

**TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

Agenda Package

Budget Hearing & Board of Supervisors Meeting



Join Zoom Meeting

<https://us02web.zoom.us/j/88475670662?pwd=dmJXYURRemZGWUphZytnQ3ozU3ZOZz09>

Meeting ID: 884 7567 0662

Passcode: 625951

Wednesday, August 12, 2019, 6:00 P.M.

Compton Park Recreation Building

16101 Compton Drive,

Tampa, Florida



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Board & Budget Meeting Advanced Package

August 12, 2020

Join Zoom Meeting

<https://us02web.zoom.us/j/82215412910>

Meeting ID: 822 1541 2910

Contents

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 - g. Strategic Planning
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 - n. Appointment of District Manager
 - o. Finalizing Developer Path Discussion
 - p. Overview Tampa City Budget

BOARD LETTER

Tab 1

**Tampa Palms
Community Development District**

**Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9102
Fax: 813-374-9106**

August 8, 2020

Board of Supervisors
**Tampa Palms Community
Development District**

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District Budget Hearing and Board Meeting is scheduled for Wednesday, August 12, 2020 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.

Governor's order waiving physical quorum appears to continue to extend. If it does, a video meeting will be held via Zoom with the following access:

Join Zoom Meeting
<https://us02web.zoom.us/j/82215412910>
Meeting ID: 822 1541 2910

Enclosed for your reviews are the minutes of the July 8, 2020 Board Meeting and 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,

Ken

Ken Joines, Acting District Manager
DPFG

KJ;mmw

cc: Maggie Wilson
DPFG (Record Copy)

AGENDA

Tab 2

Tampa Palms CDD Board Meeting & Budget Hearing Agenda

**August 8, 2020 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

**Join Zoom Meeting
<https://us02web.zoom.us/j/82215412910>
Meeting ID: 822 1541 2910**

1. Welcome & Roll Call
2. FY 2020-2021 Budget Hearing
 - Budget Hearing & Assessment Hearing Opens
 - Proposed Budget & Assessment Review
 - Public Input
 - Board Member Deliberation
 - Budget & Assessments Approved
 - Budget Hearing Closed
3. Board Member Discussion Items
4. Public Comments
5. Approval of the July 8, 2020 Minutes
6. Approval of District Disbursements
7. Consultant Reports
 - Update: Signature
 - Community Appearance & Projects
 - Flood Controls For Tampa Palms
 - CDD Meeting Dates
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn

FINANCIALS

Tab 3

FINANCIAL ANALYSIS

Tab 3 A

Nine months ending June 30, 2020

Executive Summary

As of June 30, 2019, The District has cash balances net of liabilities of \$ 4.6 M. With three months left in the fiscal year District expenses should vary favorably in the range of \$ 70 K to 110 K. The timing of several expense categories, such as Capital Projects and County Pond and Mowing will come back to budgeted plan levels with summer expenditures.

The CDD should end the year with about \$ 1.0 M in presently unallocated funds with which to address future community needs.

FY 2019-20 Budget Performance

Revenue

As of June 30th, the District has collected 100.2 % of the assessments. The District is projected to collect an additional \$3-4 K from Tax Collector refunds by year end.

Expenses

The General Fund Budget normal operations shows a favorable position of \$ 128 K as of June 30th. As referenced above, heavier summer expenses for water, mowing and the county pond will reduce the favorable variance. The Project Driven line items should end the year at budget levels with the exception of Signature Projects which will require a budget amendment to included reserved funds.

Cash Flow Projections for Calendar 2020

(Shown in \$ 000)

Sources of Funds

Cash Balance 6/30/20	\$ 4,638	
Collections prior to December receipts _____	4	
Total Sources of Funds		\$ 4,642

Uses of Funds

Balance FY 19-20 Expenses	(\$ 942)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Palm & Pest Deferred Projects _____	(200)	
Pond Improvements	(700)	
1st Qtr FY 2020-21 Expenses Operations	(679)	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent) _____	(454)	
Total Uses of Funds		(\$ 3,610)

Projected Funds before December, 2020 receipts	\$ 1,032
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FAQ Several lines items which have always performed at budgeted levels in past years are displaying negative budget variances in 2020. Is this due in some manner to the Covid 19 Crises?

The Covid 19 Crises has impacted the CDD Budget performance only very slightly in the following ways:

- Commencing with the shut down and social distancing orders, the CDD increased the coverage for park patrols at Amberly Park from weekends only to daily.
- Also commencing with the shut down and social distancing orders, the CDD increased the cleaning of the CDD maintenance center restrooms from twice a week to daily (Mon-Fri) and daily cleaning of the Amberly Park restrooms (after they were reopened) and instituted cleaning of the normally unused restroom at the Sanctuary guardhouse. (The ABM staffs are using it now to minimize travel to and from the maintenance center and reduce use of Compton Park facilities.)

There are two additional line items that display ongoing increases but they are not a result of the Covid 19 Crises

- The City of Tampa water rates (used in the parks, maintenance center and cul de sac's) were increased by more than 30% last November.
- The rates for garbage/trash collection increased by more than 40%.

Dede Collins was involved in rebidding the garbage collection but that was halted when the Covid 19 Crises began. (Note at the same time the County was renegotiating the residential collections and those bids were tabled, increased rates will be in place for residents this fall.

**Tampa Palms CDD
Balance Sheet
June 30, 2020**

GENERAL

ASSETS:

CASH - Operating Account	\$	202,014
PETTY CASH		500
INVESTMENTS:		
Excess Fund Account- Sunshine Bank		4,539,368
ACCOUNTS RECEIVABLE		-
RECEIVABLE FROM TAMPA PALMS HOA		2,894
PREPAID ITEMS		-
TOTAL ASSETS		<u><u>\$ 4,744,776</u></u>

LIABILITIES:

ACCOUNTS PAYABLE	\$	106,563
ACCRUED EXPENSES		-

FUND BALANCE:

