signs**
 a) Report on Signs & Lighting
 b) Wayfinding Lighting

Post Construction Eval TBD
 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
 b) Wall Restorations
 c) Monument Lighting Review
 d) Monument Sign Assessment
 e) Mandatory Signs
 f) CDD A/C
 g) Monument Sign Restore

Report To Board On Going Staff
 Update Board Nov Staff
 Update Board TBD Staff
 Update Board TBD Staff
 Report To Board Oct Staff
 Report To Board Nov Staff
 Report To Board Oct Staff

3) LED Landscape Lighting

Future Consideration TBD Staff



IV Park Review a) Inspections & ADA

- b) Park Operations
- c) Amberly Sidewalks

V. Misc and Local Government

- a) Tampa Palms Blvd- Area 2
- b) Multi-Modal Path Repaving [COT]
- c) Illegal Construction
- e) NPDES Rporting
- f) Tampa Palms Blvd Area 1

VI Financial C(a) Update Conitions

Next Step

Scheduled
Update Board
Update Board

ReportSchedule To Board
Report To Board
Report To Board
Report To Board
Report To Board

Report To Board

Date

Nov
Jan
Oct

Jan
On Going
On Going
Oct
Oct

Monthly

Responsible

Staff
Staff
Staff

Staff
Staff
TPOA Bus Mgr
Staff
Staff

Staff & Chairman

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

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

FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. ONeal called the meeting to order.

The Board members and staff introduced themselves for the record.

Present and constituting were:

Richard Diaz	Supervisor*
Don ONeal	Vice Chair*
Gregory Horvath	Supervisor *
Gene Field	Chairman *

* Constituting quorum

Also present were:

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

Mr. ONeal stated that a quorum of the Board was present.

Pledge of Allegiance

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

SECOND ORDER OF BUSINESS – Supervisor Comments

Gregory Horvath discussed the recent paving of a City- ROW where a small depression in bricks was covered with asphalt in an unfortunate manner.

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 Mr. Horvath WITH ALL IN FAVOR, the Board
5 approved the Minutes of the August 14, 2024 CDD Board Meeting .

6

7

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

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

11 On MOTION by Mr. Horvath, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
12 approved the Disbursements for the month ending July 31, 2024 in the amount of
13 \$103,913.13.

14

15

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

17 ♦Around the Neighborhoods

18

19 Ms. Wilson reported that OLM reviewed the
20 first week of Sept and found that the appearance of
21 Tampa Palms continued to be both upscale and
22 appealing, and more important, consistent. The contract
23 performance was rated at 93.5% for the month.

24

25 Ms. Wilson reviewed changes that are being put
26 into place for the season transformation to Fall including
27 the new annuals by the middle of September.

28 She noted that a variety of coleus and begonia's
29 are currently planned, but that could be modified based
30 on plant availability.

.... Around the Neighborhood
Essentially Doing Well

- Typical Summer Plus
 - Wet & Soggy
 - Record Heat
 - Heavy Growth
- Ponds Filling
 - Retention Working Well
- 93.5% Inspection Rating
 - Consistent Performance

Around the Neighborhood
Fall Is Coming

- Annuals In Progress
 - Villages
 - Main Entries
- Mums Follow

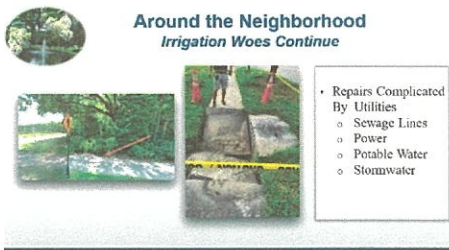
1 Ms. Wilson reported on the continuing problems
2 stemming from breaks in the underground irrigation system
3 mainlines. She discussed some of the more noteworthy
4 breaks and shared the assessment that there are not options
5 to relocate these facilities to make them more secure.



Around the Neighborhood
Irrigation Woes Continue

- Along Boulevards
- Repairs
 - Time Consuming
 - Dangerous
 - Expensive
- Risks Landscape

6
7 She described two serious breaks that may
8 involved City utility services such as stormwater and even
9 sewage lines. In one, on Amberly Dr., the sidewalk
10 collapsed. This does not appear to be from a mainline but
11 a service line may be involved, though until repaired, the
12 actual cause is not certain.



Around the Neighborhood
Irrigation Woes Continue

- Repairs Complicated By Utilities
 - Sewage Lines
 - Power
 - Potable Water
 - Stormwater

13
14 **◆ Park Updates**

15 Recent tree trimming activities in both Hampton
16 and Amberly parks was reviewed. Several aging trees that
17 were dangerous were removed from Hampton Park to
18 assure the safety of those using the parks.



Park Updates
Keeping Parks Safe

Routine Tree Attention

- Hampton Park
 - Aging Trees Removed
 - Cutbacks Near Courts
- Amberly Park
 - Tree Trimming

19
20 Ms. Wilson describe the staining on the tennis
21 courts which are the result of aging surfaces and recent
22 flooding from rains.



