

**TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

*Agenda Package
Board of Supervisors Meeting*



*Wednesday, January 8, 2025
6:00 P.M.
Compton Park Recreation Building
16101 Compton Drive,
Tampa, Florida*

BREEZE MANAGEMENT



TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package January 8, 2025

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Tampa Palms Community Development District

16311 Tampa Palms Blvd W
Tampa, Florida 33647

January 3, 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, January 8, 2025 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 November 13, 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**

**January 8, 2025 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 November 13, 2024 Minutes
5. Approval of District Disbursements
6. Consultant Reports
 - Neighborhood Updates (Includes Hurricane Restoration)
 - Completion of Election Problem Resolution
 - Economy & Investments
 - Annual Organization Review
7. Other Matters If Introduced
8. Public Comments
9. Supervisor comments
10. Adjourn

Two Months Ending November 30, 2025

Executive Summary

As of November 30, 2024, The District has cash balances, net of liabilities, of \$4.0 M; this represents the status after only two thirds of the first quarter of FY 2024-25.

District budgeted financials are negatively affected by the delays in collections and hurricane restorations but in the macro, remain within budget for the FY 2024-25. After allocating expenses for the entire fiscal year, as well as, community reserves and contingencies (see below), there are sufficient funds to conduct the business of the community for the foreseeable future.

FY 2024-25 YTD Budget Performance

Revenue

As of November 30th, the District collected only 3% of the assessments to a combined revenue total of \$122K including the interest income from both the ICS & Wealth accounts. An additional \$1.3 M was collected by mid-December, though not part of this reporting period.

The timing of assessments collection has been modified this year due to Hurricane Milton triggering late mailing of tax statements and Hillsborough County extending the maximum discount period to 12/31/2024.

Expenses

The Administrative and General Field Operations together ended November below budget by \$118K due in part to focus on hurricane restoration which at this time is reported under Signature/Reserve expenses. Every effort is being made to collect reimbursement for the hurricane restorations from FEM (a/o 11/30/24 \$151K) see FAQ following.

Cash Flow Projections for Calendar 2024

(Shown in \$ 000)

Sources of Funds

Cash Balance 11/30/24	\$ 3,951	
Collections received Dec 2024	1,294	
Collections Dec 2024, pd Jan 2025	1,279	
Total Sources of Funds		\$ 6,524

Uses of Funds

Balance FY 24-25 Expenses	(\$ 2,719)	
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		(\$5,062)

Projected Funds before Jan, 2025 receipts \$ 1,462

FAQ Numerous residents and others have inquired as to if “the CDD will be in trouble financially based on the amount of damage received from Hurricane Milton and will these costs require any special assessment or loan debt?”

The quick answer is that even though all of the costs are not in, there is no expectation that any special funding arrangements will be required to mitigate the damages caused by Hurricane Milton.

It is a fact that the design of Tampa Palms, along treed spine roads, with literally acres of old and aging trees, as well as, with multiple (70) treed stormwater ponds, left Tampa Palms with more vegetative damage than more “clear cut” communities with new plantings.

That said Tampa Palms was aware of this vulnerability (board-reviewed a number of times) and has reserves for such situations.

More important, Debris removal activities, such as clearance, removal, and disposal, are eligible for reimbursement from FEMA as Category A if the removal is in the public interest based on whether the work:

- Eliminates immediate threats to lives, public health, and safety;
- Eliminates immediate threats of significant damage to improved public or private property; or
- Ensures economic recovery of the affected community to the benefit of the community at large.

Monitoring of the debris removal operations is also required to be eligible for FEMA to determine the eligibility of debris removal operations, the Applicant must provide debris types, quantities, reduction methods, and pickup and disposal locations.



Patricia Thibault has coordinated monitor services documentation of all contracted debris operations to ensure that the CDD and its contractor removes eligible debris.

The monitoring, staging and recording processes are long but well worth the effort for any reimbursement.



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

GENERAL

ASSETS:

CASH - Operating Account	\$	92,539
PETTY CASH		500
Wealth Fund Account- South State Bank		2,802,142
ICS Sweep- South State Bank		1,036,133
ACCTS. RECEIVABLE		-
RECEIVABLE FROM TAMPA PALMS HOA		8,217
ASSESSMENTS RECEIVABLE		-
RECEIVABLE EXCESS FEES		-
PREPAID ITEMS		11,836
TOTAL ASSETS	\$	<u>3,951,367</u>

LIABILITIES:

ACCOUNTS PAYABLE	\$	38,398
ACCRUED EXPENSES		263,195
DEFERRED REVENUE - ON ROLL ASSESSMI		-

FUND BALANCE:

NON-SPENDABLE		11,836
ASSIGNED		2,343,000
UNASSIGNED		1,294,938
TOTAL LIABILITIES & FUND BALANCE	\$	<u>3,951,367</u>

Note: GASB 34 government wide financial statements are available for an annual 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, 2024 through November 30, 2024

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
ASSESSMENTS NON-ADVALOREM	\$ 3,228,809	\$ 322,861	\$ 113,137	\$ (209,724)
EARLY PAY DISCOUNT	(129,144)	(12,914)	(4,889)	8,025
ON ROLL ASSESSMENTS-EXCESS FEES	15,000	-	-	-
INTEREST INCOME	60,000	10,000	5,972	(4,028)
INVESTMENTS	100,000	16,667	7,878	(8,789)
MISC. REVENUE	3,000	500	600	100
TOTAL REVENUES	3,277,465	337,113	122,698	(214,416)
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
SUPERVISORS COMPENSATION	11,000	1,833	1,800	33
MANAGEMENT FEES	70,000	11,667	11,667	-
FUTA/SUTA/PAYROLL FEES	6,073	1,012	250	762
FICA	6,906	1,151	1,109	42
AUDITING SERVICES	7,280	-	-	-
ASSESSMENT ROLL SERVICES	10,452	1,742	-	1,742
TAX COLLECTOR FEES-ASSESSMENTS	84,572	6,457	2,165	4,292
LEGAL SERVICES	3,640	607	768	(161)
MISCELLANEOUS ADMIN. SERVICES	12,854	2,142	1,405	737
DIRECTORS & OFFICERS INSURANCE	3,952	3,952	3,691	261
TOTAL ADMINISTRATIVE SERVICES	196,729	30,663	22,865	7,708
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT STAFF S/T ALL POSITIONS	180,405	30,068	31,665	(1,597)
PARK STAFF - LEASING CO	70,000	11,667	8,735	2,932
PARK PATROL - SECURITY CO	137,924	22,987	21,860	1,127
FIELD MISCELLANEOUS	20,800	3,467	-	3,467
TOTAL FIELD MANAGEMENT SVCS	409,129	68,189	62,260	5,929
GENERAL OVERHEAD:				
P&L INSURANCE	23,000	23,000	21,880	1,120
INFORMATION SYSTEMS (TELEPHONE / SECURITY)	16,380	2,730	2,718	12
WATER - UTILITY	80,176	10,029	6,219	3,810
REFUSE REMOVAL (SOLID WASTE)	11,440	1,907	1,733	174
ELECTRICITY	168,951	28,159	20,398	7,761
STORMWATER FEE	3,514	3,514	3,379	135
MISC. FIELD SERVICES	13,520	2,253	-	2,253
TOTAL GENERAL OVERHEAD	296,981	71,592	56,327	15,265
LANDSCAPE MAINTENANCE:				
LANDSCAPING MANAGEMENT FEE	18,900	3,150	3,150	-
LANDSCAPE AND POND MAINTENANCE	1,294,765	215,794	152,626	63,168
LANDSCAPE REPLACEMENT	111,562	18,594	-	18,594
TOTAL LANDSCAPE MAINTENANCE	1,425,227	237,538	156,776	81,762
LANDSCAPE MTC NEW & ENHANCED:				
PROPERTY MOWING	85,446	14,241	10,467	3,774
COUNTY POND	5,460	910	606	304
NPDES POND PROGRAM	55,071	9,179	9,884	(705)
TOTAL LANDSCAPE MTC NEW & ENHANCED	146,978	24,330	20,957	3,373
FACILITY MAINTENANCE:				
IRRIGATION MAINTENANCE	124,767	20,795	13,673	7,122
R&M FOUNTAIN	29,384	4,897	3,536	1,361
FACILITY MAINTENANCE	91,010	15,168	19,758	(4,590)
JANITORIAL/SUPPLIES	3,149	525	328	197
TOTAL FACILITY MAINTENANCE	248,310	41,385	37,295	4,090
TOTAL NORMAL OPERATIONS	2,722,354	473,587	365,470	118,127