NON-SPENDABLE		-
RESTRICTED		-
UNASSIGNED:		4,638,213
TOTAL LIABILITIES & FUND BALANCE		<u><u>\$ 4,744,776</u></u>

FINANCIAL STATEMENTS

Tab 3 B

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2019 through June 30, 2020**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
SPECIAL ASSESSMENTS ON ROLL (Gross)	\$ 2,737,595	\$ 2,737,595	\$ 2,738,427	\$ 832
DISCOUNT-ASSESSMENTS	(109,504)	(103,655)	(103,655)	-
INTEREST	55,000	41,250	43,385	2,135
EXCESS FEES	15,000	6	6	-
MISCELLANEOUS REVENUE	1,200	600	600	-
CARRY FORWARD BALANCE	15,000	-	-	-
TOTAL REVENUES	2,714,291	2,675,796	2,678,763	2,968
EXPENDITURES				
ADMINISTRATIVE:				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	8,250	6,200	2,050
FICA	5,810	4,358	9,835	(5,477)
FUTA/SUTA + PAYROLL FEES	5,024	3,768	1,127	2,641
<i>S/T PERSONNEL SERVICES</i>	21,834	16,376	17,162	(786)
PROFESSIONAL SERVICES				
ATTORNEYS FEES	10,000	7,500	2,133	5,367
ANNUAL AUDIT	6,813	5,900	5,900	-
MANAGEMENT FEES	67,369	50,527	49,681	846
TAX COLLECTOR	54,752	52,656	52,656	-
ASSESSMENT ROLL	10,050	10,050	10,050	-
<i>S/T PROFESSIONAL SERVICES</i>	148,984	126,632	120,419	6,213
ADMINISTRATIVE SERVICES				
DIRECTORS AND OFFICER INSURANCE	3,685	3,685	2,649	1,036
MISCELLANEOUS ADMINISTRATIVE SERVICE	12,000	9,000	7,732	1,268
<i>S/T ADMINISTRATIVE SERVICES</i>	15,685	12,685	10,381	2,304
TOTAL ADMINISTRATIVE	186,503	155,693	147,961	7,731
FIELD/OPERATIONS SERVICES:				
FIELD MANAGEMENT SERVICES:				
DISTRICT OPERATING STAFF	172,343	129,257	123,216	6,041
PARK ATTENDANTS	81,000	60,750	49,994	10,756
PARK PATROL	69,014	51,761	55,052	(3,292)
FIELD MANAGEMENT CONTINGENCY	20,800	15,600	6,270	9,330
<i>S/T FIELD MANAGEMENT SERVICES</i>	343,157	257,368	234,533	22,835
GENERAL OVERHEAD:				
INSURANCE	12,516	12,516	11,121	1,395
INFORMATION SYSTEMS (TEL & SECURITY)	23,766	17,825	12,891	4,933
WATER	14,560	10,920	23,335	(12,415)
REFUSE REMOVAL (SOLID WASTE)	7,280	6,067	9,721	(3,654)
ELECTRICITY	110,000	73,500	73,848	(348)
STORMWATER FEE	3,938	3,938	3,041	897
MISCELLANEOUS FIELD SERVICES	13,000	9,750	6,512	3,238
<i>S/T GENERAL OVERHEAD</i>	185,060	134,516	140,469	(5,953)
LANDSCAPE MAINTENANCE STANDARD				
LANDSCAPE AND POND MAINTENANCE	1,041,153	780,865	729,373	51,492
LANDSCAPE MONITORING FEE	18,720	14,040	14,175	(135)
LANDSCAPE AND REPLACEMENT	93,600	70,200	56,677	13,523
<i>S/T LANDSCAPE MAINTENANCE</i>	1,153,473	865,105	800,225	64,880
LANDSCAPE MAINTENANCE NEW & ENHANCED				
PROPERTY MOWING	94,640	70,980	59,305	11,675
COUNTY POND	26,000	19,500	7,680	11,820
NPDES POND PROGRAM	45,000	33,750	29,310	4,440
<i>S/T LANDSCAPE NEW & ENHANCED</i>	165,640	124,230	96,295	27,935

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2019 through June 30, 2020**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
FACILITY MAINTENANCE:				
IRRIGATION SYSTEM	101,148	75,861	70,058	5,803
FOUNTAIN	25,754	19,316	15,064	4,251
FACILITY MAINTENANCE	85,493	64,120	63,192	928
MOTOR FUEL & LUBRICANTS	-	-	-	-
JANITORIAL/PARK SUPPLIES	2,600	1,950	1,872	78
S/T FACILITY MAINTENANCE	<u>214,995</u>	<u>161,246</u>	<u>150,186</u>	<u>11,061</u>
TOTAL FIELD OPERATIONS/SERVICES	<u>2,062,325</u>	<u>1,542,464</u>	<u>1,421,707</u>	<u>120,757</u>
TOTAL NORMAL OPERATIONS	<u>2,248,828</u>	<u>1,698,157</u>	<u>1,569,668</u>	<u>128,489</u>
PROJECT DRIVEN EXPENDITURES				
SIGNATURE TP 2017	18,676	14,007	52,481	(38,474)
RENEWAL AND REPLACEMENT & DEFERRED MTC	195,000	146,250	145,731	519
CAPITAL PROJECTS	195,000	146,250	109,782	36,468
NPDES/CLEAN WATER	56,787	42,590	39,184	3,406
TOTAL PROJECT DRIVEN EXPENDITURES	<u>465,463</u>	<u>349,097</u>	<u>347,178</u>	<u>1,920</u>
TOTAL NORMAL OPERATIONS AND PROJECT DRIVEN EXPENDITURES	<u>2,714,291</u>	<u>2,047,254</u>	<u>1,916,846</u>	<u>130,408</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	628,541	761,917	133,378
FUND BALANCE - BEGINNING	-	-	3,876,296	3,876,296
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 628,541</u>	<u>\$ 4,638,213</u>	<u>\$ 4,009,673</u>

FINANCIAL SUMMARY

Tab 3 C

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU June 30, 2020
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$2,186,692		\$2,186,692
<u>Non Operating</u>			
Capital Projects		\$187,676	187,676
Renewal & Rel		\$187,676	187,676
Signature 2017		\$17,975	\$17,975
NPDES		\$54,753	\$54,753
Excess Fees	6		6
Interest	43,385		43,385
Misc Rev	600		600
Carry Forward Bal *			
Total	\$ 2,230,683	\$ 448,079	\$ 2,678,763
<u>Expenses</u>			
Operations	\$ 1,569,668		1,569,668
<u>Non Operating</u>			
Renewal & Rel		145,731	145,731
NPDES/EPA		39,184	39,184
Capital Projects		109,782	109,782
TP Signature 2017		<u>52,481</u>	<u>52,481</u>
Total	\$1,569,668	\$347,178	\$1,916,846
Excess Revenue Vs Expenses	661,015	100,902	\$ 761,916

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU June 30, 2020
GENERAL FUND**

<u>General Fund</u>	6/30/2020	(\$000)
Cash		203
Cash Equivalent (Excess Cash ICS)		4,539
Due From TPOA		3
Prepaid Amounts		0
Total		\$ 4,745
Less:		
Payables		107
Accrued Expenses		
	Net Cash 6/30/2020	\$ 4,638
Allocation for:		
Weather Damage		400
Community-Wide Wall & Monument		100
Tree & Palm Replacement		200
Pond Improvements		700
1st Qtr FY 2020-21 Expenses Operations		679
Infrastructure Replacement Contingency		135
TP Signature Projects (unspent)		454
	Adjusted Net Cash	\$ 1,970

Forecast

(\$ 000)	2019-20 Fiscal Year		Monthly Bal
	<u>Receipts</u>	<u>Expenses</u>	
Jun			
CDD Operations	23	195	
R&R	2	14	
NPDES	1	12	
Signature Projects	0	80	
Capital Projects	2	21	
Total	28	322	\$ 1,676
Jul			
CDD Operations	2	195	
R & R	0	16	
NPDES	0	2	
Signature Projects	0	70	
Capital Projects	0	25	
Total	2	308	\$ 1,370
Aug			
CDD Operations	2	195	
R & R	0	16	
NPDES	0	1	
Signature Projects	0	70	
Capital Projects	0	10	
Total	2	292	\$ 1,080

* Palm Treatment and Replacement of Both Palms and Trees Identified as Future Liability

TAMPA PALMS CDD
June 30, 2020
GENERAL FUND

(\$000)	<u>Prior Year Collected</u>	<u>Current Year Collected \$</u>	<u>Current Year Collected %</u>	<u>Variance % Fav (Unfav)</u>
October				
November	14%	376	14%	0%
December	92%	2,388	91%	-1%
January	94%	2,475	94%	0.0%
February	96%	2,512	96%	0.0%
March	97%	2,537	97%	0.0%
April	99%	2,579	98%	-0.9%
May	99%	2,606	99%	0.0%
June	100.2%	2,635	100.3%	0.1%
July	100.2%			-
August	100.3%			-
September	100.3%			
Year End				
<u>Total Assessed (Net Discount)</u>		\$2,628		