Park Updates
Tennis Court Storm Damage

Hampton

- Rain Flooding
 - Stained Courts
 - Not Easily Cleaned
- Exploring Options
 - Clean & Patch
- Surface Replacement Is Planned For 2025

23 The plan was to resurface in 2025, attempts are
24 underway to clean the surfaces to make them usable until
25 replaced.

26
27 **◆ Auditor Engagement**

28 Ms. Wilson advised that each year the CDD is
29 required to engage an auditor to perform the state-
30 mandated audit.



Auditor Engagement
Annual Requirement

- Annual Audit Required
- Prior RFP Issued
 - Graub Selected
 - Confirmation For 2023-24
- Engagement - \$7,200
- Budget Amount \$7,280

Motion Required To Approve Graub & Associates & The Cost

1 She noted that in a prior year Grau & Associates had been selected as the Tampa Palms
2 auditors and if the District wishes to continue with Grau & Associates, that may be done with
3 approval of the auditor engagement.

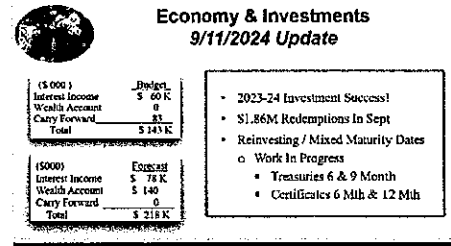
4 Grau & Associates has proposed a fee of \$7,200 for the FY 2023-24 audit; the budget
5 adopted for this activity is \$7,280.

6 Ms. Wilson advised if the board wishes to proceed, a board motion of approval is
7 required.

8
9
10 On MOTION by Mr. Horvath, SECONDED by Mr. Field, WITH ALL IN FAVOR, the Board
11 approved the engagement of Grau & Associates for the FY 2023-24 audit for an expense of
12 \$7,200.00.

13
14 ♦ **Economy & Investments**

15 Ms. Wilson reviewed the FY 2023-24 investments
16 and noted that thanks to the work of Supervisors Field and
17 Oneal, the investment earnings successfully made it
18 unnecessary to use any reserve funds to balance the budget.
19 There was a discussion of the reinvestments in progress.



**Economy & Investments
9/11/2024 Update**

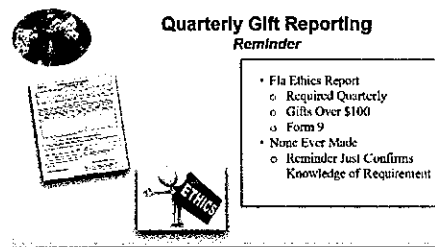
	Budget
(\$ 000) Interest Income	\$ 60 K
Wealth Account	0
Carry Forward	81
Total	\$ 141 K

	Forecast
(\$000) Interest Income	\$ 78 K
Wealth Account	\$ 140
Carry Forward	0
Total	\$ 218 K

- 2023-24 Investment Success!
- \$1.86M Redemptions In Sept
- Reinvesting / Mixed Maturity Dates
 - o Work In Progress
 - Treasuries 6 & 9 Month
 - Certificates 6 Mth & 12 Mth

20
21 ♦ **Quarterly Gift Reminders**

22 Ms. Wilson reminded the supervisors that a "Form 9"
23 needs to be filed if any supervisor receives a gift valued at
24 more than \$100. It was noted that there has never been such
25 a gift in the history of Tampa Palms.
26



**Quarterly Gift Reporting
Reminder**

- Fla Ethics Report
 - o Required Quarterly
 - o Gifts Over \$100
 - o Form 9
- None Ever Made
 - o Reminder Just Confirms Knowledge of Requirement

27
28 **SEVENTH ORDER OF BUSINESS -- Public Comments**

29 There being none, the next item followed.

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

1 Supervisor Oneal discussed the difficulties of reinvestments in the current environment
2 where everyone is simply waiting for a Federal Reserve interest rate reduction.

3
4 ♦ **Additional Advanced Board Package Materials:**

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

7
8 **NINETH ORDER OF BUSINESS - – Other Matters**

9
10
11 **TENTH ORDER OF BUSINESS - Adjournment**

12 There being no further business,

13
14 On MOTION by Mr. Diaz SECONDED by Mr. Horvath with ALL IN FAVOR, the meeting
15 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

Donald Oneal Jr.