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

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
PROJECT DRIVEN EXPENSES:				
RENEWAL AND REPLACEMENT & DEFERRED MTC	258,894	-	-	-
NPDES / CLEAN WATER / AGE REPLACEMENTS	70,063	-	-	-
CAPITAL PROJECTS	228,154	16,871	16,871	-
SIGNATURE 2017				
WALL RESTORATION	-	-	34,755	(34,755)
HURRICNE RESTORATION	-	-	151,093	(151,093)
TOTAL PROJECT DRIVEN EXPENSES	<u>655,111</u>	<u>16,871</u>	<u>202,719</u>	<u>(185,848)</u>
TOTAL EXPENDITURES NORMAL OPERATIONS AND PROJECT DRIVEN	<u>3,277,465</u>	<u>480,468</u>	<u>558,189</u>	<u>(87,721)</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(163,355)	(435,491)	(282,136)
FUND BALANCE - BEGINNING	-	4,085,265	4,085,265	-
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 3,931,910</u>	<u>\$ 3,649,774</u>	<u>\$ (282,136)</u>

**TAMPA PALMS CDD
FINANCIAL SUMMARY OCTOBER 1 THRU NOVEMBER 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	\$88,861		\$88,861
<u>Non Operating</u>			
Capital Projects		\$7,898	\$7,898
Renewal & Rel		\$9,042	\$9,042
Signature		\$0	\$0
NPDES		\$2,447	\$2,447
Interest	5,972		5,972
Interest/Wealth Account	7,878		7,878
Misc Rev	\$600		\$600
Total	\$103,311	\$ 19,387	\$122,698
<u>Expenses</u>			
Operations	\$ 355,470		355,470
<u>Non Operating</u>			
Renewal & Rel		0	0
NPDES/EPA		0	0
Capital Projects		16,871	16,871
<u>Signature Reserve</u>			0
<i>Hurricane Restoration*</i>		151,093	151,093
<i>Wall Restorations**</i>		<u>34,755</u>	<u>34,755</u>
Total	\$355,470	\$167,964	\$202,719
Total Expenditures			\$558,189

* FEMA application made for reimbursement,

** To be funded by (1) wealth account income or (2) amendment from reserves

**TAMPA PALMS CDD
FINANCIAL OCTOBER 1 THRU NOVEMBER 30, 2024
GENERAL FUND**

<u>General Fund</u>	11/30/2024	(\$000)
Cash		93
Cash Equivalent (Excess Cash ICS)		1,036
Insured Investment Account		2,802
Accounts Receivable (TPOA)		8
Prepaid Items		12
Total Assets		\$ 3,951
Less:		
Payables		38
Accrued Expenses		263
Non Spendable A/C Prepaid		12
	Total Assigned and Planned Funds	3,637
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	\$ 1,295

(\$ 000)	2023-24 Fiscal Year		
	<u>Receipts</u>	<u>Expenses</u>	<u>Monthly Bal</u>
Dec			
CDD Operations	1,063	240	
R&R	94	26	
NPDES	108	12	
Signature Projects **	29	60	
Capital Projects	0	9	
Total	1,295	347	\$ 2,243
Jan			
			2024-25 Fiscal Year
CDD Operations	1,050	230	
R & R	107	11	
NPDES	29	12	
Signature Projects **	0	45	
Capital Projects	93	9	
Total	1,279	307	\$ 3,215
Feb			
CDD Operations	51	260	
R & R	9	11	
NPDES	1	12	
Signature Projects **	0	24	
Capital Projects	5	9	
Total	66	316	\$ 2,965

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

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

(\$000)	<u>Prior Year Collected \$</u>	<u>Prior Year Collected %</u>
October		
November	\$474	16%
December	\$2,724	91%
January	\$2,810	94%
February	\$2,849	96%
March	\$2,874	96%
April	\$2,947	99%
May	\$2,959	99.3%
June	\$2,991	100.4%
July	\$2,991	100.4%
August	\$2,991	100.4%
September	\$2,991	100.4%
Year End		
Total Assessed (Net Discount)		3,099

Summary- Project Driven Expenses

	November, 2024
Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2024-25 Budget	\$226
<u>Uses of Funds</u>	
Spent Thru 9/30/2024	17
Total Funds Under Consideration	\$0
Budget Available as of 11/30/2024	\$209
Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2024-25 Budget	258
<u>Uses of Funds</u>	
Spent Thru 11/30/2024	0
Total Funds Under Consideration	\$0
Budget Available as of 11/30/2024	\$258
TP Signature & Reserve Projects	
<u>Sources of Funds*</u>	
FY 2024-25 Budget	\$0
<u>Uses of Funds</u>	
Wall Repair/Restoration Spent Thru 11/30/2024	\$35
Hurricane Restorations	\$151
Budget Available as of 11/30/2024	
* Assigned Funds \$2,343	

SUMMARY
FY 2024-25 RENEWAL REPLACEMENT PROJECTS

			Original Project	Nov, 2024	Committed To Spend
Infrastructure					
Landscape					
Irrigation					
Lighting (Park & Landscape)					
Other					
Total R&R Projects				\$0	\$0

**Capital Projects 2024-25
Budget Monitor**

November, 2024			
(\$000)	Current Projects	Spent 2024-25	Pending Commitments
Tampa Palms Signature Projects			
Consulting Services	-	0	-
Irrigation	-	0	
Main Entry Restorations		0	
Area 2 Pond		0	
Sub-Total Tampa Palms Signature	-	185,849	
Sub-Total TP Signature Projects	\$100	\$185,849	\$0
Capital Projects			
Consulting Services			
Irrigation Systems		0	
Parks & Cameras			
Landscape & Lighting		\$0	
Infrastructure (Signs and Lighting)		\$16,870	
Sub-Total Capital Projects	\$0	\$16,870	\$0
Total TP Signature & Standard Capital Projects		\$0	\$0

**Capital Projects Signature Projects
Through November 30, 2024**

Tampa Palms Signature Projects	In Progres FY 2024-25	Spent A/O FY 2024-25	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		
Hurricane Restorations			
Littoral Plantings & Noxious Removal		151,093	
<i>Sub Total</i>			
Wall Improvements			
Restoration and Repair w/o Rebuild		34,756	0
<i>Sub Total</i>	0		
Sub-Total Tampa Palms Signature	100,000	\$185,849	
Normal Capital Projects			
	Current		Pending
Irrigation Systems			
Pump Station Extending Life			
<i>Sub Total</i>	0		
Parks & Cameras			
Volleyball Removal w/ Irrigation Install			
<i>Sub Total</i>			-
Landscape & Lighting			
Area 1 Entry			
Major Landscape (> 5 Years)			
<i>Sub Total</i>	-	\$0	-
Infrastructure (Signs and Lighting)			
New Sign & Granite Restoration (Deposits)		\$9,345	
Kensington Rebuild 4 Phases (1 FY 23, 3 24, Comp 25)		\$7,525	
<i>Sub Total</i>		\$16,870	
Sub-Total Normal Capital Projects	\$0	\$16,870	
Total TP Signature & Standard Capital Projects		\$202,719	