Summary- Project Driven Expenses

Nine Months Ending June 30, 2020

Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2019-20 Budget	\$195
<u>Uses of Funds</u>	
Spent Thru 6/30/2020	110
Total Funds Under Consideration	\$0
Budget Available as of 6/30/2020	\$85
Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2019-20 Budget	195
<u>Uses of Funds</u>	
Spent Thru 6/30/2020	146
Total Funds Under Consideration	\$0
Budget Available as of 6/30/2020	\$49
TP Signature Projects	
<u>Sources of Funds*</u>	
FY 2019-20 Budget	\$19
<u>Uses of Funds</u>	
Spent Thru 6/30/2020	\$52
Total Funds Under Consideration	\$453
Budget Available as of 9/30/2020*	\$486

* Additional Signature funds \$454K available to be brought forward when needed

PROJECT DRIVEN REPORTS

Tab 3 D

**Capital Projects 2019-20
Budget Monitor**

30-Jun-20			
(\$000)	Current Projects	Spent 2019-20	Pending Commitments
Tampa Palms Signature Projects (BB Downs)			
Consulting Services	31	7	20
Irrigation	20		20
Main Entry Restorations	173	36	137
Area 2 Pond			15
Bruce B Downs Improvements	267		262
Sub-Total TP Signature 2017	\$506	\$52	\$453
Capital Projects			
Consulting Services			
Irrigation Systems		10	
Parks		6	
Landscape & Lighting		86	
Signs, Infrastructure & Lighting		8	
Sub-Total Capital Projects	\$0	110	\$0
Total TP Signature 2017 & Standard Capital Projects		\$162	\$453

**Capital Projects Signature Projects
2019-20 Through June 30, 2020**

Tampa Palms Signature Projects (BB Downs)	Current Projects	Spent A/O 6/30/2020	Pending Commitments
Consulting Services			
Restoration Designs	24,000	10,110	13,890
Survey & Staking	7,000	1,210	5,790
<i>Sub Total</i>	<i>31,000</i>	<i>11,320</i>	<i>19,680</i>
Irrigation			
Area 1 & 2 Irrigation (Incl BB Downs)	20,000		20,000
<i>Sub Total</i>	<i>20,000</i>		<i>20,000</i>
Main Entry Restorations			
Area 1 Entry Landscape (Phase II)	77,513		77,495
Area 2 Landscape Phase II	25,000	20,478	4,522
Area 2 Landscape (TP Blvd & Amberly Phase II)	20,000		20,000
Area 2 Pond Landscape & Wayfinding	50,000	15,303	34,697
<i>Sub Total</i>	<i>172,513</i>	<i>35,781</i>	<i>136,732</i>
Area 2 Pond			
Littoral Plantings & Noxious Removal			
Area 2 Pond Landscape -Bank Repairs	15,000		15,000
<i>Sub Total</i>	<i>15,000</i>		<i>15,000</i>
Bruce B Downs Improvements			
Area 1 Adl Trees	22,000	5,380	16,620
Cypress Creek to Power Corridor (Walls)	245,000		245,000
<i>Sub Total</i>	<i>267,000</i>	<i>5,380</i>	<i>261,620</i>
Sub-Total Tampa Palms Signature	505,513	\$52,481	453,032
Normal Capital Projects			
	Current Projects		Pending Commitments
Irrigation Systems			
VFD Pump Drive Area Area 2		6,924	
Area 1 Pump Station Filter New Discs		2,847	
<i>Sub Total</i>	<i>0</i>	<i>9,771</i>	<i>0</i>
Parks			
Cozy Dome Climber		4,525	-
Benches - Oak Park (3) Deposit		1,596	
<i>Sub Total</i>	<i>0</i>	<i>6,121</i>	<i>-</i>
Landscape & Lighting			
Bricks & Construction for Sanctuary Wall Bed		19,489	
Drainage Mgmt - Phase I & 2 TP Blvd		66,421	
<i>Sub Total</i>	<i>-</i>	<i>85,910</i>	<i>-</i>
Signs, Infrastructure & Lighting			
Drainage Easement Reconstruction		7,980	
<i>Sub Total</i>	<i>0</i>	<i>7,980</i>	<i>0</i>
Sub-Total Normal Capital Projects	\$0	\$109,782	\$0
Total TP Signature & Standard Capital Projects		\$162,263	\$453,032