Printed Name

Title:

Vice Chairperson

Chairperson

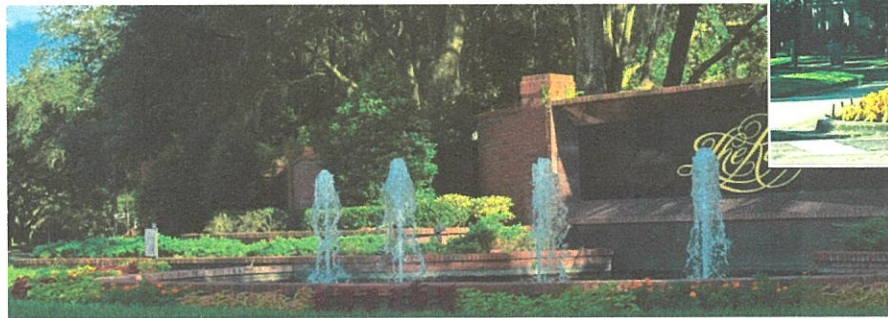
Neighborhood Updates



The Fall annuals are in place, though not without some difficulty. The displays at the main entrances of both area 1 & 2 are coleus in three vibrant colors.

The plans to incorporate begonias and use a large number of giant marigolds were abandoned as the major growers (most located in south Florida) received so much rain that the plants had to be “restarted” several times and were too immature for use when needed.

The small marigolds were interspersed with various colors of coleus for display at the village entry medians and the fountains at the Reserve and Turnbury.



The community is beginning to enjoy the slightly cooler (early mornings) though the mid-day heat continues to range in the high 90’s with no break in the humidity, resulting in “feels like” temps continuing of 100+ degrees. The heat and humidity continue to favor rapid growth and certainly the weeds do not disappoint that expectation. This is also very difficult on the labor force.

By adhering to the priorities for landscape attention and balancing the needs for storm preparation and clean up, the community continues to offer a pleasing look and feel to the owners and visitors alike.

The OLM landscape inspection completed earlier this week indicated full contract compliance with a 91% score. That score is a fair tribute to Joe Laird and his core team as landscape companies across the state are struggling at this time due to past storms, weather and labor availability.



The Fall mums arrived along with Hurricane Helene and are in place; they will begin show color in the next week or so.

Some of you may have seen the holiday decorators at work; no the CDD is not celebrating Halloween at the entries but preparations for the winter lights, which turn on the day after Thanksgiving, are occurring.

Hurricane Helene

Unquestionably ABM was very busy even before the impacts of Helene were felt, making certain that the City of Tampa stormwater inlets along the boulevards were clear and that the City-owned stormwater swales were clear of anything that would block flow to the inlets.

All fountains were shut down. Gusting winds can cause fountains to rock and break loose from their moorings, damaging the fountains.

To add to the weather complications, the garden mums were delivered on schedule the Wednesday Helene was to arrive that night. Typically, the mums would be left on the pad at the CDD to mature a bit more and planted after two weeks but with the forecasted storm and winds, the normal process was not deemed a good idea as the mums might have been air lifted to Zephyrhills so Joe Laird had them planted, stating that the wind would have little impact on them in the ground.

The Tampa Palms parks were closed late Wednesday afternoon and reopened on Friday. (River Park remained closed Friday due to roadway flooding and a few small trees that came down during the storm.)

Helene's impact on Tampa Palms was more the result of wind gusts than torrential or flooding rains. A nearby private earth station recorded gusts ranging from 50 MPH to, on multiple occasions, 72 MPH.



The winds created substantial tree and brush debris. ABM was onsite early Friday morning; first clearing the boulevard streets (Joe used a front loader to push the debris into piles for collection), then the sidewalks and multi-modal paths were cleared before addressing the swales and general landscape areas.

There were few major tree problems: one shown to the left was a tree on the bank of the CDD pond in Palma Vista that collapsed. Another, not on CDD managed property, was a large oak that toppled in the field in front of Tampa Palms Elementary. Lone trees are at risk because gusting winds can cause them to rock.

All in all, even though the community was a mess after Helene, it can reasonably be said that Tampa Palms dodged a bullet with this storm.

Mandatory Signs

As has been previously discussed in the TPOA newsletter and elsewhere, the only location where golf carts may be used on a public right of way in the City of Tampa is on Davis Islands. This was clarified by a City attorney last year when staff requested clarification. The answer in part was:

No. City of Tampa Code Sec. 14-55 states that golf carts are permitted on public roads on Davis Islands. There are no other exceptions in the city except for golf courses and crossing the street to get from one side of the golf course to the other.

There is an exception to this for non-recreational utility carts and Tampa Palms was advised many years ago by the City attorney that utility carts may be used if certain conditions are met:

1. That there be some (not specified how much) signage that announced "Utility Carts in Use For Maintenance Work Only"

- Anytime an operator of a utility cart observes anyone of the multi-modal path or sidewalk, the utility cart must pull off the sidewalk or path and stop. ABM staff has been trained to do this.

Signs were in place to announce the use of carts but they have vanished.

New signs have been ordered and will be in place in the next week.

To eliminate utility cart use and move to trucks parked along the boulevards for landscape maintenance work would be both expensive (to ABM and ultimately to the CDD) and dangerous for traffic.



