



Tampa Palms CDD

April, 2023

AGENDA

- Roll Call
- Strategic Focus
- Board Member Discussion Items
- Public Comments
- Consultant Reports
- Other Business
- Public Comments
- Board Member comments
- Adjourn

Strategic Focus



Next Steps

Timing

Tampa Palms Blvd Restoration

(1) Hold Balance of Signature	Repaving Impacts	Mid-2023
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Monitor Projects in Tampa Palms

(1) Wetland Destruction	EPC Agreement w/ Developer Plan	April Update
(2) Possible DRI Changes	Monitor w/ City and CDD Counsel	On-going
(3) Repaving Tampa Palms Blvd	Timing and Risk Management Inventory Areas of Significant Danger	Review Monthly
(4) Bike Path Improvements		Review W/ City

Monitor Issues Impacting Tampa Palms

(1) Monitor Inflation Impacts	Update Board	Monthly
(2) Evaluate Investment Options	Chairman to Review <u>With</u> Board	On Going

Land-Use Adjacent to Tampa Palms Transportation Projects Impacting Tampa Palms

(1) Wyndham Area Surveying	Review <u>With</u> Board	April CDD Meeting
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Board Member Discussion

The CDD Public meetings are the only opportunity that Board members have to discuss community issues between themselves. This time is set aside for Board Member discussions.



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.



Approval of Minutes

The Board will review and approve the March, 2023 Board Meeting minutes.



Approval Disbursements

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

Disbursements for the month ending on February 28, 2023 were \$ 251,580.50



Consultant Reports

... Around The Neighborhood
Park Updates

FCC Frequency Registration

Financial Conditions

Working Modeling For 2023-24

Update: Tampa Palms Blvd

...Around the Neighborhood

Spring Is Here



- Spring Annuals Working Well
- No Rain / 8 Weeks
 - 9th Driest Mar on Record
- Ponds Are Dropping
 - Difficult To Treat
 - Some Owners Misuse Ponds



....Around The Neighborhood

A Word About Inspections



Main Entries



Boulevard Village Entrances



Off-Boulevard Village Entrances



Boulevards



Cul de Sacs



Land Tracts

OLM Monthly Inspections

- April “Score” (93.5 %)
- Tampa Palms Landscape
 - View From A Vehicle
 - Not Resort or Estate
 - Areas Prioritized



Around the Neighborhoods

On-Going Efforts



- Entry Caladiums
 - Spring/Summer Color
 - Both Entries
- Oak Park Review
 - Dangerous Fire “Pits”
 - Paint Entry Posts



Around the Neighborhoods

Power Corridor Areas



- Heavy Cutbacks
 - Concerned Neighbors
 - Power Company Req
- Coming Back Strong
- Important For Residents
 - Noise Abatement
 - View

Around the Neighborhoods

Cul de Sac's & Land Tracts



- 54 Cul de Sac's 50 Land-tracts
 - Neighborhood Amenity
 - Out The Front Door
- City-Owned
 - Expensive To Maintain
 - Potable Water Irrigation
 - Often Damaged
- Updating Plantings/Trees



Irrigation System

FCC Registration



- Large Distributed System
 - Radio Controlled
 - Tower at CDD Office
- Connects to 35 Controllers
 - FCC Frequencies Reserved
 - Four Frequencies
 - Five Mile Radius
 - 10 Year Permit Reissued



Park Notes

- Parks Heavily Used
 - Tennis & Basketball Courts
 - Pavilions & Restrooms
 - Playgrounds
- Owner & Asset Protection \$\$\$
 - Cost-Effective Changes
 - Working