**TAMPA PALMS CDD
CASH REGISTER
FY 2020**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
05/31/2020			EOM BALANCE	14,181.66	261,362.14	80,146.94
06/01/2020	8479	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - June		6,337.61	73,809.33
06/01/2020	8480	DOUGLAS CLEANING SERVICES	May - CDD Cleaning		2,574.00	71,235.33
06/05/2020	8481	Adisa Gibson	BOS Mtg. 5/13/2020		184.70	71,050.63
06/05/2020	8482	Eugene R. Field	BOS Mtg. 5/13/2020		184.70	70,865.93
06/05/2020	060520ACH	Innovative Employer Solutions	5/4 - 5- D. Collins P/R		88.26	70,777.67
06/05/2020	22	DOROTHY COLLINS	5/4 - 5- D. Collins P/R		2,279.88	68,497.79
06/05/2020	060520ACH	Innovative Employer Solutions	5/4 - 5- D. Collins P/R		898.76	67,599.03
06/08/2020	8483	ADVANCED ENERGY SOLUTION OF	Repairs		549.96	67,049.07
06/08/2020	8484	AT&T	Long Distance - May		67.95	66,981.12
06/08/2020	8485	CINTAS	Safety Mats -6/1		61.57	66,919.55
06/08/2020	8486	CLEAN SWEEP SUPPLY COMPANY	paper products		30.75	66,888.80
06/08/2020	8487	FEDEX	Shipping		156.39	66,732.41
06/08/2020	8488	FLORIDA FOUNTAIN MAINTENANCE, INC	Res. June Maint		257.25	66,475.16
06/08/2020	8489	FRONTIER COMMUNICATIONS	Hampton Pk Phone -5/28 - 6/2/		201.32	66,273.84
06/08/2020	8490	Pinwheel Nursery	Reserve annuls		3,326.40	62,947.44
06/08/2020	8491	VERIZON	4/24 - 5/23 - Phone		111.19	62,836.25
06/08/2020	8492	WELCH TENNIS COURTS, INC	Tennis Screens		65.84	62,770.41
06/08/2020	8493	Zeno Office Solutions, Inc.	Contract ovg charge 4/25 - 5/24		5.69	62,764.72
06/08/2020	060820dd	James A. Schoolfield	BOS Mtg. 5/11/2020		184.70	62,580.02
06/08/2020	060820DD	James P. Soley	BOS Mtg. 5/11/2020		184.70	62,395.32
06/08/2020	06082020DC	Jessica B. Vaughn	BOS Mtg. 5/11/2020		184.70	62,210.62
06/08/2020	060820ACH	Innovative Employer Solutions	BOS Mtg. 5/11/2020		202.00	62,008.62
06/10/2020	06102020DC	DOROTHY COLLINS	5/18 -5/31 - D. Collins P/R		2,309.17	59,699.45
06/10/2020	06202020AC	Innovative Employer Solutions	5/18 -5/31 - D. Collins P/R		880.32	58,819.13
06/10/2020		Center State Bank	Funds Transfer	150,000.00		208,819.13
06/22/2020	8494	ABM Landscape & Turf Services	Landscape Maint - May		62,294.10	146,525.03
06/11/2020	8495	WELCH TENNIS COURTS, INC	Repair Center Pin		300.00	146,225.03
06/17/2020	8496	ADVANCED ENERGY SOLUTION OF	Stonington Breaker		175.30	146,049.73
06/17/2020	8497	FRONTIER COMMUNICATIONS	Amberly Pk Phone - June		221.40	145,828.33
06/17/2020	8498	GILL, WAYNE	Clean and paint fence Amb Pk		1,175.00	144,653.33
06/17/2020	8499	IRON MOUNTAIN	6/1 - 6/30 - Records Storage		283.35	144,369.98
06/17/2020	8500	LOWE'S	Supplies		225.57	144,144.41
06/17/2020	8501	ABM Landscape & Turf Services	Security		3,686.58	140,457.83
06/17/2020	8502	SUNSHINE STATE ONE CALL F FLORIDA	Dig Tickets - 052020		27.13	140,430.70
06/17/2020	8503	TAMPA ELECTRIC	Summary Bill - June		8,714.55	131,716.15
06/17/2020	8504	TERMINEX	Pest Control		217.00	131,499.15
06/18/2020	8505	ABM Landscape & Turf Services	Voided chk.		0.00	131,499.15
06/19/2020	06192020DC	DOROTHY COLLINS	6/1 - 6/14 - D. Collins P/R		2,309.17	129,189.98
06/19/2020	25	Eugene R. Field	BOS Mtg. 6/10/2020		184.70	129,005.28
06/19/2020	26	Adisa Gibson	BOS Mtg. 6/10/2020		184.70	128,820.58
06/19/2020	06192020DC	James A. Schoolfield	BOS Mtg. 6/10/2020		184.70	128,635.88
06/19/2020	06192020DC	Jessica B. Vaughn	BOS Mtg. 6/10/2020		184.70	128,451.18
06/19/2020	619202ACH	Innovative Employer Solutions	BOS Mtg. 6/10/2020		1,002.72	127,448.46
06/23/2020	8506	Arete Industries	Traffic Control Signs and Install		1,623.00	125,825.46
06/23/2020	8507	Cass Plumbing, Inc.	Hampton Pk Water Repairs		174.00	125,651.46
06/23/2020	8508	CITY OF TAMPA	Fire prev. inspection		90.00	125,561.46
06/23/2020	8509	ESD WASTE2WASTER, INC	Pump Maint - June		300.00	125,261.46
06/23/2020	8510	SECURITAS SECURITY SERVICES USA, INC	Security - Amberly Park		3,806.98	121,454.48
06/23/2020	8511	Staples	Voided chk.		0.00	121,454.48
06/23/2020	8512	Straley Robin Vericker	Legal Services thru 06/15/2020		794.50	120,659.98
06/23/2020	8513	SUNSHINE STATE ONE CALL F FLORIDA	Dig Tickets 8/31/18 Rcvd 6/17		43.81	120,616.17
06/23/2020	8514	TERMINEX	Pest Control		187.00	120,429.17
06/23/2020	8515	VSC FIRE SECURITY	Fire Extinguisher Inspection (Annual)		590.00	119,839.17
06/23/2020	8516	ABM Landscape & Turf Services	Landscape - Jun/May Misc.		105,304.10	14,535.07
06/23/2020	8517	STAPLES	Office Supplies		238.68	14,296.39
06/30/2020	8518	MARY-MARGARET WILSON	Field Mgmt - July		8,995.00	5,301.39
06/30/2020		Center State Bank	Funds Transfer	200,000.00		205,301.39
06/30/2020	544	CITY OF TAMPA UTILITIES	Water Utilities - Jun		3,322.92	201,978.47
06/30/2020		Center State Bank	Interest	35.82		202,014.29
06/30/2020			EOM BALANCE	350,035.82	228,168.47	202,014.29

CHECK REGISTER

Tab 3 E

**TAMPA PALMS CDD
CASH REGISTER
FY 2020**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
05/31/2020			EOM BALANCE	14,181.66	261,362.14	80,146.94
06/01/2020	8479	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - June		6,337.61	73,809.33
06/01/2020	8480	DOUGLAS CLEANING SERVICES	May - CDD Cleaning		2,574.00	71,235.33
06/05/2020	8481	Adisa Gibson	BOS Mtg. 5/13/2020		184.70	71,050.63
06/05/2020	8482	Eugene R. Field	BOS Mtg. 5/13/2020		184.70	70,865.93
06/05/2020	060520ACH	Innovative Employer Solutions	5/4 - 5- D. Collins P/R		88.26	70,777.67
06/05/2020	22	DOROTHY COLLINS	5/4 - 5- D. Collins P/R		2,279.88	68,497.79
06/05/2020	060520ACH	Innovative Employer Solutions	5/4 - 5- D. Collins P/R		898.76	67,599.03
06/08/2020	8483	ADVANCED ENERGY SOLUTION OF	Repairs		549.96	67,049.07
06/08/2020	8484	AT&T	Long Distance - May		67.95	66,981.12
06/08/2020	8485	CINTAS	Safety Mats -6/1		61.57	66,919.55
06/08/2020	8486	CLEAN SWEEP SUPPLY COMPANY	paper products		30.75	66,888.80
06/08/2020	8487	FEDEX	Shipping		156.39	66,732.41
06/08/2020	8488	FLORIDA FOUNTAIN MAINTENANCE, INC	Res. June Maint		257.25	66,475.16
06/08/2020	8489	FRONTIER COMMUNICATIONS	Hampton Pk Phone -5/28 - 6/27		201.32	66,273.84
06/08/2020	8490	Pinwheel Nursery	Reserve annuls		3,326.40	62,947.44
06/08/2020	8491	VERIZON	4/24 - 5/23 - Phone		111.19	62,836.25
06/08/2020	8492	WELCH TENNIS COURTS, INC	Tennis Screens		65.84	62,770.41
06/08/2020	8493	Zeno Office Solutions, Inc.	Contract ovg charge 4/25 5/24		5.60	62,764.72
06/08/2020	060820dd	James A. Schoolfield	BOS Mtg. 5/11/2020		184.70	62,580.02
06/08/2020	060820DD	James P. Soley	BOS Mtg. 5/11/2020		184.70	62,395.32
06/08/2020	06082020DC	Jessica B. Vaughn	BOS Mtg. 5/11/2020		184.70	62,210.62
06/08/2020	060820ACH	Innovative Employer Solutions	BOS Mtg. 5/11/2020		202.00	62,008.62
06/10/2020	06102020DE	DOROTHY COLLINS	5/18 -5/31 - D. Collins P/R		2,309.17	59,699.45
06/10/2020	06202020AC	Innovative Employer Solutions	5/18 -5/31 - D. Collins P/R		880.32	58,819.13
06/10/2020		Center State Bank	Funds Transfer	150,000.00		208,819.13
06/22/2020	8494	ABM Landscape & Turf Services	Landscape Maint - May		62,294.10	146,525.03
06/11/2020	8495	WELCH TENNIS COURTS, INC	Repair Center Pin		300.00	146,225.03
06/17/2020	8496	ADVANCED ENERGY SOLUTION OF	Stonington Breaker		175.30	146,049.73
06/17/2020	8497	FRONTIER COMMUNICATIONS	Amberly Pk Phone - June		221.40	145,828.33
06/17/2020	8498	GILL, WAYNE	Clean and paint fence Amb Pk		1,175.00	144,653.33
06/17/2020	8499	IRON MOUNTAIN	6/1 - 6/30 - Records Storage		283.35	144,369.98
06/17/2020	8500	LOWE'S	Supplies		225.57	144,144.41
06/17/2020	8501	SECURITAS SECURITY SERVICES USA, INC	Security		3,686.58	140,457.83
06/17/2020	8502	SUNSHINE STATE ONE CALL F FLORIDA	Dig Tickets - 052020		27.13	140,430.70
06/17/2020	8503	TAMPA ELECTRIC	Summary Bill - June		8,714.55	131,716.15
06/17/2020	8504	TERMINEX	Pest Control		217.00	131,499.15
06/18/2020	8505	ABM Landscape & Turf Services	Voided chk.		0.00	131,499.15
06/19/2020	06192020DE	DOROTHY COLLINS	6/1 - 6/14 - D. Collins P/R		2,309.17	129,189.98
06/19/2020	25	Eugene R. Field	BOS Mtg. 6/10/2020		184.70	129,005.28
06/19/2020	26	Adisa Gibson	BOS Mtg. 6/10/2020		184.70	128,820.58
06/19/2020	06192020DE	James A. Schoolfield	BOS Mtg. 6/10/2020		184.70	128,635.88
06/19/2020	06192020DE	Jessica B. Vaughn	BOS Mtg. 6/10/2020		184.70	128,451.18
06/19/2020	619202ACH	Innovative Employer Solutions	BOS Mtg. 6/10/2020		1,002.72	127,448.46
06/23/2020	8506	Arete Industries	Traffic Control Signs and Install		1,623.00	125,825.46
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06/23/2020	8508	CITY OF TAMPA	Fire prev. inspection		90.00	125,561.46
06/23/2020	8509	ESD WASTE2WASTER, INC	Pump Maint - June		300.00	125,261.46
06/23/2020	8510	SECURITAS SECURITY SERVICES USA, INC	Security - Amberly Park		3,806.98	121,454.48
06/23/2020	8511	Staples	Voided chk.		0.00	121,454.48
06/23/2020	8512	Straley Robin Vericker	Legal Services thru 06/15/2020		794.50	120,659.98
06/23/2020	8513	SUNSHINE STATE ONE CALL F FLORIDA	Dig Tickets 8/31/18 Rcvd 6/17		43.81	120,616.17
06/23/2020	8514	TERMINEX	Pest Control		187.00	120,429.17
06/23/2020	8515	VSC FIRE SECURITY	Fire Extinguisher Inspection (Annual)		590.00	119,839.17
06/23/2020	8516	ABM Landscape & Turf Services	Landscape - Jun/May Misc.		105,304.10	14,535.07
06/23/2020	8517	STAPLES	Office Supplies		238.68	14,296.39
06/30/2020	8518	MARY-MARGARET WILSON	Field Mgmt - July		8,995.00	5,301.39
06/30/2020		Center State Bank	Funds Transfer	200,000.00		205,301.39
06/30/2020	544	CITY OF TAMPA UTILITIES	Water Utilities - Jun		3,322.92	201,978.47
06/30/2020		Center State Bank	Interest	35.82		202,014.29
06/30/2020			EOM BALANCE	350,035.82	228,168.47	202,014.29