Park Updates

On a Friday evening in late Sept, staff received a call that “something” was flooding the area around the Hampton pavilion, flooding the sidewalk and parking lot on one side and onto the playground area on the other.

Initially it was thought to be irrigation but later was found to be the potable water source for the pavilion, a 2 inch PVC pipe more than four feet underground that was broken at the 90° into the pavilion. Water was shut off for the restrooms and, of course, the drinking fountains.



It was repaired on Saturday and the water restored for the park.



When the rainy season comes to an end, the sidewalks and pavilions at Hampton and Amberly parks will be pressure washed and painted as needed.

A few bricks have come loose from the decorative pole-surrounds at Hampton Park and these were repaired by ABM this week. Also, the parking lot in Hampton Park “sprouted” a few minor pot holes which ABM repaired.

Fortunately, as ABM took care of trimming and removing any trees that were aging or had dead or dying limbs in both parks (Hampton and Amberly) last month, Hurricane Helene brought no unexpected damage or need for extensive clean-up.



Community Signage In Tampa Palms

Entry and villages signs in Tampa Palms are one of the signature elements of the community. Unlike the other communities in New Tampa (Tampa Palms North, TPOST 3, West Meadows, and many others) Tampa Palms has consistent signage throughout the community for all villages.

There are a number of various types of signs, from the main entries, to the villages and even the wayfinding and park signs, and they are all black granite with gold lettering.

It is time to clean all of the various Tampa Palms monument signs. This is usually done every twelve to eighteen months so that the signs remain “new” in look. It has been some time and with the humidity and rains this summer, they are in need of cleaning at this time.

If the board concurs (by motion) staff will reach out to Arete to clean the signs in late October, ahead of the Fall and Winter holidays. (The gold is also repaired if needed.)



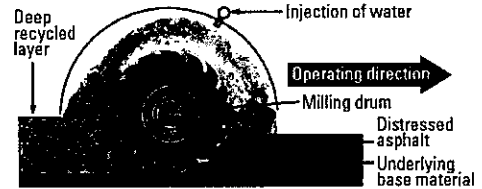
There are 71 signs (see below) and the cost of cleaning is \$9,300.00. That should be approved by motion.

Village/ Location	Type	Sign Faces	Village/ Location	Type	Sign Faces
Amberly Entry - Amberly Place	Main Entry- BB Downs	1	Palma Vista	Village-Entry	2
Amberly Entry - Mezzo Place	Main Entry- BB Downs	1	Reserve	Village-Entry	2
Amberly Entry - Palm Lake	Main Entry- BB Downs	1	Sanctuary	Village-Entry	2
Amberly Entry - Somerset Prof Park	Main Entry- BB Downs	2	Somerset Prof Park	Village-Entry	2
Amberly Entry -The Hamptons	Main Entry- BB Downs	1	Sterling Manor	Village-Entry	2
Area 1 Main - Signs	Main Entry- BB Downs	1	Stonington	Median- Village	2
Area 2 Main - Signs	Main Entry- BB Downs	1	The Enclave	Village-Entry	1
Area 1 Endcap - Amberly & TP Blvd	Brick End- Very Visible	0	Tremont	Median- Village	2
Asbury - A	Village-Entry	2	Wellington (2)	Median- Village	2
Asbury - B	Village-Entry	2	Westover (2)	Village-Entry	2
Ashmont	Village-Entry	1	Westover (2)	Village-Entry	2
Cambridge	Village-Entry	2	Wyndham - A (2)	Village-Entry	2
Cambridge- Comptn Dr II	Village-Entry	2	Wyndham - B (2)	Village-Entry	2
Cambridge III	Village-Entry	1	Wyndham - C (2)	Village-Entry	2
Cambridge TP Blvd II	Village-Entry	2	Area 1 Wayfinding - Main Entry	Wayfinding	1
Canterbury	Village-Entry	2	Area 1 Wayfinding - Powerline	Wayfinding	1
Coventry	Village-Entry	2	Area 1 Waydinding- Entry From TPOS	Wayfinding	1
Faircrest	Village-Entry	2	Area 2 Wayfinding - Huntington Lake	Wayfinding	1
Huntington	Median- Village	2	Amberly Park	Park Sign	1
Kensington	Village-Entry	2	Hampton Park	Park Sign	1
Manchester A	Village-Entry	2	Oak Park	Park Sign	1
Nottingham - A	Village-Entry	2	Area 1 Entry Guardhouse	Welcome Sign	1
Nottingham - B	Village-Entry	2			

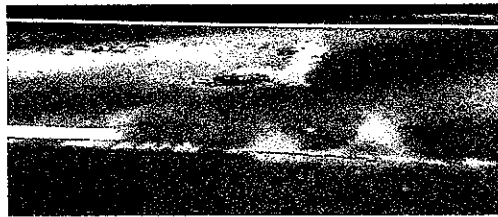
Tampa Palms Blvd – Area 1

There have appeared several roadway anomalies that should not be present in a newly “reconstructed” roadway. The portions of TP Blvd in Tampa Palms, as opposed to TPOST 3, were constructed using a technique called Full Depth Reclamation or FDR.