**Tampa Palms Community Development District
Check Register - Operating Account (Acct #3337)
FY2025**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Acct Balance
09/30/2024						104,824.86
10/2/2024	1008	Wayne Gill'	Wyndham Wall maintenance		5,625.00	99,199.86
10/3/2024	2362	Wayne Gill'	Amberly Drive Wall 1/5 (East side)		5,825.00	93,374.86
10/3/2024	2363	Void due to account closure	VOID		-	93,374.86
10/3/2024	2364	Void due to account closure	VOID		-	93,374.86
10/3/2024	2365	Void due to account closure	VOID		-	93,374.86
10/3/2024	2366	Void due to account closure	VOID		-	93,374.86
10/3/2024	2367	Void due to account closure	VOID		-	93,374.86
10/4/2024	2368	ADVANCED ENERGY SOLUTIONS LLC	maint repair		2,415.05	90,959.81
10/4/2024	2369	A & A DEVELOPMENT, INC	Capital projects		43,634.00	47,325.81
10/4/2024	2370	Void due to account closure	VOID		-	47,325.81
10/4/2024	2371	Arete Industries LLC	Deposit For Somerset Granite		4,650.00	42,675.81
10/4/2024	2372	Void due to account closure	VOID		-	42,675.81
10/4/2024	2373	Arete Industries LLC	Signs -		1,124.00	41,551.81
10/4/2024	2374	Void due to account closure	VOID		-	41,551.81
10/4/2024	2375	Arete Industries LLC	Granite Cleaning Bal		4,376.00	37,175.81
10/4/2024	2376	Void due to account closure	VOID		-	37,175.81
10/4/2024	2377	Void due to account closure	VOID		-	37,175.81
10/4/2024	2378	CINTAS	VOID		-	37,175.81
10/4/2024	2379	CORE & MAIN LP	Irrigation Repair Supplies		1,345.93	35,829.88
10/4/2024	2380	CINTAS	VOID		-	35,829.88
10/4/2024	2381	CITY OF TAMPA	Water account Huntington landtract, not billed		1,548.88	34,281.00
10/4/2024	2382	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		63.24	34,217.76
10/4/2024	2383	CORE & MAIN LP	Irrigation Repair Supplies		2,571.11	31,646.65
10/4/2024	2384	Creations By Christina LLC	Prep of Area 1, 2, 4, corners on Amberly		3,500.00	28,146.65
10/4/2024	2385	Crown Information Management	Document Storage		37.99	28,108.66
10/4/2024	2386	FRONTIER COMMUNICATIONS	Act #81397739330707895- Svc Sept 2024		557.81	27,550.85
10/4/2024	2387	OLM, INC.	VOID- Lost in mail		-	27,550.85
10/4/2024	2388	Red Cap Plumbing & Air	Repairs, potable water Hampton Park		2,210.00	25,340.85
10/4/2024	2389	REPUBLIC SERVICES 696 Inc	Solid Waste pick up - service (10/1-10/31)		699.83	24,641.02
10/4/2024	2390	Staples Account	Office Supplies		432.55	24,208.47
10/4/2024	2391	Void due to account closure	VOID		-	24,208.47
10/4/2024	2392	TAMPA PALMS OWNERS ASSOCIATION Inc	Park Attendants		12,417.89	11,790.58
10/4/2024	100424ACH	Engage PEO	Payroll- Admin Mgr		3,072.48	8,718.10
10/4/2024			Funds Transfer	100,000.00		108,718.10
10/7/2024	5379	Tampa Palms Owners Assoc.	Q4-2024 Admin Support	4,930.00		113,648.10
10/7/2024			Deposit	799.89		114,447.99
10/9/2024	704	South State Bank	Analysis charges Sept		18.00	114,429.99
10/21/2024	102124ACH	Engage PEO	PR		3,072.47	111,357.52
10/23/2024			Funds Transfer		75,000.00	36,357.52
10/28/2024	717	CITY OF TAMPA UTILITIES	Water payments Oct bank stmt		3,966.63	32,390.89
10/31/2024				105,729.89	178,163.86	32,390.89
11/1/2024	726	South State Bank	Paper stmt fee		2.00	32,388.89
11/18/2024	728	CITY OF TAMPA UTILITIES	Water payments Nov bank stmt		180.00	32,208.89
11/18/2024	735	Breeze Connected LLC, CDD	Void check 2171, to be re-issued from new operating account	36.08		32,244.97
11/18/2024	736	OLM, INC.	Void check 2275, to be reissued from new operating account	1,575.00		33,819.97
11/25/2024			Funds Transfer DDS Closing withdrawal		33,819.97	-
11/30/2024				1,611.08	34,001.97	0.00

SEE PAGE 14 and Page 14-A for Replacement Bank Account Records

Tampa Palms Community Development District
Check Register - Operating Account (Acct #1755)
FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Acct Balance
09/30/2024						0.00
10/21/2024	2104	Void due to account closure	VOID:		-	-
10/23/2024			Funds Transfer	75,000.00		75,000.00
10/29/2024	2101	TECO	Acct# 311000040213-summary bill all electric		11,215.26	63,784.74
10/29/2024	2102	INSECT I.Q., INC	Insect Removal		425.00	63,359.74
10/29/2024	2103	Straley Robin Vericker	legal Services		183.00	63,176.74
10/29/2024	2105	M Wilson Consulting	FY2024-25-Nov		9,875.00	53,301.74
10/29/2024	2106	DOUGLAS CLEANING SERVICE	Oct 2024 Cleaning Service		2,000.00	51,301.74
10/29/2024	2107	ADVANCED ENERGY SOLUTIONS LLC	Inv 11016 & 11950		1,878.80	49,422.94
10/29/2024	2108	FL Dept Of State, Divion of Elections	Inv Horvath		10.00	49,412.94
10/29/2024	2109	FL Dept Of State, Divion of Elections	Inv Oneal		10.00	49,402.94
10/24/2024	2110	ABM Ladscape & Turf Services LLC	VOID		-	49,402.94
10/24/2024	2111	ABM Ladscape & Turf Services LLC	VOID		-	49,402.94
10/29/2024	2112	Wayne Gill'	Wall repair		875.00	48,527.94
10/24/2024	2114	Void due to account closure	VOID		-	48,527.94
10/30/2024	103024ACI	Harland Clarke	Checks		204.63	48,323.31
10/30/2024	103024ACI	Harland Clarke	Checks		373.03	47,950.28
10/31/2024	221	ADVANCED ENERGY SOLUTIONS LLC	facility maint		209.25	47,741.03
10/31/2024	222	CINTAS	Inv 5236207405		25.47	47,715.56
10/31/2024	223	CINTAS	Inv 4209544502		83.12	47,632.44
10/31/2024	224	CINTAS	Inv 4208807348		83.12	47,549.32
10/31/2024	225	CINTAS	Inv 4207839484		83.12	47,466.20
10/31/2024	226	CINTAS	Inv 4207341756		83.12	47,383.08
10/31/2024	227	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		119.80	47,263.28
10/31/2024	228	ESD WASTE2WATER, INC.	Clean Cart filter/check hoses & connections		300.00	46,963.28
10/31/2024	229	FEDEX	Shipping		31.02	46,932.26
10/31/2024	230	FLORIDA FOUNTAIN MAINTENANCE, INC.	Reserve-maint /repair		550.00	46,382.26
10/31/2024	231	SECURITAS SECURITY SERVICES USA, INC.	9/1-9/30/24 Security		5,198.59	41,183.67
10/31/2024	232	FLORIDA FOUNTAIN MAINTENANCE, INC.	Oct-Turnbury		180.00	41,003.67
10/31/2024	233	FRONTIER COMMUNICATIONS	Act #81397739330707895- Svc Oct 2024		528.98	40,474.69
10/31/2024	234	FRONTIER COMMUNICATIONS	Act #81355802910720065- Svc 10/0-10/31/24		228.51	40,246.18
10/31/2024	235	ABM Landscape & Turf Services LLC	Sept Mowing Service		76,001.93	(35,755.75)
10/31/2024	236	HOOVER PUMPING SYSTEMS Corp	Maint/Repair		355.00	(36,110.75)
10/31/2024	237	VOID	VOID		-	(36,110.75)
10/31/2024	238	Staples Account	Office Supplies		14.95	(36,125.70)
10/31/2024	239	TERMINIX Inc.	Pest Control 10/02/24		100.40	(36,226.10)
10/31/2024	240	XEROX FINANCIAL SERVICES	Copier Lease		209.79	(36,435.89)
10/31/2024	241	Zeno Office Solutions, Inc.	Copier Lease		9.35	(36,445.24)
10/31/2024	242	ABM Landscape & Turf Services LLC	Landscape Maint & Performance -Oct 2024		76,313.21	(112,758.45)
10/31/2024			Funds Transfer	150,000.00		37,241.55
10/31/2024				225,000.00	187,758.45	74,483.10
11/15/2024	101	REPUBLIC SERVICES 696 Inc	Solid Waste pick up - service (11/1-11/30)		1,092.81	73,450.29
11/7/2024	103	ADB Landscaping Materials, Inc.	Plants		13,018.25	60,432.04
11/7/2024	244	A & A DEVELOPMENT, INC	Kensington Wall		7,525.00	52,907.04
11/7/2024	245	ADVANCED ENERGY SOLUTIONS LLC	Electrical Repairs		444.26	52,462.78
11/7/2024	246	VOID	VOID		-	52,462.78
11/7/2024	247	ARCHITECTURAL FOUNTAINS, INC	Fountain Svc-4th Qtr		750.00	51,712.78
11/7/2024	248	CINTAS	Inv 4210209962		83.12	51,629.66
11/7/2024	249	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		154.80	51,474.86
11/7/2024	250	Crown Information Management	Document Storage		109.00	51,365.86
11/7/2024	251	FLORIDA FOUNTAIN MAINTENANCE, INC.	Reserve-maint /repair		550.00	50,815.86
11/7/2024	252	FLORIDA FOUNTAIN MAINTENANCE, INC.	Nov-Turnbury		180.00	50,635.86
11/7/2024	253	FRONTIER COMMUNICATIONS	Act #813-972-5699-051491-5- Svc 10/28-11/27/24		487.45	50,148.41
11/7/2024	254	SOLITUDE LAKE MANAGEMENT LLC	Pond 300 (County Pond)		303.00	49,845.41
11/7/2024	255	HOOVER PUMPING SYSTEMS Corp	Annual Pump Station Mtc		7,961.00	41,884.41
11/7/2024	256	SECURITAS SECURITY SERVICES USA, INC.	10/1-10/31/24 Security		6,379.00	35,505.41
11/7/2024	257	SECURITAS SECURITY SERVICES USA, INC.	10/1-10/31/24 Security		5,214.20	30,291.21
11/8/2024	258	Gregory Horvath	112224 BOS MTG		200.00	30,091.21
11/8/2024	259	Richard Diaz	112224BOS MTG		200.00	29,891.21
11/8/2024	260	Tracey Falkowitz	112224BOS MTG		200.00	29,691.21
11/8/2024	261	Donald O'Neal Jr.	112224BOS MTG		200.00	29,491.21
11/15/2024	262	ADVANCED ENERGY SOLUTIONS LLC	Electrical Repairs		315.00	29,176.21
11/15/2024	263	Air West A/C Inc	A/C Mtc		507.40	28,668.81
11/15/2024	264	ARCHITECTURAL FOUNTAINS, INC	RM FOUNTAIN		140.00	28,528.81
11/15/2024	265	CINTAS	Inv 4210938667		83.12	28,445.69
11/15/2024	266	CITY OF TAMPA	Stormwater Fee		3,379.22	25,066.47
11/15/2024	267	ESD WASTE2WATER, INC.	Clean Cart filter/check hoses & connections		300.00	24,766.47
11/15/2024	268	FEDEX	Shipping		19.44	24,747.03
11/15/2024	269	FEDEX	Shipping		15.01	24,732.02
11/15/2024	270	FRONTIER COMMUNICATIONS	Act #813-558-0291-072066-5- Svc 11/1-11/30/24		474.45	24,257.57
11/15/2024	271	Lowes Business Acct/ SYNCB	Office Supplies-statement 11/24		42.61	24,214.96
11/15/2024	272	SECURITAS SECURITY SERVICES USA, INC.	VOID		-	24,214.96
11/15/2024	273	Staples Account	Office Supplies		27.66	24,187.30
11/15/2024	274	TECO	Acct# 311000040213-combined billing-street lights		9,182.75	15,004.55
11/15/2024	275	TERMINIX Inc.	Pest Control 10/02/24		129.02	14,875.53
11/15/2024	276	TERMINIX Inc.	Pest Control 10/02/24		96.00	14,779.53
11/18/2024	277	Eugene R. Field	11/13/24 BOS MTG		200.00	14,579.53
11/18/2024	278	Gregory Horvath	11/13/24 BOS MTG		200.00	14,379.53
11/18/2024	279	Richard Diaz	11/13/24 BOS MTG		200.00	14,179.53
11/18/2024	280	Tracey Falkowitz	11/13/24 BOS MTG		200.00	13,979.53
11/18/2024	281	Donald O'Neal Jr.	11/13/24 BOS MTG		200.00	13,779.53
11/21/2024	282	Wayne Gill'	Sign Mtc Tampa Palms E		1,055.00	12,724.53
11/21/2024	283	Wayne Gill'	Sign Mtc Yardley		1,200.00	11,524.53

