



Tampa Palms CDD Board Meeting

May 14, 2025



Agenda

- Roll Call / Pledge of Allegiance
- Focus 2025
- Board Member Discussion Items
- Public Comments
- Consultant Reports
- Other Business
- Public Comments
- Board Member comments
- Adjourn



Focus September, 2025



	Next Steps	Timing
Tampa Palms Blvd & Community Restorations		
(1) Review Signature Funds Use	Review w/ Board	June
(2) Review Long Term & Short Term Blvd Needs	Review With Board	Jul
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) City Bike Path Improvements	Report Progress	Jun
Monitor Issues Impacting Tampa Palms		
(1) Monitor Hurricane Restoration	Update Board	May
(2) Review Investment Timing	Chair & Vice Chair to Review W/ Board	Monthly
(3) Update on FEMA Progress	Review w/ Board	Monthly
(3) Monitor & Implement Strategies To Restore Budgeting to Stand-Alone W/O Reserves	Board & Staff Review	On-going
CDD Board Matters		
(1) CDD Management Review	Board Determination	May



Public Comments

The Public is encouraged to speak on any matter, on or off the agenda.

There will be another opportunity for public comments at the end of the meeting.

Members of the public may speak on any District matter, on or off the agenda, as long as the matter is germane to and within the jurisdiction of the CDD.

In the event a group should wish to speak on the same subject, the group should select no more than five representatives who will individually be recognized by the chair and speak for no more than three minutes each on the issue.



Board Member Comments

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Approval Of The Minutes

The Board will review and approve the April, 2025 Board Meeting minutes.



Approval of Disbursements

Each month as part of the Board oversight responsibilities, the Board approves the CDD disbursements.

Disbursements for the month ending March 31, 2025 were \$399,548.53



Consultant Reports

Community Appearance

Pre-Storm Season

2024 Audit Report

FEMA Update

Financial Conditions

FY 2025-26 Budget / Public Hearing

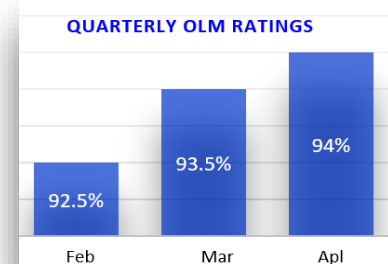
Consideration of Mgmt Company



.... Community Appearance *Essentially Doing Well*



- Record Heat
 - Hot Spots
- Pond Levels Low
 - 6 Weeks No Rain
 - Improving
- Inspection Rating 94%
 - Contract Priorities



Community Appearance

Summer Is Coming



- Summer Blooms
 - Annuals Changing
 - Caladiums Planted
 - Mums Follow
- No Fertilizer Until Sept





Pre-Storm Season



- Risk Determination
 - Coastal High Hazard
 - Wind Borne Debris
- Getting Ready
 - Muck Removal
 - Trees on Banks
- Routine Prevention
 - Drain Grates





FY 2023 - 2024 Audit

Full Compliance



- Tampa Palms Complies W/ All Requirements of FL Auditor General
- Grau & Co Examined:
 - Financial Reports
 - Financial Health of District
 - Processes and Controls In Place
- FY 2023-24 Audit is “Clean” (No Comments/No Recommendations)
- Requires Board Approval By Motion.
- Next.... AFR and File w/ State