In FDR a special machine removes both the top paving layer and a portion of the roadway base, grinds them together, adds a stabilizer [concrete] then lays down the mixture as the new base and compacts it before adding the asphalt paving layer. .



What has been detected are faults in the roadway inconsistent with what should be the outcome for this type of roadway restoration; a roadway barely one year old that should have a 20-30 year life, if constructed properly. (That from an engineer at FHWA who was not part of this process.)



What was observed and photographed by ABM and later reviewed by others is as follows:

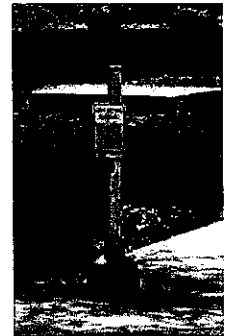
- The seams between lanes appear to be separating in one location.
- The roadbed materials seem to be coming out and dispersing on the surface.
- Two sections of alligator cracks have emerged.
- There is a dip forming along the curb-side edge.



This has only been observed at one location, on the north side of the boulevard, across from the exit to the Reserve.

This has been reported to both the City’s Contract Admin group and senior staff in the City’s Mobility Dept. and Public Works.

Another problem with the reconstruction project involves the flashing beacons added to make boulevard crossing safer. The button to activate the flashing crossing beacons at one location (SW corner of Tampa Palms Blvd and Compton), is either missing or locked in place and does not work.

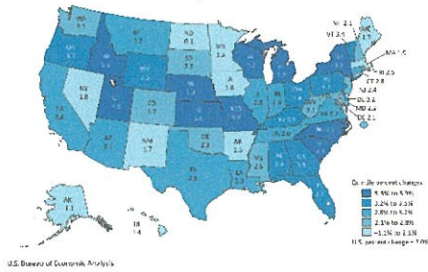


One of the crossing school crossing guards states that he does not think it ever worked. This has been reported by staff.

Given the destruction wrecked upon the City by Hurricane Helene, it is unlikely that the City will be able to address either of these issues in the near term.

CDD Investments Strategies & Current Economy

Economic news for the most part during the last month has been favorable.



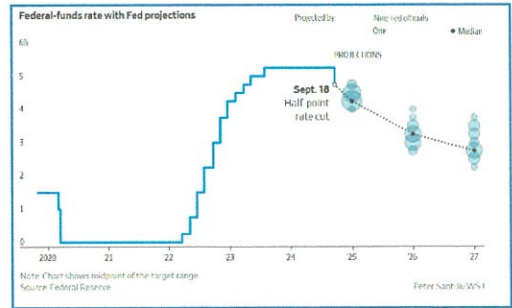
The Commerce Department released the real GDP for the nation for the first half of 2024.

On average the US GDP grew at an annual rate of 3.0%

As indicated by the graphic to the left, Florida is among the states with slightly greater than the national average with a GDP growth of 3.2%

Further the Federal Reserve completed the long awaited rate-cut, reducing the prime rate by 50 basis points in September.

There remain two Fed Reserve meetings of 2024, one in November and December. Many analysts predict that the Fed will opt for the more common quarter-point cuts but that will depend on the JOLTS report and other factors. The graph to the right (Source the Federal Reserve) shows the current consensus for funds rate reductions.



What Does This Mean For Tampa Palms????

Basically, for Tampa Palms means that the rate cuts and uncertainties are having the effect of reducing the options for even modest yield securities available for investment.

Vice Chair Oneal, working with SouthState Bank, has made some interim investments which will have the effect of producing 72% of the investment revenue anticipated for the FY 2024-25 budget. With the remaining \$900K available for the balance of the year, there is every indication that the budgeted number will be achieved.

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
US 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	15987UC29	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

Board Elections and Appointments

There are three current Tampa Palms CDD board members who seats expire in 2024:

Seat 4 Donald Oneal, Jr.

Seat 3 Gregory Horvath

Seat 5 Tracy Falkowitz

In the past they would be “sworn in” via an Oath of Office after the election was certified, usually at the January meeting because general elections are typically certified after the date of the November CDD meeting and the CDD does not meet in December.

This year, possibly because of the anticipation of difficulties associated with completing and certifying the 2024 General Election, the State of Fla Ethics Commission, Division of Elections has opted to proceed with immediately completing the Oaths of Office for those incumbents in an office who ran unopposed.



Patricia Thibault will officiate the “swearing – in” at the October meeting and Andi Braboy will attend to notarize the Oaths of Office.