EVENTS

Tab 4H

2020 FOCUS

Tab 4F

Focus For 2020

- Secure, as best that can be done, the Tampa Palms community for (1) the protection of residents in CDD-owned locales during the Covid 19 Crises and (2) the workers who support Tampa Palms, specifically the ABM staffs in CDD buildings
- Advance and monitor projects critical to Tampa Palms which are dependent on the City of Tampa:
 - Protection of the wetland and securing stormwater flow
 - Repaving of Tampa Palms Blvd. (Design FY 2019-20 / work FY 2020-21).
 - Restoration of additional portions of the bike path w/ in Tampa Palms
- Complete Signature projects restoring and rebranding Tampa Palms.
- Monitor plans for expansion of I-75 adjacent to Tampa Palms to understand and find means to mitigate damage to the community.



	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
I. Signature Projects			
1) General Progress & Timeline			
a) Progress	Report To Board	Aug	Staff
2) Entrance Pond			
a) Pond Perimeter Platings / Pod Levels	Review Progress	Aug	Staff
3) Community Entrances			
a) Tampa Palms Blvd - Area 1 Propose Planting Plan	Progress	Aug	Staff
b) Wayfinding Sign (Grace) Provide Update	Progress Report	Aug	Staff/Soley
II Capital Projects			
1) Wayfinding & Misc. Signs			
a) Sanctuary Wall	Update Board	Sept	Staff/Soley

STRATEGIC PLANNING

Tab 4G

STRATEGIC PLANNING

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
2) Lake Fountains Review a) Board update	Review	Nov	Staff/Soley
III Landscape Assets			
1) Assessment YTD Weather Impacts	Report To Board	On Going	Staff
2) Village Entry & Blvd Restorations a) Plans / Direction b) Palm Tree Pests	Report To Board Report To Board	Aug Sept	Staff Staff
3) Irrigation a) Water Use Permit b) Well Pump Area 2	Report To Board Report To Board	Aug Aug	Staff Staff
4) LED Landscape Lighting a) Phase III	Future Consideration	TBD	Staff
<u>IV Park Reviews</u>			
1) Park Inspections & Restorations a) Park Status Report	Report	Aug	Staff
<u>V. Misc and Local Government</u>			
a) CDD Focus 2020	Report To Board	Aug	Staff
b) Paving- Tampa Palms Blvd [COT]	Monitor	Sept	Staff
c) New Lanes I-75 [FDOT]	Announce PD&E Public Meeting	Future	FDOT Staff
d) Multi-Modal Path Repaving [COT]	Report To Board	Future	Staff

TP CDD Planning Horizon

August, 2020

FY 2019 -20

- Covid19 Crises
- Landscape Renewal Continues (10 Year Cycle)
- Possible Express Lanes For I-75 Adjacent To Tampa Palms
- Repave TP Blvd w/ Complete Streets Design (Project Design)
- Expansion New Tampa Rec Center (In Progress)
- SWWMD Permit (WUP) Due
- Election Primary (August 2020)

FY 2020-21

- Prepare Covid19 Re-emergence (Fall & Winter)
- New Sensory Friendly Park –? Location
- Additional Jogging Path Repairs
- Repave TP Blvd w/ Complete Streets Design (? Delayed)
- ADA Review For CDD Parks
- NPDES Audit
- General Election

SIGNATURE SPENDING PLAN

Tab 4I

Update Signature Mitigation Projects

This report is filed monthly to update the Board Members as to the status of funds - both availability and commitment - for the Signature Tampa Palms projects.