**Tampa Palms Community Development District
Check Register - Operating Account (Acct *1755)
FY2025**

Disbursements Replacement Account Continued				
11/21/2024	284 Wayne Gill	Sign Mtc Compton	975.00	10,549.53
11/21/2024	285 Wayne Gill	Sign Mtc Tampa Palms W	1,078.00	9,471.53
11/21/2024	286 M Wilson Consulting	FY2024-25-Dec	1,810.00	7,661.53
11/21/2024	287 DOUGLAS CLEANING SERVICE	Nov 2024 Cleaning Service	2,000.00	5,661.53
11/21/2024	288 ADVANCED ENERGY SOLUTIONS LLC	Facility Maint	3,600.64	2,060.89
11/21/2024	289 ARCHITECTURAL FOUNTAINS, INC	R&M Fountain	1,116.00	944.89
11/21/2024	290 Arete Industries LLC	Tiles- wall path Kensington	4,650.00	(3,705.11)
11/21/2024	291 CINTAS	Inv 5239958004	23.49	(3,728.60)
11/21/2024	292 INSECT I.Q., INC	Insect Removal	425.00	(4,153.60)
11/21/2024	293 OLM, INC.	Landscape Insp - 9/4	1,575.00	(5,728.60)
11/21/2024	294 OLM, INC.	Landscape Insp - 11/6	1,575.00	(7,303.60)
11/21/2024	295 TERMINIX Inc.	Pest Control 11/04/24	100.40	(7,404.00)
11/21/2024	296 CINTAS	Inv 4211666838	83.12	(7,487.12)
11/21/2024	297 CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies	52.95	(7,540.07)
11/21/2024	298 Straley Robin Vericker	legal Services	584.50	(8,124.57)
11/22/2024	299 Breeze Connected LLC, CDD	Billable Expense: Meeting Schedule Advertisement	512.00	(8,636.57)
11/22/2024	300 Breeze Connected LLC, CDD	Professional Management Services - Monthly fee	5,416.66	(14,053.23)
11/22/2024	301 Breeze Connected LLC, CDD	Professional Management Services - Monthly fee	5,833.33	(19,886.56)
11/22/2024	302 M Wilson Consulting	FY2024-25-Dec (Amended)	9,100.00	(28,986.56)
11/26/2024	729 CITY OF TAMPA UTILITIES	Water payments Nov bank stmt	2,072.60	(31,059.16)
11/8/2024	2113 Florida Municipal Insurance Trust	Utility Payment Bond Policy #FMIT # 0588	520.00	(31,579.16)
11/14/2024	2115 Wayne Gill	Hampton Park Pavillion Repairs	675.00	(32,254.16)
11/26/2024	2117 Wayne Gill	Amberly Drive Wall 2/5 (East side)	5,825.00	(38,079.16)
11/14/2024	2118 SECURITAS SECURITY SERVICES USA, INC.	9/1-9/30/24 Security	6,255.29	(44,334.45)
11/1/2024	110124ACF Engage PEO	Payroll	3,072.48	(47,406.93)
11/15/2024	111524ACF Engage PEO	Payroll	3,072.48	(50,479.41)
11/29/2024	112924ACF Engage PEO	Payroll	3,560.03	(54,039.44)
11/7/2024		Funds Transfer	150,000.00	95,960.56
11/25/2024		Funds Transfer DDS Closing withdrawal old account	33,819.97	129,780.53
11/30/2024			183,819.97	128,522.54
				129,780.53

Focus For 2024-25

Re-Presented Jan. 2025



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 January, 2025

	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 Hurricane Restoration	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) Appoint Supervisor	Review w/ Board	Nov
(2) Park Manual Clarifications	Review w/ Board	Semi-Annual

- 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
- g) Review Election & Vacate Seat 5

VI Financial

- a) Update Conditions & Investments

Next Step

Scheduled
Update Board
Update Board

Mar
Jan
Jan

Staff
Staff
Staff

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

Feb
On Going
On Going
Feb
Nov

Staff
Staff
TPOA Bus Mgr
Staff
Staff

Report To Board

Monthly

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, November 13, 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:

Gene Field	Chairman *
Richard Diaz	Supervisor*
Don Oneal	Vice Chair*
Gregory Horvath	Supervisor *
Tracy Falkowitz	Supervisor *

* Constituting quorum

Also present were:

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

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

Supervisors Diaz and Oneal complimented ABM on the progress made returning to “normal”.

THIRD ORDER OF BUSINESS- Public Comments

There being none, the next item followed.

1 **FOURTH ORDER OF BUSINESS – Approval of Minutes**

2 Mr. Oneal asked for confirmation that everyone had read the minutes and were there were
3 corrections or additions. Seeing none he then asked for a motion to approve.