There is one more election consideration: the seat currently occupied by Tracy Falkowitz. Tracy filed for re-election and processed the paperwork, even filing in person at the Supervisor of Elections’ office, but something went wrong; some piece of the required paperwork was not properly located and Tracy 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 Board can declare the seat vacant by resolution at the November meeting. Following that, the board can appoint Tracy Falkowitz by motion at the January CDD meeting. Tracy can then be administered the Oath of Office.

Insurance Renewal FY 2024-25 Complete

Striking insurance premium increases are facing community associations across the state, from HOA's to condo's and even CDD's. To add to the complexity and cost, many carriers in Florida are declining to even offer premiums, though that most often affects HOA's and condo's but not CDD's.

The Tampa Palms CDD insurance renewal is complete and the insurance is effective Oct 1, 2024. The operation of the Tampa Palms CDD lends itself to easier renewal for a number of reasons:

- The CDD facilities are not open to the public, used solely by residents and their guests.
- The CDD does not permit its facilities to be rented for commercial use.
- The CDD does not own or maintain any public rights of way. [This is the big one.]

This year the CDD received a FY 2024-25 premium surprise; after the stunning increase last year and the foolishness with a resident trying to sue the CDD for a fall on City property, the increase for FY 2024-25 is exactly zero!

Proposal Premium Summary

Line of Business	Expiring Premium	Renewal Premium
Package		
Property		\$15,791.00
General Liability		\$5,495.00
Crime		\$594.00
Total Package	\$21,880.00	\$21,880.00
Public Officials & Employment Practices		\$3,120.00
Fees		\$395.00
Taxes		\$175.75
Total	\$3,690.75	\$3,690.75
Grand Total	\$25,570.75	\$25,570.75

**25% minimum earned premium – all fees are fully earned at inception*

Staff should mention, kudo's to Andi Braboy who coordinated the renewal, for the CDD and for the TPOA. I told her when the renewal came in that she must have a golden touch.

December Meeting Discussion

It has been the practice for the Tampa Palms CDD that the Board does not meet in December.

This year staff is aware of no major matters requiring board oversight or consideration scheduled to occur in December with the sole possible exception of cash management issues which the Board has delegated to Chairman & Vice Chair.

Should a situation come up during December that requires immediate Supervisor action, an emergency meeting, with a quorum of three Supervisors, could be convened, just as would be done for any emergency that occurred between meetings at any time of the year.



If it is the wish of the Board to not have the December meeting this year, this action will require approval of the board by motion. Breeze will adjust the meeting notice appropriately.

**TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

***Hurricane Milton
Preliminary Damage Report
Monday, October 21, 2024***



BREEZE MANAGEMENT



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Summary

BM has been engaged in restoring Tampa Palms in the areas of their charge since the Thursday afternoon after Hurricane Milton passed and the winds calmed to a safe level. All of the work being completed is done for health and safety.

The primary responsibilities for ABM / Tampa Palms CDD relate to the following:

- The public ROW spine roads within the Tampa Palms CDD
- The CDD-owned parks (Amberly, Hampton & Oak Park)
- Areas within Tampa Palms villages with public ROWs where the CDD owns or maintains property for the City of Tampa (cul de sacs)

It is estimated that some 165 trees will ultimately have to be removed due to damage and or danger to surrounding areas.

Some entries such as Sterling Manor, where the iconic weeping bottlebrush tree on the entry side was badly damaged and Wyndham where one of the large ligustrum was similarly badly damaged, may require a substantial re-do.

There is also concern that one of the tall palms at the Area 1 main entrance, which is leaning, may require removal.

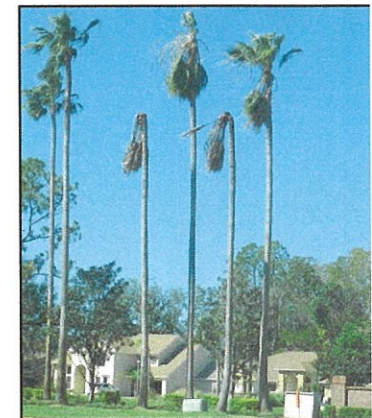
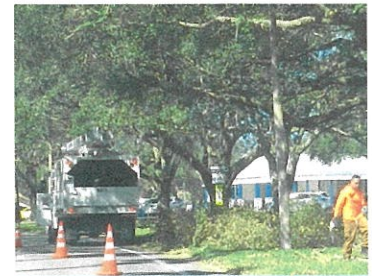
It should be mentioned that ABM brought in a team from their golf course division to assist in the roadway clearing.

ABM cleared the boulevards quickly and efficiently. Joe Laird took a front loader, lowered the “bucket” and ran it along Tampa Palms Blvd, the Amberly’s and parts of Yardley to collect the leaves, tree trash and sticks, placing it in piles where his team picked it up and removed it.

The improvement in “look” of the boulevards was substantial. While clean boulevards are a small thing, they are hugely valuable to the spirit and moral of owners, a symbol that normal is emerging.