Funds Available A/O Fiscal Year 2019 -20

\$ 506K

Work in Progress or Anticipated A/O August, 2020 Meeting



Opening Balance/Available	FY 2013-14	FY 2014-15	FY 2016-18	FY 2018-19	FY 2019-20
	\$1,330,480	\$1,043,490	\$1,287,907	781762	\$505,513
		\$300,000			In Progress
Consulting Svcs			\$32,005	\$7,809	\$31,000
Irrigation Relocation	\$93,000				
Irrigation- New Install & Repairs		\$55,000	\$95,000	\$19,472	\$20,000
Area 1- Entry Streetlights			\$20,000	Complete	
Area 1 & 2 Pillars, Fencing & Lighting			\$882	\$73,534	
Area 1- Landscape Entry Median (Phase 1)				Complete	
Area 1 Entry - Landscape Phase II)				\$71,632	\$77,513
Area 2- Entry Streetlights			\$14,475	Complete	
Area 2 Pillars, Fencing & Lighting			\$26,323		
Area 2 Entry - Median Landscape (Phase 1)			\$55,000	Complete	
Area 2 Entry - Landscape (Phase II)			\$33,000		\$45,000
Area 1 & 2 Median Electrical Restoration			\$36,000	Complete	
Area 1 & 2 Wall Replacements/Repairs			\$15,000		\$245,000
Amberly (1) Entrances (Monument Area)			\$55,000	\$47,447	
Area 2 Entry Pond Area					\$37,000
Area 2 Entry Pond - Landscape Phase 2				\$50,425	
Area 2 Entry Pond - Tree Buffer			\$85,000	Complete	
Area 2 Entry Pond - Fountain & Fountain Lights			\$21,460	Complete	
Area 1 - Landscape & Irr Welcome -Amberly			\$55,000	Complete	
Area 2 - Landscape BB D (Incl Wayfinding)					\$50,000
Area 2- Landscape Amberly To Bridge			\$20,000	\$5,930	
Optional Lights					
Area 2 Entry- Roadway Bricks*			\$142,000	Complete*	
BB Downs Fencing Upgrade (Black)*	193,990				
S/T By Fiscal Year	\$286,990	\$55,583	\$706,145	\$276,249	\$505,513
Total All Projects	Actual	Actual	Actual	Actual	Estimate

MINUTES

1
2
3 **MINUTES OF MEETING**
4 **TAMPA PALMS**
5 **COMMUNITY DEVELOPMENT DISTRICT**

6 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community
7 Development District was held on Wednesday June 10, 2020 at 6:00 p.m. at the Compton Park
8 Recreation Building, 16101 Compton Drive, Tampa, Florida.

9
10 **FIRST ORDER OF BUSINESS - Welcome & Roll Call**

11 Mr. Field called the meeting to order.

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

13
14 **Present**

15 Gene Field	Chairman
16 Jim Soley	Vice Chairman
17 Jake Schoolfield	Supervisor

18
19 **Present Via Zoom (Board Members)**

20 Jessica Vaughn	Supervisor
21 Mike Gibson	Supervisor
22 Jake Schoolfield (By phone)	Supervisor

23
24 **Also present were:**

25 Maggie Wilson	Consultant/Resident
26 Warren Dixon	TPOA Business Consultant
27 Brian Koerber	TPOA Property Manager
28 Ken Joines	DPFG

29
30 Mr. Field established that a quorum, as modified by the Governor's Executive Order,
31 of the Board was present.

32
33 **Pledge of Allegiance**

34 Mr. Soley led the recitation of the Pledge of Allegiance.

35
36 **SECOND ORDER OF BUSINESS – Strategic Planning Review**

37
38 Mr. Field reviewed the most current strategic plans, noting that the focus is on those
39 issues which have the most immediate impact.

40 The full strategic plans and significant events were included in the advance Board
41 Package; a copy of which is attached hereto and made a part of the public record.

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THIRD ORDER OF BUSINESS - Supervisor Comments.

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – Public Comments

Warren Dixon updated the Board members on the status of the illegal construction occurring in Tampa Palms.

FIFTY ORDER OF BUSINESS - Approval of the June, 2020 Minutes

On MOTION by Mr. Gibson, SECONDED by Ms. Vaughn WITH ALL IN FAVOR, the Board approved the Minutes of the June, 2020 Board Meeting.

SIXTH ORDER OF BUSINESS - Approval of District Disbursements

Mr. Field noted that the check register had been reviewed.

On MOTION by Mr. Soley SECONDED by Ms. Vaughn WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending June 10, 2020 in the amount of \$261,362.14.

A copy of the Board Financial Analysis, Financial Statements and Check Register are attached hereto and made a part of the public record.

SEVENTH ORDER OF BUSINESS – Consultant Reports

◆ **Signature Projects**

Ms. Wilson updated the Board as to the progress with the various Signature projects, in particular the Area 1 main entry.

Ms. Wilson also reviewed the damage done to the railing along BB Downs by an automobile accident.



Signature Projects
Entries & BB Downs

- Area 1 Entry Started
- Hold For Cable Complete
- One Magnolia Planted

Railing Damage

- Insurance Report Filed
- Local Contractor
- Two Weeks To Complete

1 Ms. Wilson updated the Board on the progress with the
2 wayfinding sign, noting that the bricks to complete the project
3 were on back order.

4 Ms. Wilson also discussed the weed growth on the
5 littoral shelf in the Area 2 entry pond and advised manual
6 removal of the cattails had been ordered,

7
8 ♦ **Community Appearance**

9 Ms. Wilson reported on the effects of heat and humidity
10 on the landscape noting that everything is growing fast,
11 including the weeds.

12 The power crossings are looking good, diverting
13 attention from the weeds.

14 It was reported that the planters which had been
15 damaged by the cable installers had been rebuilt and new
16 plantings added. Ms. Wilson discussed the Reserve entry and
17 the fountains, one of which was treated to a bubble bath by what
18 were assumed to be local children.

19 Ms. Wilson reported that the ponds remain healthy and
20 any noxious weeds are regularly treated. The pond maintenance
21 service is on-site weekly to handle weed growth and algae
22 blooms. Caution must be used to avoid O2 depletion when the
23 water is very hot.

24 Street side breaks continue to plague the irrigation
25 systems and are immediately repaired by ABM so as not to
26 compromise the plantings. The Area 2 pond fill pump failed; it
27 was scheduled for replacement in 2020. Replacement has been
28 ordered.

29 The SWFWMD water use permit renewal is in progress and
30 requires new staff gauges and recalibration of the water levels
31 to meet the NAVD standards. This work should be completed
32 by early July.



Signature Projects
Entry Pond & Sign

- Entry Pond Management
 - Algae Improved
 - Noxious Growth
 - Sprayed - Declined
 - Manual Removal
- Wayfinding Sign
 - On Hold For Bricks
 - Due This Week



Community Appearance
Summer Is Here

- Heat & Humidity Difficult
 - 90+ Degrees / 105+ Index
- Mowing A Challenge
 - Turf Growing Fast
 - Fungus Under Control
- Caladiums Make A Difference
- Power Crossings Working



Community Appearance
Boulevard & Reserve

- Reserve Entry
 - New Trees In Place
 - Fountains Behaving
 - Christmas In July
- Boulevard Planters
 - Repaired



Community Appearance
Ponds

- Pond Banks Low
 - Annual Event
 - Rains Improving
- Heat Increases Aquatic Plants
 - Especially Lilies
 - Treated Weekly
- Pond Water Hot
 - Oxygen Depletion
 - Danger For Fish Kills
 - Suspend Treatment



Irrigation Maintenance
Community-Wide

- Dry Season Ending
 - Normal
 - Irrigation Vital
- Pond Fill Pump
 - Failed
 - Replaced Immediately
- Underground Breaks
 - Noxious
 - Utilities



Water Use Permit
Water Use Permit

- Resurvey Locations (1&2)
 - Well Withdrawals
 - Ponds
- New Staff Gauges
 - Locations
 - Conversion to NAVD
- Remaining
 - Readjust Floats
 - Inspect By SWFWMD

1 ◆ **Request For Resolution**

2 John Angeli requested a CDD resolution supporting an
3 unknown social media group seeking to force the City to take
4 over and rebuild the private developer path on the power
5 corridor. Upon the advice of counsel, the Board agreed that
6 such a matter was not a proper action for a CDD Board.