4

5 On MOTION by Ms. Falkowitz , SECONDED by Mr. Diaz WITH ALL IN FAVOR, the
6 Board approved the Minutes of the October 21, 2024 CDD Board Meeting .

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 Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
12 approved the Disbursements for the month ending September 30, 2024 in the amount of
13 \$ 268,897.81.

14

15

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

17 ♦ **Hurricane Updates**

18 Ms. Wilson broke the restoration into
19 three components, immediate safety needs, clean-
20 up and renewal, and updated the board on the
21 status of each.

22 It was agreed that clean-up would take
23 most of the rest of the year and renewal to follow.

24

25 Ms. Wilson reviewed the impact on the on
26 structures and noted that the CDD building was
27 not heavily damaged but there was one park
28 bench structure that was mangled under a fallen
29 tree.

Community Updates
Hurricane Milton Restoration

- Immediate Safety Needs
 - 100% Complete
 - Open Roads
 - Clear Sidewalks
- Clean-up
 - 45% Complete
 - Damaged Trees
 - Remaining Stumps
 - Pond Banks
- Renewal
 - Not Commenced

Community Updates
Hurricane Milton Restoration

- Still Finding Damage
 - Dangerous Tree
 - Broken Granite
 - Replacement \$9,391
 - Requires Motion
- Park Structure
 - Swinging Bench
 - Evaluating Replacement

1 She also noted that the granite Somerset monument (Amberly Dr) was severely cracked
2 and the granite needs to be replaced. She obtained a quote for \$9,300.00 from Arete to replace
3 the granite. The work will take about six weeks.

4 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board
5 approved the replacement of the granite on the Someset monument for an expense of
6 \$9,300.00.
7

8
9 Next Ms. Wilson reviewed the status
10 of debris removal. She reviewed the manner
11 and places where the storm debris was stored
12 post collection.

13 She described the application made to
14 FEMA for reimbursement of debris removed
15 for health and safety from public areas.



Community Updates
Hurricane Milton Restoration

- Debris Management
 - On Site Storage
 - Three Places
- FEMA Application
 - Health & Safety
 - Document
 - Requires Monitor
- Application In Progress
 - Not Fast Turn-Around

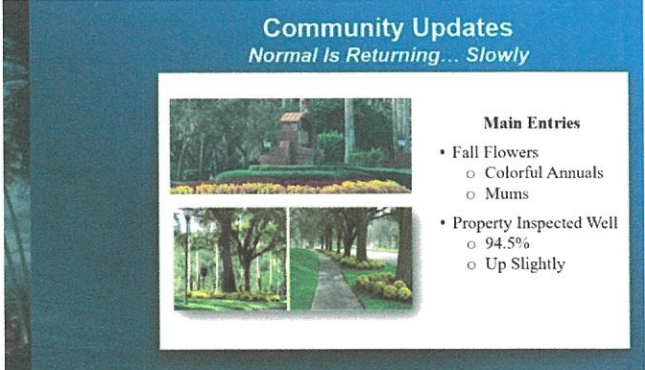
16 ♦ **Returning To Normal**

17 Ms. Wilson explained that every
18 effort is being made to restore a sense of
19 normal in the community, especially with the
20 holidays fast approaching.

21 The mums are in and Fall annuals and the
22 OLM inspection rating, 94.5%, reflects that
23 work to bring things back “normal”.

24 Ms. Wilson noted that in the coming
25 weeks the December annuals will arrive,
26 along with the holiday poinsettias.

27 She reported that work had already
28 begun on the holiday lighting which should
29 start to commence display the weekend after
30 Thanksgiving.



Community Updates
Normal Is Returning... Slowly

Main Entries

- Fall Flowers
 - Colorful Annuals
 - Mums
- Property Inspected Well
 - 94.5%
 - Up Slightly



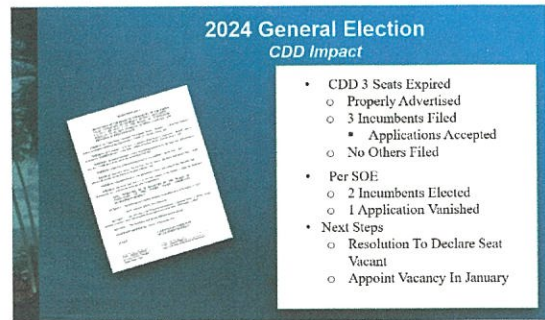
Community Updates
Getting Ready For The Holidays

Winter Color Soon

- December Annuals
 - White Alyssum
 - Fiery Red Snapdragons
- Poinsettias At Entries
- Holiday Lighting

1 ♦ **General Election**

2 Ms. Wilson recounted the FY 2024 general
3 election ballot and noted there was a mix up by
4 the SOE and one incumbent was omitted from the
5 ballot.



2024 General Election
CDD Impact

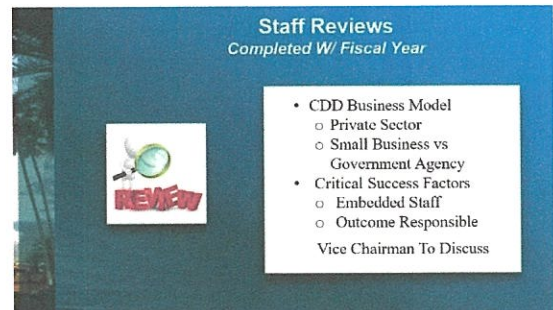
- CDD 3 Seats Expired
 - Properly Advertised
 - 3 Incumbents Filed
 - Applications Accepted
 - No Others Filed
- Per SOE
 - 2 Incumbents Elected
 - 1 Application Vanished
- Next Steps
 - Resolution To Declare Seat Vacant
 - Appoint Vacancy In January

6 She outlined the next steps to be taken to correct
7 which included declaring the seat to be vacant by
8 Resolution. Appointment of the incumbent by the board can take place in January.

9
10 On MOTION by Mr. Field SECONDED by Mr. Diaz with ALL IN FAVOR, Resolution 2025
11 -1 was approved by the Board declaring Seat 5 vacant.

12
13 ♦ **Reviews**

14 Staff reviews were conducted by vice Chair
15 Oneal who advised that the district's private-sector
16 business model produces favorable outcomes
17 come from repeatable, reliable business systems,
18 processes and capable staff. Mr. Oneal
19 recommended a 3% increase for Ms. Braboy,
20 Administrative Assistant and a 3.5% increase for Ms. Wilson, GM, commencing Oct 1, with
21 the start of the fiscal year



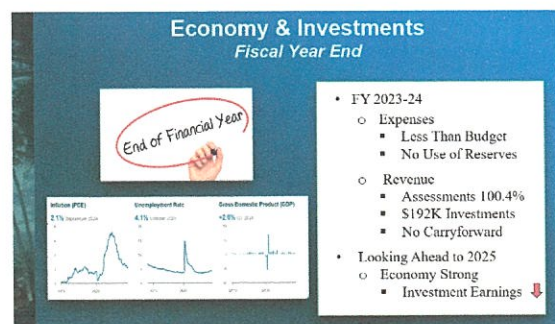
Staff Reviews
Completed W/ Fiscal Year

- CDD Business Model
 - Private Sector
 - Small Business vs Government Agency
- Critical Success Factors
 - Embedded Staff
 - Outcome Responsible
 - Vice Chairman To Discuss

22 On MOTION by Ms. Falkowitz SECODED by Mr. Diaz ALL IN FAVOR, a 3% increase
23 WAS APPROVED for Ms. Braboy, Administrative Assistant.
24 On MOTION by Ms. Falkowitz SECODED by Mr. Diaz ALL IN FAVOR, a 3.5 % increase
25 WAS APPROVED for Ms. Wilson, General Manager.

26 ♦ **Economy and Investments**

27 Ms. Wilson reviewed the end of fiscal
28 results and noted that due to the investments, no
29 reserve monies were utilized. She briefly touched
30 on the FY 2024-25 options and noted that the
31 economy was strong.