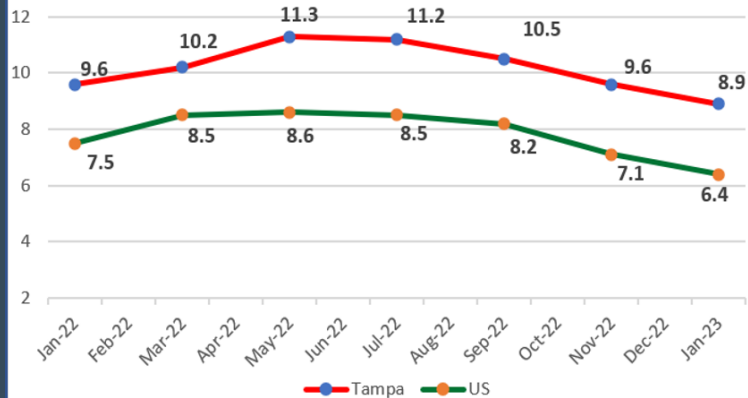


Tampa-St Pete Hyper-Inflation

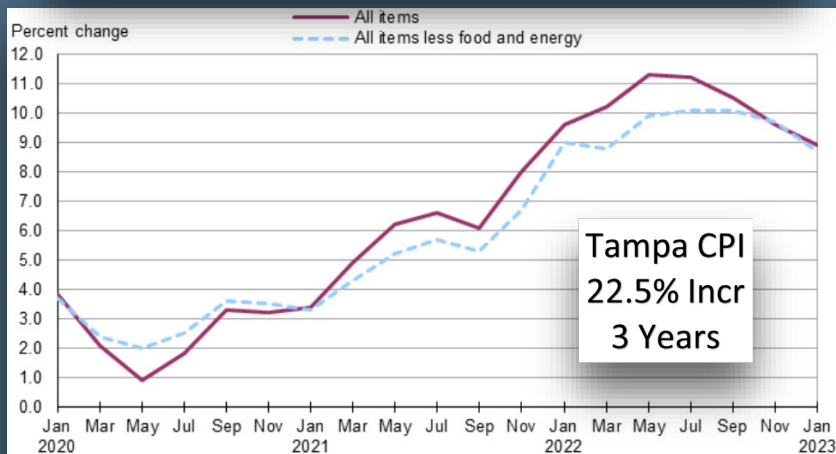
Impact Substantial



Tampa Bay Inflation Rate (Red) VS US Inflation Rate (Green)
January 2022 – Jan 2023



- Tampa Inflation 30% Greater Than US
 - Last Report Jan
 - Consistent - Not A Spike
- Inflation Impact On Tampa
 - 3-Year 22.5% Increase

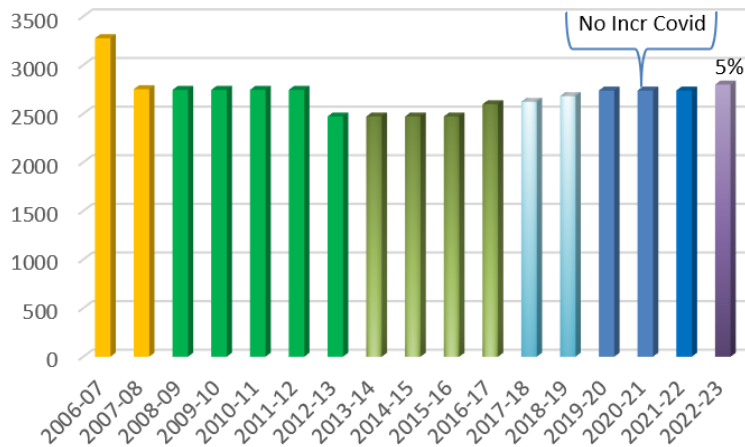


Source: U.S. Bureau of Labor Statistics.

Tampa-St Pete Hyper-Inflation Assessments Not Keeping Up



CDD Assessments- 4 Years Only 5% Increase



- Assessments Model Derailed
 - Built On Small Increments
 - Held Due To Covid
 - One Incr -5% In 2023
- Assessments Cushioned By
 - Carryforward Revenue
 - Investment Earnings

	Current Year	Outlook	Next FY	Year Over Year Comparison	
	FY 2022-23	FY 2022-23	FY 2023-24	\$ Incr (DCR)	% Incr (DCR)
	Adopted	Outlook	Working Model	VS 2022-23 Budget	VS 2022-23 Budget
I. ANNUAL OPERATIONS					
Revenue (\$000)					
Net Assessments	2,759	2,759	2,897,470	144	5%
Misc	2	3	2	0	0%
Interest Income	20	109	90	70	350%
Excess Fees	0	0	0	0	0%
Unallocated Carryover	140	23	120	-19	-14%
Revenue Total	\$2,921	\$2,895	\$3,109	\$189	6%
Expenses					
Normal Expenses	2,442	2,409	2,607	165	7%
Project Driven	478	486	502	24	5%
Total Annual Expenses	\$2,921	\$2,895	\$3,109	\$189	6%
Annual Excess Revenue (Deficit)	\$0	\$0	\$0		
II. FUNDS RESERVED					
Reserves Required					
Weather Reserve	(400)	(400)	(400)		
1st Quarter Operations	(730)	(730)	(730)		
Community-Wide Walls	(200)	(200)	(200)		
Pond Restorations	(700)	(700)	(700)		
Balance of Signature	(329)	(329)	(329)		
Infrastructure & Other Contingency	(135)	(135)	(135)		
S/T Annual Retainage- Reserves	\$2,494	\$2,494	\$2,494		