Request For Resolution
Trail Outside Tampa Palms

- Resident Requested CDD Resolution
- In Support of Social Media Group
- To Persuade City To Build Path
- Path Not In CDD

Per CDD Attorney

- Not Proper CDD Action
- Corridor Not In CDD Jurisdiction
- No Comments On Merit of Project

7 ◆ **Park Operations**

8 Ms. Wilson reviewed the amenities that were open and
9 those that remain closed due to Covid mandates.

10 She noted that the CDD continues to follow the actions
11 of the City of Tampa in what to open and when and what to
12 leave closed.

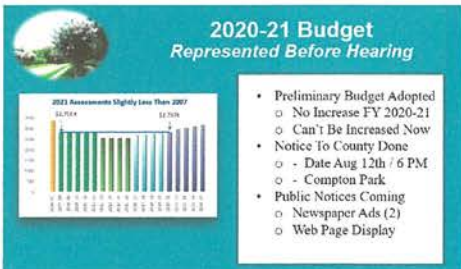


Park Operations
Balancing Community & Covid


- City Is Cautious
 - % Positive Increasing
 - 8 % Admitted to Hospital
 - 1,252 To ICUs (5%)
 - 755 to ICUs (3%)
- Following City Lead
- Residents Enjoying Parks
- CDD Continues Precautions
 - Parks Monitored
 - Extra Cleaning

14 ◆ **FY 2020-21 Budget Planning**

15 Ms. Wilson re-presented the proposed FY 2020-21
16 Budget for consideration. She noted that the budget was
17 consistent with the multi-year financial model, but was
18 adjust for current conditions and that there was no proposed
19 increase in owner assessments.



2020-21 Budget
Represented Before Hearing



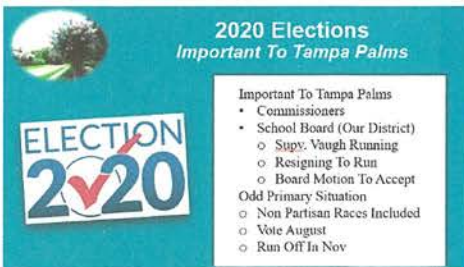
2021 Assessments Slightly Less Than 2020

- Preliminary Budget Adopted
 - No Increase FY 2020-21
 - Can't Be Increased Now
- Notice To County Done
 - - Date Aug 12th / 6 PM
 - - Compton Park
- Public Notices Coming
 - Newspaper Ads (2)
 - Web Page Display


20 Ms. Wilson noted that the proposed budget may be lowered but cannot be increased at the
21 Budget Hearing.

23 ◆ **Upcoming Elections**

24 Ms. Wilson reviewed the elections, noting in
25 particular that one member, Jessica Vaughn, is running for
26 School Board and has resigned effective with the election
27 date as is required by state law. The Board accepted Ms.
28 Vaughn's resignation.



2020 Elections
Important To Tampa Palms



ELECTION 2020

- Important To Tampa Palms
 - Commissioners
 - School Board (Our District)
 - Supv. Vaughn Running
 - Resigning To Run
 - Board Motion To Accept
- Odd Primary Situation
 - Non Partisan Races Included
 - Vote August
 - Run Off In Nov

29 On MOTION by Mr. Gibson, SECONDED by Mr. Soley, WITH ALL IN FAVOR, the Board
30 accepted the resignation of Ms. Vaughn who is running for School Board office.

31

32

1 **Additional Advanced Board Package Materials:**

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

4

5 **EIGHTH ORDER OF BUSINESS – Other Matters**

6 There being none, the next item followed.

7

8 **NINTH ORDER OF BUSINESS – Public Comments**

9 Don O Neal from Huntington reviewed the railing damage on BB Downs

10

11 **TENTH ORDER OF BUSINESS - Supervisor Comments**

12 Jim Soley complimented ABM on the look of the community, in particular the color at
13 the entrances.

14

15 **ELEVENTH ORDER OF BUSINESS - Adjournment**

16 There being no further business,

17

18 On MOTION by Mr. Soley SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the
19 meeting was adjourned.

20

21

22

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

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

28

29 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
30 **publicly noticed meeting held on _____.**

31

1 _____

2 **Signature**

3

4 Ken Joines

5 **Printed Name**

6 **Title:**

7 **Assistant Secretary**

8 **Acting District Manager**

Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson

Signature Projects

Next week the wall restorations along BB Downs for Phase 1 begin. The contractor has examined all wall sections in Phase 1 and confirmed that All existing columns appear to be structurally sound, and do not need to be replaced.

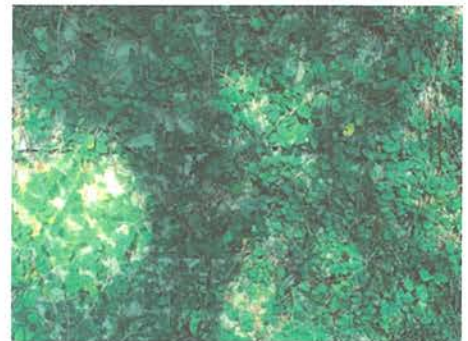
The work to be completed in the coming weeks includes:

1. Replace the following section on wall beside daycare building, starting 7th column from Stonehurst (18 LF including 11' 4" precast header for water drainage). Replace entire section from column to column due to large Oaks.
2. At 13th column replace 22 LF including 19' 4" precast header for drainage
3. At 5116 Pinehurst replace 10 LF of wall behind home which is sunken due to drainage from rear yard. This section has been addressed by someone inserting pipes in old drainage holes to keep them from closing. We will install a new precast header to eliminate this issue.

All new precast headers will have a top lintel block installed. Once poured, this will create a double row header, same as a two story house. Existing precast appears to be poured in a single row. A double will help eliminate the headers from shifting again, especially the 19' 4" span.

There will install a new footer, and column in middle of 19' 4" span to help brace it structurally.

- Call for utility locates, and install plastic construction fencing on the exterior of walls
- Remove deteriorated sections of wall, footers inclusive
- Remove necessary tree roots
- Install new reinforced concrete footers with #5 uprights 4' on center
- Install 8" CMU with #5 rebar 4' on center, 2 horizontal #5 rebar in top lintel block, and fill cells
- Install Boral Virginian brick cap to match existing on top of wall
- Install stucco each side to match adjacent existing as best possible
- Prime, and paint wall with two coats
- Clean up, and properly dispose of all construction debris





CONSULTANT REPORTS



SIGNATURE UPDATES

In order to minimize delays in getting this work completed, staff proceeded using the allocated budget for the wall project [\$245 K] as temporary authorization and discussing proceeding with several supervisors (separately).

To confirm this staff asks that the Board by motion approve the expenditure of an amount not to exceed \$40,000 for Phase 1 wall restorations along BB Downs.

Next staff is asking the contractor to take a look at what is needed for Phase 2 which is the main entry and Cambridge section.

This wall segment is approximately 1,300 ft in length and runs from the conservation area across from City Plaza and just north of Cambridge (owned by Sunshine State Conservation LLC) south to the Tampa Palms Blvd entrance. This segment is indicated by a red line.



Oddly it appears that there are walls of several heights in this area: that would seem to be something that should be corrected.

Area 2 Wayfinding Sign



Though it most likely seems a repeated and failed promise but FINALLY the brickwork has commenced on the Area 2 wayfinding sign.

There is a truck, a guy, a small concrete mixer and even a row of bricks showing. There is hope.

Completion with the granite is scheduled for two more weeks.

Area 2 Entry Pond

The wild growth of cattails has been removed and the final process of gathering portions that float to the top and treating the resulting algae (formed thanks to the dead and dying plant materials) is finishing up. The yellow bumpers are in place to contain the dead materials and algae.