Economy & Investments
Fiscal Year End

End of Financial Year

- FY 2023-24
 - Expenses
 - Less Than Budget
 - No Use of Reserves
 - Revenue
 - Assessments 100.4%
 - \$192K Investments
 - No Carryforward
- Looking Ahead to 2025
 - Economy Strong
 - Investment Earnings ↓

Wilson (P/E) 21% Increase (2023) | Unemployment Rate 4.1% (2023) | Gross Domestic Product (GDP) +2.8% (2023)

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

2 There being none, the next item followed.

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

4 There being none, the next item followed.

5

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

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

9

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

11 **TENTH ORDER OF BUSINESS - Adjournment**

12 There being no further business,

13 On MOTION by Ms. Falkowitz SECONDED by Mr. Horvath with ALL IN FAVOR, the
14 meeting was adjourned.

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

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

20 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
21 publicly noticed meeting held on January 8, 2025.

22

23

24 **Signature**

Signature

25

26 Patricia Thibault

Donald Oneal Jr.

27 **Printed Name**

Printed Name

28 **Title:**

Title:

29 **Secretary**

Vice Chairperson

30 **District Manager**

Chairperson

Community Updates

General Overview

Over-all, the community fared well through the holidays. The holidays are an important time for Tampa Palms as friends and family visiting makes the *look* of the community an integral part of the holiday festivities. Both on social media and by calls to the CDD, neighbors have complimented Tampa Palms, specifically the appearance and the nighttime holiday displays. Welcome news indeed considering the impact on Tampa Palms made by Hurricane Milton.

The OLM inspection earlier this month rated the property at a 95.5% reflecting the yeoman's work required to get the boulevards cleaned, cleared and up to standards in the wake of the storm damages.



What was not obvious to the Tampa Palms residents is the fact the ABM stepped up with 12 hour days for the four weeks after the storm, plus ABM has a crew onsite every Saturday morning until noon.



To celebrate the hard work and commitment by the teams, Joe Laird had a preholiday luncheon catered and staff and Joe provided "goody bags" as a surprise for everyone with sweet treats and lottery scratch-off's in each.

Joe said he wasn't sure what he would do if someone won "big" as he can't afford to lose staff.

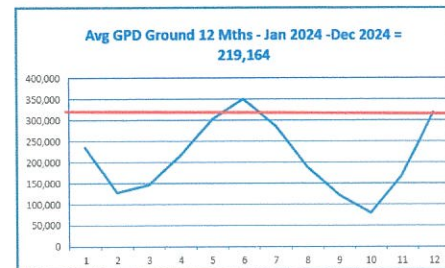
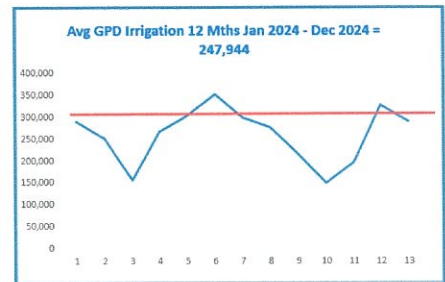
Irrigation Management & Restrictions

The CDD's pump stations provide irrigation water from the aquifer to the parks (Hampton, Amberly, Compton) and to the spine roads in the community:

- Tampa Palms
- Amberly
- Compton
- Yardley (approximately ½ mile to the entrances to Tremont)

The use of aquifer / well water is permitted by SWFWMD WUP and the CDD is permitted to use an average of 313,400 gallons per day. The SWFWMD permit requires monthly reporting of:

- The amount of water pumped from the wells
- The amount of water used to irrigate
- The level of the ponds that hold the irrigation water (2)



The middle portion of 2024 was quite dry and water use was up (though not over the 12 month average); the twelve month running average is within the permitted parameters, even with the losses due to mainline damages along the boulevards.

To get ahead of any water loss issues, ABM has also assigned two technicians to report at 6 AM M-F to drive the spine roads and look for off-road damage, especially near valve boxes, any signs of flooding anywhere. This has been successful

Community Updates

Street & Traffic Control Sign Restorations



A number of street and traffic control signs were already before Milton in need of attention due to dirt, mildew and ground settling. The hurricane winds pushed some in the Enclave almost to the ground. The signs along Tampa Palms Blvd, Amberly Drive, Compton Drive and Yardley Way have been straightened, cleaned and painted.

The village signs will be next, beginning with Tremont where a number of signs need attention.

Tampa Palms Trees

Without a question the trees in Tampa Palms are one of the major reasons for the general upscale look of the community – both along the boulevards, in the parks and in residents' yards in the villages.

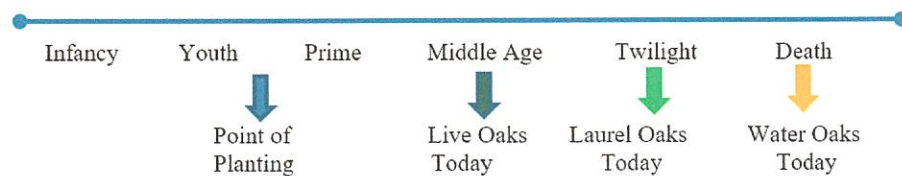
Unlike many communities with limited “forested” areas, unquestionably Tampa Palms has a lot of trees and that fact was a huge contributor to the damage suffered from Hurricane Milton that affected residents, the CDD areas and the Country Club where the damages were listed in the millions.



The most common oaks in Tampa Palms are the laurel oaks followed by live oaks. The most frequently planted oak was the laurel oak, the most frequently naturally occurring is the live oak. The estimated life spans of the various oak trees are as follows:

Species	“Rural” Life Span	Urban Life Span
Water Oak	30-50	30-45
Live Oak	150 - 200	127-170
Laurel Oak	50-70	42-60
Turkey Oak	50-70	42-60

When the trees were planted they were already 10-15 years old. The age of many trees contributed to the damage.



Palms trees were not excluded from the damage as the wind sheared the tops or heart fronds from palms, leaving them dead or dying.

The picture to the right is of a median at Tampa Palms Blvd and Halsey (Wyndham) and these palms will have to be removed. There are many others including two palms at the main entrance that were similarly affected and they were removed in advance of the holiday decorations.



Tampa Palms tree damage was substantial and work is continuing at a rapid pace in order to hopefully obtain FEMA Public Assistance funding which will be reviewed next.

Community Updates

FEMA Public Assistance Funding

FEMA includes a process to fund certain public entities for work conducted for health and safety emergency effort required as a result of a declared emergency.

The CDD is a unit of State of Fla government and as such is eligible to file for reimbursement of the storm debris work done after Hurricane Milton.

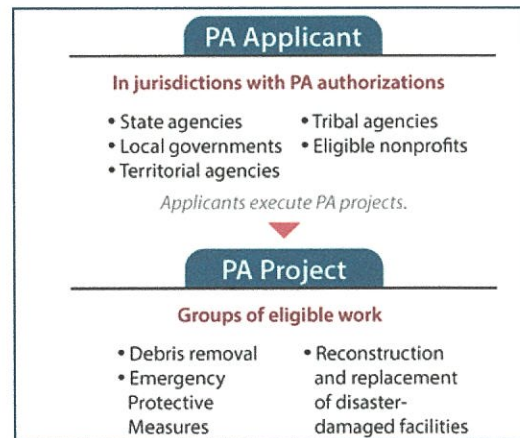
Patricia Thibault has experience with the FEMA operations and has done emmence work filing the initial application, securing a required “official monitor” and finding support to transport the collected debris to the FEMA sites.

 <p>An applicant must be a state, territory, tribe, local government or private nonprofit organization.</p>	 <p>A facility must be a building, public works system, equipment or natural feature.</p>
 <p>Work is categorized as either "emergency" or "permanent." It must be required as a result of the declared incident, located within the designated disaster area, and is the legal responsibility of the applicant.</p>	
 <p>Cost is the funding tied directly to eligible work, and must be adequately documented, authorized, necessary and reasonable. Eligible costs include labor, equipment, materials, contract work, as well as direct and indirect administrative costs.</p>	

Debris Removal (Category A) - Applicants such as the CDD may receive direct assistance and reimbursement for the costs of removing debris and wreckage from public and private property when FEMA determines such work is in the public interest.

A FEMA trained monitor is required who

- Observes the locations of damage and assesses the effort / cots required.
- Photographs the truck conctect loaded for transport to the FEMA managed dump sites.
- Confirms the weight tickets provided by the FEMA dump sites.