Research on the social consequences of disaster suggests that disasters [even small ones] increase the risk of adverse mental health outcomes from the physical and mental stress of the events.

There is a still lot to do and Joe suggests that complete restoration will take at least another 3-4 weeks.



Community Damage

Roadways

Immediately after the weather cleared sufficiently from Hurricane Milton for examination, the CDD's grounds maintenance company commenced inspection of the properties. The highest priority for attention was based on community safety – the roadways.

Five locations were found to be substantially blocked, limiting not only resident access but reducing the ability for emergency vehicles to easily pass the blockages. Those areas included:

Amberly Dr. Area 2

A series of trees blocked Amberly Drive at the exit from Turnbury Dr and south of Turnbury Dr. and several blocked sidewalks along Amberly in that general area.



Joe and a skeleton ABM crew began clearing this area Friday morning.

The road was first made passable in case of emergencies and then fully cleared of debris from the driving lanes later,



Debris removal from the area was delayed while the teams addressed other areas where the roads were blocked.

Yardley Way Area 1

Trees fell out of the conservation land in Oak Park in three areas along Yardley Way. The trees were initially pushed and drug off the roadway. The pictures below were taken after the roadway was made at least passable.

They show the massive tree damage that had to be handled and the road barely recognizable.





Yardley Way, the area of greatest damage shown here in mid clean-up.

Yardley Way – conservation area across from the south end of Oak Park..



Pond bank on Yardley Way

The tree was moved off of the street and sidewalk and awaits final removal.



Stonington Dr, adjacent to CDD-owned landtract.

This was cleared by ABM as a priority to open the roadway



Newcastle Dr (Cul de sac inside Stonington)

This was a priority to clear due to the roadway blockage,



Richboro Pl (City cul de sac inside Asbury)



Other roadway safety issues that demanded immediate attention were mountains of tree debris blocking lanes along Tampa Palms Blvd and Amberly Dr.



Some of the debris was removed and much of it placed on the medians until it can be collected.



The TPOA's Compton Park playground did not fare as well, with two trees falling on it.

One large tree landed on a play structure and it appears badly damaged but cannot be evaluated until the trees are cleared.

River Park has some tree blockage on the roadway.



Community Damage

Ponds & Pond Banks

The ponds in Tampa Palmd performed well. The ponds are designed and permitted to collect, hold and discharge stormwater received from City roadway inlets into:

- Other ponds leading to the Hillsborough River in Area 1 or Cypress Creek in Area 2
- Underground City of Tampa coveyances that shuttle the water to wetlands, which in turn drain toward the Hillsborough River or Cypress Creek.

The ponds did their job, retaining the water, with a single known exception: the large pond in the center of the Reserve, which drains to wetlands and ponds on the golf course, drained so slowly due to flooding and back-ups on the golf course drain path, it flooding its banks, though not sufficiently to flood homes.



The picture to the right shows a home in the Reserve. Thought it is hard to tell, the bank to the pond is approximately in front of the tree with the arrow. The water completely receded in 36 hours.



The most serious, and expensive to repair, damage to a stormwater pond occurred located in Palma Vista. The developer of Palma Vista planted numerous trees directly on the pond banks.

This has been discussed many times, as the mature trees collapse into the pond with rain or high winds. This pond receives stormwater from the City ROW of Amberly drive, Somerset Industrial Park and Palma Vista. Proper operation of this pond is a HUGE safety concern.



Hurricane Milton dealt quite a blow to this pond with many, if not most of the trees falling into the pond.

Palma Vista had a very hard time during and after the hurricane; they took blows from a number of sides:

- The pond trees collapsed
- The waters rose in the conservation / flood zoned areas behind and beside the townhomes
- Some trees fell from the conservation areas toward the homes
- The sewage lift station failed, causing sewage backups (immediately repaired).

As one can imagine, the residents were very shaken by all of this . The CDD will remove the fallen trees and stabilize the pond banks. This will be an expensive endeavor.



Community Damage

Conservation Areas

Tampa Palms includes numerous conservation areas, many of which were designed to receive stormwater from the City-owned conveyances and are an integral part of the community drainage plan as shown to the right.



This type of stormwater mitigation is no longer typically used, in part because most communities do not have sufficient land, and in part because the community was created many years ago. These areas become inundated with water with heavy rain conditions; this was doubly true with the hurricane.

Many homes were built around these conservation areas, in fact often with less than 10 feet between homes and the areas where there are tall pines and oak trees. Tree can fall, or lean toward homes in a threatening manner. The CDD removes these trees, irrespective if they are alive or dead.



The FEMA flood map shows how much of Tampa Palms is zoned as “flooding”. These are the areas in blue. For the most part, homes are not included but the flood areas come right up to many back doors and fully inundate the golf course.