FY 2023-24 Working Model

Hyper-Inflation Summary

- Tampa CPI Compound
 - 3-Year Incr 22.5%
 - Growing [Jan 8.9%]
- Residents Made Aware
 - Newsletter Jan 2023
- FY 2023-24 Budget
 - Operating Deficits Grows
 - Sound Financial Leadership?
 - Credibility & Trust?
- Board Discussion
 - Multi-Year Recovery Plan



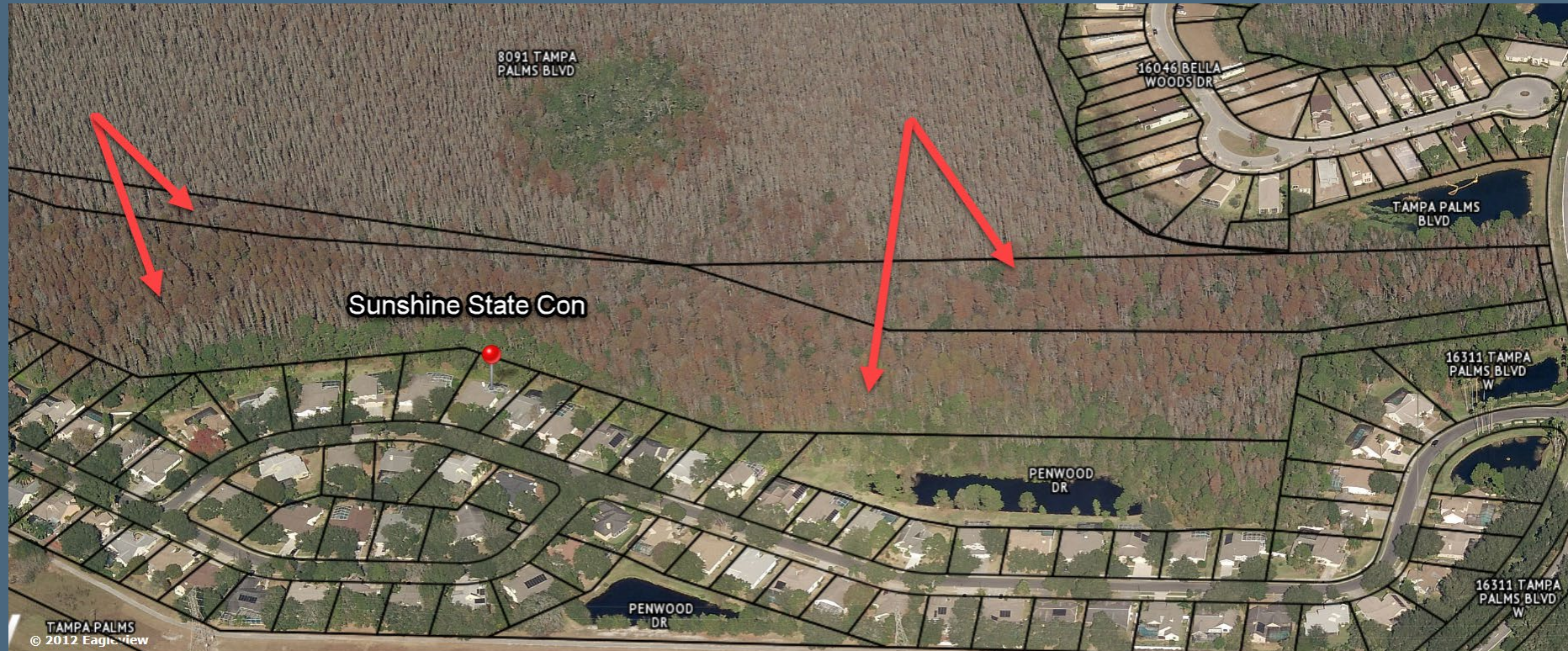
Tampa Palms Blvd

Restoration Update



- Moving To Completion:
 - Finish Speed Tables
 - Enhanced Crosswalk Markings
 - Pedestrian Lights
 - *Some* Drain Spillways
- Landscape/CDD Damage- Minimal
 - Turf
 - Irrigation Systems
- City & Contractor Making Repairs
 - Damaged Turf
 - Irrigation Components

Surveying on TPOST Border *Neighborhood Update*



Nothing To Do But Watch For Activity



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