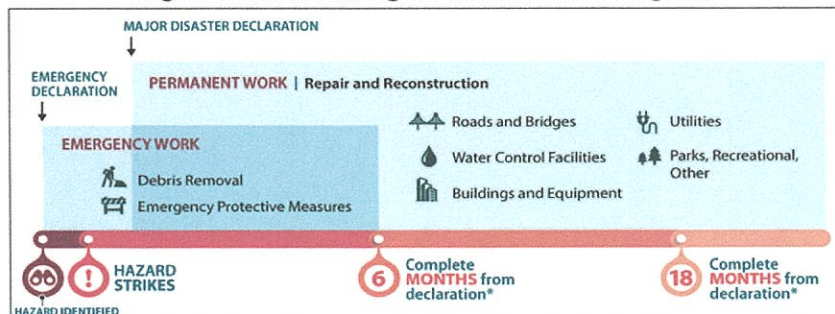


Patricia coordinated the appointment of a FEMA credentialed monitor who has been on site and working with the ABM team. She also arranged for transport vehicle with grapple hooks for loading and transporting the debris.

The timing is difficult due to the holidays but the work is moving along. It should be noted that almost every day a failing or falling tree is observed and added to the projects. In the following pages is a brief review of the work in progress and not yet completed in two groups:

1. A review of the existing damaged trees remaining along the boulevards and storm water ponds.
2. A report on the work in Oak Park that remains

Figure I. General Timing of Public Assistance Programs



Community Updates

Remaining Damaged Tree Management



There remain a number of sites along the boulevards where there are trees that are leaning precipitously over roadways or sidewalks.

The trees are primarily extend out from CDD-owned landtracts along Tampa Palms Blvd or Yardley Way (in the vicinity of Oak Park).

Some trees extend due to heliotropism caused by forest crowding but many are victims of the hurricane and will require attention. Except for residents who walk, most are unaware of these trees which will require attention.



Additionally there are multiple locations where palm trees have been damaged and must be removed including:

- Tampa Palms Blvd @ Penwood
- Tampa Palms Blvd @ Halsey
- Compton Dr.



Community Updates

There are also damaged trees along stormwater pond banks that threaten the stability and operation of the retention mission. Removal of these trees is tricky business; behind the trees are resident properties which limit the methods that can be used for removal.



Even more difficult to safely remove are the trees that collapsed into the Palma Vista pond. These were shown to the board in November.



This location was poorly designed by the developers of Palma Vista as the trees were planted immediately on the banks.

A number of trees have been lost over the years in Palma Vista but this time Hurricane Milton caused almost all of the trees along the bank adjacent to the townhomes to fall and many along the conservation area.

Removal requires specialized equipment (skid steers and properly outfitted boats).



The company providing services debris transport services to the FEMA dump sites will remove these trees.

The plan is to cut the roots even with the ground and reset the root balls back to the degree possible.

Work should be finished by Jan 10th.



Community Updates

Oak Park Report

Oak Park is located along Yardley Way, running from Tampa Palms Blvd to Fairchild at the entrance to Tremont. It is bordered on the west-side by the power corridor, the Duke portion.

It includes 12 acres of conservation area, which includes a legal conservation easement in favor of the City of Tampa which in part restricts use as follows:

The following acts and activities are expressly prohibited within the boundaries of the conservation easement areas: (a) Construction or placing of buildings, roads, signs, billboards or other advertising, or other structures on or above the ground.



In compliance with those restrictions, there are no buildings in Oak Park and only two paths, one from Yardley Way to middle of the area where there is an open area and several benches and garbage cans. (Shown in blue below.) This path connects to a path that runs north and south and ends with the boundary with the corridor. (Shown in yellow below) Tree limbs that are trimmed along the paths are left in the forested area.



The original developer plans for Oak Park included roads, parking and more; this was stopped by the City.

The CDD paved the paths with a permeable asphalt a few years ago as permitted by the City

The area remains a natural treed area with many types of oak trees and native shrubs.

Community Updates

Hurricane Milton created substantial damage in the area of Oak Park. Board members have previously been shown the damage done to the exterior portions of Oak Park along Yardley Way. The pictures below are from Yardley Way after the road was opened. The sides of the roadway and sidewalks are buried.



The interior of Oak Park did not escape damage. Many of the trees in much of the interior are mangled and misshapen or have fallen.

As sad as the loss of a tree can be, there's also some positives because fallen trees provide many different types of valuable and often overlooked habitats.

The nutrients these trees used to build themselves during their lifetime are spread into the soil and make it richer for other plants around it to use. These nutrients are essential for small trees to grow and replace the dead ones.\



Fallen trees also sustain the many detritivores that feed on the decaying wood, like fungi and beetles, earthworms, etc. This means that other animals that prey on those detritivores also benefit, like the robber fly that eats beetles. In turn, the predators of those predators can also find food (like birds and bats) and so on.

The space left by a fallen tree allows more light to reach the forest floor, as well as, provides space for other vegetation to take root and flourish.

If a tree falls and takes others down with it, this helps the plants around it even further.



For the most part, the interior portions of the Oak Park forest away from the paths, will regenerate in the manner in which nature provides without outside interference.

That said there is plenty of work that must be done along the path portions of Oak Park to make the paths safe and hospitable for the Tampa Palms residents, as is detailed next.

Community Updates

Entering Oak Park from Yardley Way on the main path, there is clutter along the path but the path itself is not damaged.

At the clearing, a major oak tree collapsed into the clearing and that tree will have to be cut up and possibly used to block open spaces onto the power corridor (see below).



From time to time individuals on power corridor cut holes to drive vehicles. It is clear that there is debris dumping. These areas are routinely blocked by using trimmed limbs.



The south end of the path that parallels the corridor includes a modest amount of work to trim dead or dying branches that extend over the path. There are more worrisome branches than are usually trimmed during the winter cleanup due to Milton but nothing outstanding.

As mentioned above, some limbs are used to stave off intruders from the power corridor, particularly those in vehicles.



Board Appointment and Organization

In 2024 three CDD board member seats were due to expire. All three supervisors submitted the proper paperwork to run for their seats in the General Election. Unfortunately for some reason the Supervisor of Elections organization did not include the seat 5, currently occupied by Tracy Falkowitz, on the ballot.

No other qualified elector applied to run for Seat 5.

The instructions to remedy this situation provided by the CDDs attorney included a three step process:

1. Declare the seat vacant [This was done in November 2024 by Resolution 2025-1.]
2. Appoint a qualified elector. [Scheduled for Jan 2025 CDD meeting]
3. Approve by Resolution the officers of the District. [Resolution 2025-2 follows]

Per Florida law, with no elector on the ballot for Seat 5 of the 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 next step is for the Board to appoint by motion Tracy Falkowitz to Tampa Palms CDD Board, Seat 5.

Finally, the Board should designate by Resolution the officers of the District (both voting [only supervisors] and nonvoting).

A copy of Resolution 2025-2 follows for Board approval at the January meeting.

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT
[“DISTRICT”] DESIGNATING THE OFFICERS OF THE DISTRICT

WHEREAS, the Board of Supervisors of the Tampa Palms Community Development District at the business meeting held on January 8, 2025 desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

<u>Gene Field (Board Member)</u>	Chairman
<u>Donald Oneal (Board Member)</u>	Vice Chairman
<u>Tracy Falkowitz (Board Member)</u>	Assistant Secretary
<u>Richard Diaz (Board Member)</u>	Assistant Secretary
<u>Gregory Horvath (Board Member)</u>	Assistant Secretary
<u>Patricia Thibault</u>	Secretary
<u>Gene Field & Patricia Thibault</u>	Treasurer(s)
<u>Mary-Margaret Wilson</u>	Assistant Secretary

2. That this Resolution supersedes all previous resolutions and motions designating, electing or appointing officers adopted by the Board of Supervisors of the Tampa Palms Community Development District and are hereby declared null and void.

Adopted this 8th day of January, 2025

Don Oneal, Jr. Vice-Chairman

Patricia Thibault, Secretary

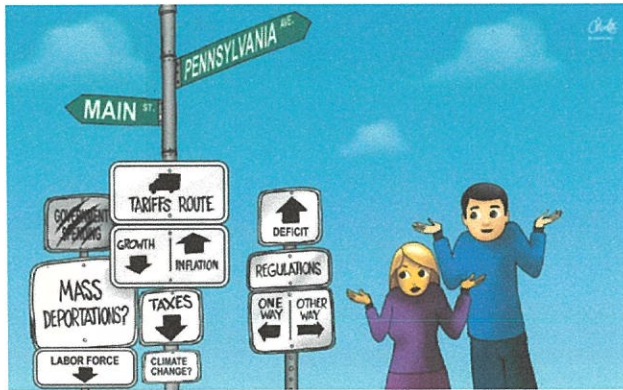
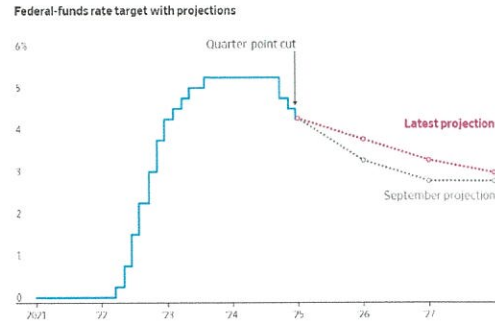
Financial Conditions / Cash Management

Clearly the Tampa Palms CDD is far downstream of the forces that drive the financial conditions affecting the cash management of the district, making the decisions regarding investment options more than difficult.