FEMA Update

Category A Debris Removal

Emergency Restoration- Hurricane Milton

Tampa Palms Expenses Recorded to Date

Project Work	Date	Labor Hours	Cubic Yards Debris Removed	\$ Billed To CDD	Notes
On Site Work Clearing Debris and Transporting to Temporary Storage in Tampa Palms					
Site Work Clearing & Removing Debris	October, 2024	1,333.25	N/A	\$62,323.99	Billed On OCT CDD Invoice
Site Work Clearing & Removing Debris	November, 2024	1,262.40	N/A	\$72,139.00	Billed On Nov CDD Invoice
Site Work Clearing & Removing Debris	December, 2024	95.00	N/A	\$22,300.00	Billed On Dec CDD Invoice
		2,690.65		\$156,762.99	ABM Work Oct-Dec
Debris Transport To Final FEMA Disposal Stations					
Debris Disposal Hampton					
Park Temp Site	November, 2024	N/A	136.4	\$1,874.40	Amount only Reflects Disposal Station Charges
Debris Disposal Amberly					
Park Temp Site	November, 2024	N/A	40.3	\$1,107.15	Amount only Reflects Disposal Station Charges
Debris Disposal Hampton					
Park Rear & Rear Mtc Bldg	December, 2024	N/A	398.8	\$5,303.38	Amount only Reflects Disposal Station Charges
Debris Disposal Hampton					
Park Rear & Rear Mtc ABM	December, 2024	N/A	156.3	\$2,148.86	Amount only Reflects Disposal Station Charges
			731.8	\$10,433.79	
Mosc Debris Management Activities					
FEMA Monitoring	Nov & Dec 2024	N/A	See Above	\$8,800.00	Steadfast Environmental
Grapple Trucks & Drivers	December, 2024	N/A	See Above	\$7,076.20	Suncoast
Pond Tree Removals	January, 2025	N/A		\$6,950.00	Palma Vista Pond
				\$22,826.20	
			Total A/O Jan 2024	\$190,022.98	

- Initial Approval
 - Approved *As To Form*
 - Funding Document Submitted
- Inspection & Review
 - In Progress