Tampa Palms Owner Damage

Despite a monster storm with winds measured at a nearby earthstate at 70-100 MPH and more than 10 inches of rain, thankfully the villages of Tampa Palms came through the perils of Hurricane Milton relatively unscathed.

While there has not been any assessment of the level of damage or cost impact on residents made other than simple observation, it is apparent that there are numerous areas where residents' trees and even some auxiliary structures such as lanai's, were badly damaged by Hurricane Milton.

On the afternoon following the hurricane, a drive through many of the villages showed owners already working to clear their yards and driveways.

To the right are few pictures from some of the villages. Of the villages toured, the ones suffer what appeared to be the most damage were:

- Stonington- from the entry to the village, it looked like a war zone. In addition to the owner homes that were damaged, there were several areas where trees had dangerously blocked the roads.
- Tremont – Wareham Dr in particular had numerous homes with massive tree loss. In addition to the landscape damage, 48 of the owners were without power for almost a week.
- The entry to the Enclave was almost completely blocked in several places with massive trees that were blown out of the Oak Park / conservation area.

It was particularly heartwarming to see how many residents were helping each other clear areas.



Public Debris Removal

Fortunately Tampa Palms owners mostly incurred damage to trees and shrubs. There are a few blue tarps showing up in the villages but there are a few and after the next rain, there could be more.

Vegetation removal falls into two categories:

1. Standard yard waste which is collected by the County-provided haulers each week.
 - East of BB Downs (Tampa Palms Area 1) by Waste Management each Wednesday
 - West of BB Downs (Tampa Palms Area 2) by Republic Services each Thursday
2. Hurricane Debris which will be collected in the coming weeks.

Standard Yardwaste

The County rules for yardwaste collection are as follows

- Weekly set-out limit is 2 cubic yards or less
 - Two cubic yards is approximately twelve 30-gallon containers or bags
- Owners use their own cans, boxes, bags or other containers to store your yard waste
- Each container cannot exceed 50 pounds
- Limbs and branches must be less than 4 feet long and 6 inches in diameter
- Yard waste must be bundled, neatly stacked, or placed in a yard waste container

Hurricane Debris

As of decisions made public last week, the City of Tampa will be collecting hurricane debris. This involves large capacity trucks, grappling hooks and the like.

The following graphic was provided by the City outlining the requirements and procedures.



Both the City and the County are collecting in areas with far more building and other property damage than observed in Tampa Palms.

For that reason, the City has outlined rules for construction, furnishing and appliance debris.

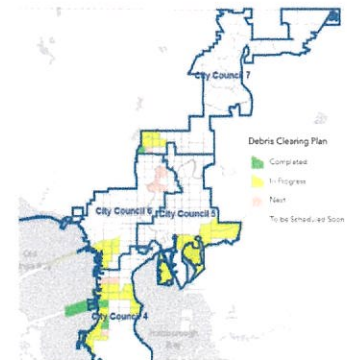
Hopefully the needs in Tampa Palms will be solely for the collection of leaves, tree logs and branches.

There is no specific timeline provided for any portion of the City. Clearly the teams are overwhelmed. Mayor Castor announced that the first priority will be the removal of household debris to include furniture, construction and appliance debris.

It is after that is secured that the teams will move to the removal of vegetative debris.

The City has created a link displaying the progress made in the clean-up process.

<https://www.tampa.gov/solid-waste/hurricane-debris-removal>



Florida Tree Law

Owners who have witnessed some of the damage caused by trees, both in Tampa Palms and on the news, are hypersensitive to future potential dangers. Many have called the CDD asking that the CDD act to “force” neighbors to take action regarding the suspected dangerous trees.



Staff explains that is a neighbor to neighbor issue and not within the jurisdiction of the CDD and provides information about the Fla Tree Law.

While there are numerous aspects to Fla Tree & Fence Law, here are a few elements pertinent to these situations in the form of published guidelines.

Liability for Overhanging Branches and Encroaching Roots

Branches and roots often extend across property lines, leading to potential conflicts. According to Florida law:

- **Healthy Branches/Roots:** If they are healthy, the landowner with the tree on their property is not liable for damage. However, the adjoining property owner can trim them back to the property line at their own expense.
- **Dead Branches/Roots:** If they are dead, the tree owner could be liable for any damage caused, if they extend over the property line.

Responsibility for Fallen Trees

Who is responsible when a tree falls? It depends on the tree's health:

- **Dead Trees:** If a dead tree falls and causes damage, the landowner where the tree was originally located is responsible for the damages.
- **Live Trees:** If a live tree falls and causes damage, the adjoining property owner is responsible.

For decades if a tree falls from CDD-owned property onto residential property, the CDD removes the tree.

For more information regarding the Fla Tree Law there is an interesting blog provided by IFAs.

<https://blogs.ifas.ufl.edu/hillsboroughco/2024/07/09/know-your-rights-and-responsibilities-trees-on-property-lines>