Mixed messages abound and it is not only the CDD's Vice Chairman who is perplexed by them.

The Fed pulled back on predictions of the number and degree of rate cuts, cutting the rate by only a quarter point in December and posing the possibility of reducing the number of future rate cuts.

While the stocks tumbled, treasuries showed more promise and that is encouraging for the CDD investments.



The FMOCC, in particular Chairman Powell, often states that its interest-rate policies need to be “forward looking”- taking into account projections of future price pressures and employment condition - because it takes time for changes in borrowing costs to filter through the economy.

“Forward looking” is difficult with uncertainties about future changes, and disquieting indications of the possibility of future price pressures painting an uncertain picture, as depicted in a cartoon published by Schwab.

At this point the CDD investment profile is as follows:

- The current investments have already created \$72,249 in income.
- \$250,000 is available for reinvestment s of Jan 8th
- \$1,364,544 becomes available in March 2025 for reinvestment, with every expectation that the six month earnings will complete the budget for FY 2024-25
- A final \$942,226 becomes available in Sept 2025, income to be realized in 2025-26

The chart below displays a full descriptions of the securities on hand including name, cusip number, interest rate, principal and maturity date.

FY 2023-24 Total			\$3,269,769.79	\$91,488.55	\$2,905,758.91		
Issued	Cusip	Maturity	Principal	APY	Interest	Total	Proceeds
By	Number	Date	(\$)	Rate	(\$)	Proceeds (\$)	Due
Purchased Sept 2024 With Yields in FY 2024-25							
Harborone Bank	41166HFK7	1/8/2025	250,000	4.6	2,826.70	252,827	1/8/2025
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	80280JYGO	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
Total			2,556,770		72,249	2,174,019	9/31/2024

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

CDD Organization Matters 2025

Organization Documents

The Tampa Palms CDD adopted organizational documents/statements that serve to establish the purpose of the organization (Mission Statement), define the organizational objectives that reflect and flow naturally from the purpose of the organization (Direction Statement) and those standards which form the foundation on which the Board conducts itself (Core Values). Board Members assume roles that oversee the framework or context within which the District's strategies are formulated (Leadership Roles).

Each year at this time the Board reviews the CDD organization documents, which were developed by the Chairman, to assure that the documents reflect current thinking and are consistent with the direction the Board is leading the community.

If there are any changes that more clearly reflect CDD stewardship, please advise staff so that any modifications can be discussed as part of the January meeting Agenda.

The documents follow include:

The Organization Documents for the Tampa Palms CDD For 2025

Tampa Palms CDD Perspective & Metrics

Tampa Palms CDD

CDD Direction Statement

Re-Presented
(1/8/25)

Provide timely and effective leadership to protect and preserve the safety and quality of life in Tampa Palms, mitigating the impact of externally-driven changes.

Tampa Palms CDD

Re-Presented
1/10/24

Mission Statement

Provide respected and effective leadership for the continuous improvement of Tampa Palms I & II, in statute-authorized CDD responsibilities:

- assessment and collection of taxes & revenues
- protection and maintenance of CDD assets

Tampa Palms CDD

Re-Presented
(1/10/24)

Core Values

We are accountable to our residents for our decisions, actions and inactions.

We work as a team and with the community, committed to open and honest communication, mutual support and respect for each other.

We are a growing and learning organization committed to change and innovation to provide the best possible community for our residents.

We help each other listen, to understand our resident expectations and do all we can to meet them.

We are accountable to the community, for the integrity of all financial reports and communications.

We will be vulnerable in front of our residents to have the public debate required to make the best decisions.

Tampa Palms CDD Perspective

5 Member Board, Elected for Four-Year Terms

Focused Mission..... Empowered by Florida Statutes

Sunshine Laws AKA Open Meeting Laws

Organization Foundation: Written

Mission, Core Values, Direction Statement, Five Year Models

Board Leadership: Shared.... Centers of Excellence

Annual Financial & Internal Audit Control

Twenty Years No Comment Audits

Re-presented 8-Jan-25

Tampa Palms CDD Metrics

2,700 Acre Community w/ Conservation Lands

12 million Sq. Ft. (275 Acres) of Turf, Shrub Beds & Pond Surface

70 Retention Ponds

54 cul de sacs

8 Lake Fountains

4 Land Fountains

143 Acres of Maintained Landscape

100,000 Annual Plantings Provided Yearly

3,800 Trees

20 miles of Irrigation Systems

11,000 Sprinkler Heads

600 Lighting Fixtures (Landscape, Monument, Entry)

3 Parks Hampton, Amberly & Oak

3 Pavilions

4 Tennis Courts 1 Racquetball Court

Re-presented 8-Jan-25

Board Leadership Roles

Jan 8, 2025

Leadership

Field & O Neal

Financial Management

Facilitate Board oversight role by providing:

- Development and analysis of annual operating budgets.
- Definitive and actionable interim account reports.
- Balance sheet analysis related to Board decisions.
- Cash flow projections related to short and long-term plans.
- Oversight of forward looking directional plans.
- Oversight of district resource allocation.
- Analysis of annual audits and internal controls.
- Provide financial leadership and direction to the treasury management effort, particularly as relates to efforts to achieve maximum (and safe) return on investments.

Board Leadership Roles

Jan 8, 2025

Leadership

Local and State Government Liaison

Falkowitz

- Monitor CDD mission
- Leadership in resident education of CDD responsibilities vs. TPOA
- Monitor changes to laws regarding CDDs
- Coordinate Tampa Palms interests with City Council members.
- Monitor transportation changes and their impact on Tampa Palms, particularly traffic safety and plans for changes to I-75.
- Monitor web site adherence to State requirements
- Co-ordinate staff liaison with TPOST 3 and TP North to assure achievement of common goals.
- Provide leadership and direction to the continuing branding efforts from the perspectives of Tampa Palms and the greater community. This would include at a minimum the efforts to assure the safety and ambiance of Tampa Palms in such areas as repaving and other projects.

Board Leadership Roles

Jan 8, 2025

Leadership

Landscaping and Community Appearance

Oneal

- Monitor landscape maintenance performance and coordinate with OLM and ABM.
- Oversee development and implementation of routine improvement activities.
- Develop, implement & monitor a community program to progress the Tampa Palms community to drought-resistant and winter resistant landscape.
- Provide leadership and direction to the continual branding effort from a landscape perspective.
- Work with staff and consultants to develop, implement and monitor Board programs to continually revitalize and keep fresh community landscape.
- Provide leadership and direction to the water conservation effort from the perspective of the complex irrigation system infrastructure and the critical need to reduce to a minimum water use in this time of Level 1 Emergency Water Restrictions.

Board Leadership Roles

Jan 8, 2025

Leadership

Parks & NPDES

Horvath

- Work with staff and consultants to develop, implement and monitor Board-approved programs to continually enhance parks.
- Monitor the effectiveness of park staffing and park asset protection programs.
- Monitor preventive maintenance programs (such as Sunshine One Call) and District response to problems.
- Monitor emerging NPDES requirements
- Oversee changes in NPDES requirements and the District plans to comply.
- Work with staff and consultants to develop, implement and monitor programs to continually revitalize irrigation.

Board Leadership Roles

Jan 8, 2025

Leadership

Infrastructure and Facility Oversight

Diaz

- Work with staff and consultants to develop, implement and monitor Board-approved programs to continually enhance entrances, community lighting and other infrastructure.
- Observe irrigation system performance as reported by staff and assume leadership role before Board to the complex subject of irrigation, particularly regulatory matters.
- Identify community infrastructure needs such as village entries and boulevard walls with staff & residents
- Monitor construction and development activities in and near Tampa Palms to assure best interests of the community are served.
- Assume an overall leadership role in the ongoing branding of Tampa Palms from a project design perspective.