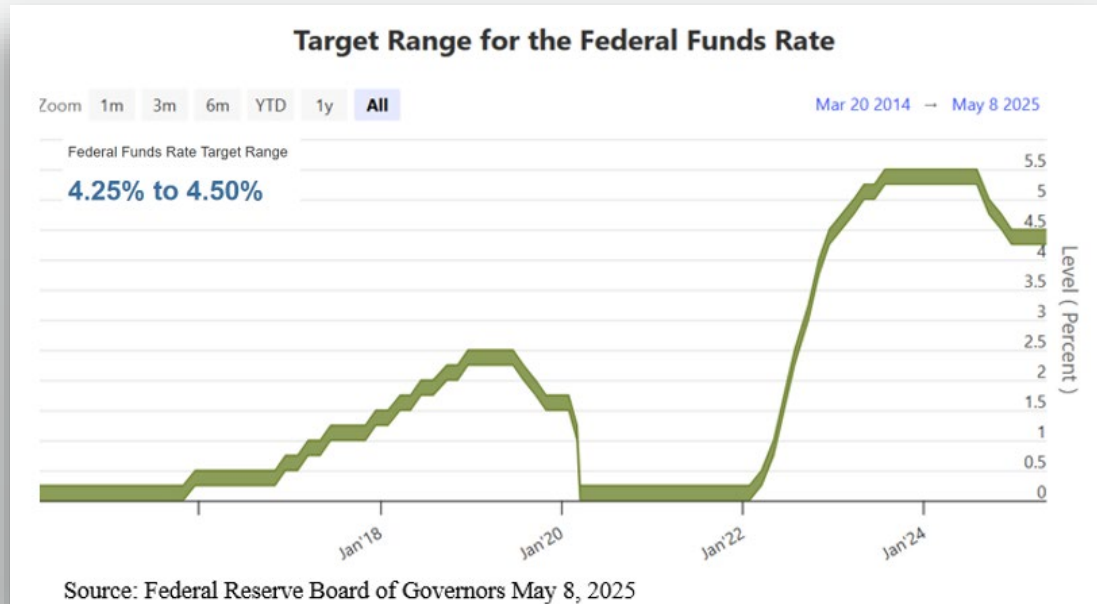
Financial Conditions

Monthly Report



Economic Turmoil

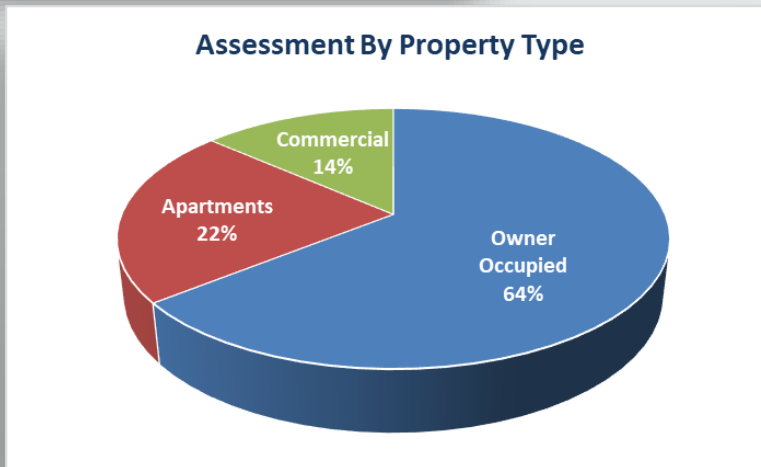
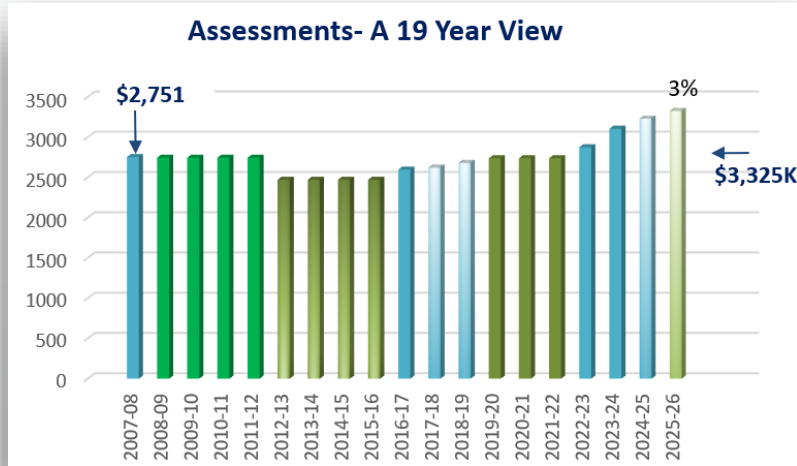
- Funds Rate Unchanged
 - Good For CDD
 - ? Hold Until Sept
- Increase ICS Rate
- Wealth Account YE
 - Est \$94 K
 - \$1.2 M Avail Sept





FY 2025-26 Resolutions

Budget / Public Hearing

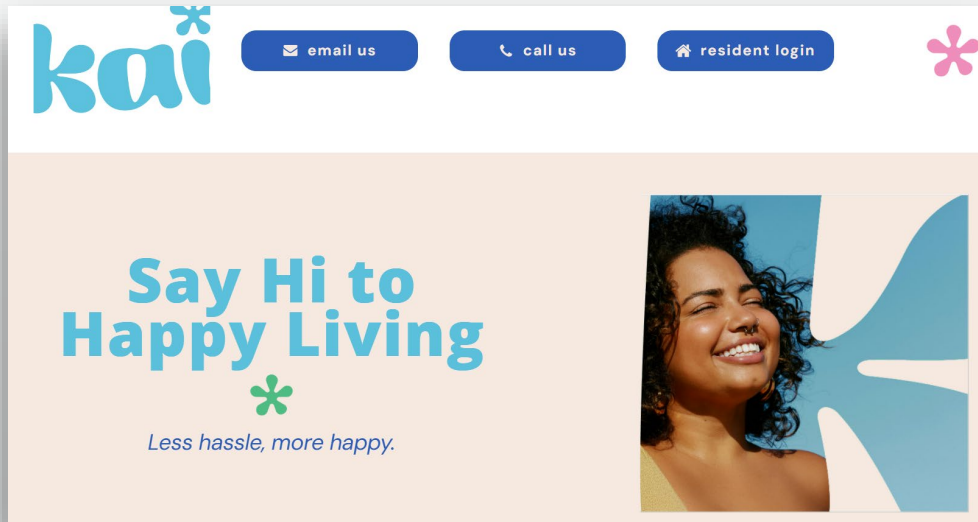


- Proposed Budget
 - On Target With Model
 - 3% Assessment Incr.
 - Thoughtful Approach
- Assessments Cannot Be Raised At Budget Hearing
- Resolution 2025-3
 - Approve Budget
 - Sets August 13th Hearing Date



Management Company

Consideration- Retain / Replace



- Current Vendor Breeze/Kai
- Non-Compatible Business Model
 - Not Collaborative
 - Proffered Unauthorized Changes
 - ✓ Officers
 - ✓ District Address
 - ✓ Banking Access
 - Unsettling Business Practices
 - Global Staffing



Management Company

Consideration- Retain / Replace



- District Needs – Boutique Style
 - Collaborative
- RFP Confirmed Anchor Stone Mgmt
 - Consistent Operations
 - Familiar w/ District
 - No Economic Impact
- Board Motions Required
 - Terminate Breeze/Kai
 - Engage Anchor Stone Mgmt



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