The ghost of Bill Shimer was chucking as these pictures were taken.



Community Appearance

On Wednesday OLM inspected the property and based both on the general “look” of Tampa Palms at the entries and along the boulevards [well-groomed] and the inspection score [90], Tampa Palms continues to present an upscale in appearance for both residents and visitors.

For July, and with the challenges of heat and worker availability, that is a very credible outcome- good work Joe Laird.



Economic and Political Trends Affecting Landscape Maintenance



OLM inspects more than 1,000 properties nationwide. The Tampa Palms inspector examines a wide range of properties from those similar to Tampa Palms, such as Westchase and Cheval, to office complexes and even resorts such as the Swan & Dolphin and the Gaylord Palms in Orlando and the Hard Rock Casino here in Tampa plus many more.



The inspector spent some time with staff and the ABM team reviewing discussions with others – in particular resort owners – as to the impact of Covid 19 and associated economic [corporate concern] and political [“uncertainty”] factors affecting the grounds maintenance industry. Some of the issues reviewed are provided below and provide a high-level view of the landscape business from several perspectives:

Corporate Concern – Grounds maintenance companies and with sufficient *bench* and assets to perform in major communities and resorts are primarily owned by large corporations with dual grounds and building maintenance portfolios. These companies, ABM, Brightview, Davey Tree and others are faced with shareholder demands for return on one side and declining market, especially in their “bread and butter”, the facility maintenance business, due to the Covid crises. The shift has been to reduce support staffs and even operating staffs. While this is apparent with ABM on the corporate side, there has been no obvious affect on Tampa Palms.

Expectations – For the community/ residential market place there has been a shift in outcome expectation for some members, usually a small but very unhappy group demanding resort quality landscape because for what is probably the first time, they are now walking their neighborhoods and observing the “from eye level”. (See types of landscape maintenance below) **This is occurring to some degree in Tampa Palms.**

Worker availability – A number of factors have affected landscape worker availability but the bottom line is that new workers are becoming less and less available and current work forces are experiencing unprecedented absences. **(Absenteeism and difficulty in replacement are happening in Tampa Palms.)**

- Large companies in the landscape business depend primarily on documented, permanent resident workers, who can prove their status and pass requisite drug testing. Tampa Palms / ABM are in that category
- The agriculture business derives some 70-75 % of its labor force from immigrant workers, often in the H-2B class which are rapidly declining in numbers of available workers for a variety of reasons from border closures to program difficulties. This lack of workers in the agri-business translates to a shift from landscape to agriculture as many workers fill the agri-business gap with financial incentives.

COMMUNITY APPEARANCE

Tab 6K

- The record unemployment does not seem to be providing candidates to fill empty landscape worker positions, due to a number of factors:
 - o The work is hard, especially from May to Oct when 100+ heat indexes are routinely experienced.
 - o The majority of unemployed workers seeking jobs are not accustomed to outside work.
 - o The drug test fail rate is high, making numerous potential workers unacceptable.

So far Joe, and his ABM management are handling the worker availability with flexibility and outside help from temporary workers.

Tampa Palms Landscape Standards and Allocation of Resources

A word about standards: specifically, those standards which apply to Tampa Palms. There are several types of grounds / landscape maintenance standards, each addressing different niches of municipal, community, business or private need.

There are several different types of general landscape:

1. **Right of way (ROW) maintenance** - Designed to keep areas adjacent to streets looking *kept up* for the benefit of those who use the areas, usually in a car or on a bicycle.

For communities, ROW maintenance is enhanced (sometimes referred to as **ROW Plus or 35 MPH Landscape**) providing enjoyment to residents and passersby who more closely observe the area.

2. **Resort maintenance** - Designed for venues where it is anticipated that most if not all the “guests” will view and enjoy the landscape on foot. Often referred to as “Disney’esque” this is landscape where each bed and bush is individually groomed and no weed allowed to stay more than a day in any shrub bed or median.

3. **Gardener level maintenance** - This is home or estate type maintenance.

In Tampa Palms and other similar communities, it is *ROW plus* maintenance that is enjoyed, not resort quality. In addition to basic mowing, edging, blowing-off of landscape debris on sidewalks (typical ROW), irrigation, fertilization, pest and weed control, flowers, trash collection and mulch are added.

OLM has estimated the cost increase to change from an enhanced ROW landscape to resort level to be almost 100%. They note that communities do not provide resort quality landscape, because it would be cost prohibitive and because it would provide little added benefit to most residents.

To attain a community-wide appearance commiserate with Tampa Palms’ position as an upscale community and not break the bank, priorities have been established, priorities that are reflected in the contractual obligations of the landscape partners serving Tampa Palms. Resources are allocated based on those priorities.

CDD maintained areas fall into multiple categories, listed in order of priority:

1. Main entries
2. Village entries and parks
3. Boulevard landscape (TP, Compton, Amberly & a portion of Yardley)
4. Medians – Both CDD-owned and City-owned
5. City-owned cul de sacs on public streets
6. Pond banks along roads - not behind homes (CDD-owned)
7. Walls along boulevards (CDD-owned 20% Resident-owned 80%)
8. Land tracts [small pieces of land that the developers couldn’t sell located in villages.]
9. City-owned sides of roads across power lines; examples Fairchild & Wareham into Tremont.



Apportionment of resources is always a bit of a balancing act, especially when weather or construction interrupts the flow of operations. Still ABM has done and continues to do a credible job of meeting the “frequencies of service” and that fact is reflected in the OLM scores.

In Progress / Just Completed

Power Corridor Adjacent Areas

The power corridor is mostly a 100 acre field of weeds and noxious vines. Village entries near the corridor and along with the corridor crossing points (City ROW maintained by the CDD) are subject to an onslaught of weeds and weedy vines not experienced elsewhere in Tampa Palms.

The entries, crossings and the berms near the corridor require two to three times the normal attention for weed control (time manually pulling weeds as vines). That is particularly true this time of year when every seed that hits the ground grows. The most affected areas are:

- Stonington Entrance
- Tremont Entrance
- Tampa Palms Blvd Corridor Crossing
- Yardley Berm (North)
- Yardley (South)



Stonington landtract - open to corridor

ABM brought in temporary help to assist in addressing these areas this year as they have in previous years. This approaches resort-style attention but is necessary if the



The areas exposed to the challenges of the power corridor are vast. They include

The City street crossings and berms at:

- Tampa Palms Blvd
- Halsey Rd
- Fairchild
- Wareham
- The Yardley at Fairchild (middle of the Enclave)
- Yardley from Wareham to the Estates
- Yardley from the pond to River Park, along I 75



The vines and weeds encroach on the community landscape and left unchecked, they take over in weeks. The ABM teams are completing their mid-summer weed cut-back of the Yardley areas. Their next stop will be to revisit the Tampa Palms Blvd crossing area.



Boulevard Improvements



Two recent traffic incidents near entrances to the Country Club encouraged staff to rethink the median plantings.

The Maui Ixora was used in the area to provide color in the middle of a very dark and all green area. Prior to planting the medians (the medians are City-owned) the sightlines were confirmed.

In both incidents the police did not find the plantings to be a contributing factor, suspecting inattention and phones. No matter, in an abundance of caution, it seemed wise to relocate the Ixora and that was done.

In their place simple juniper was used: this is consistent with other slender medians in the areas, specifically the medians near the Compton intersection.

The Ixoras were relocated to “beef up” the plantings on the medians at the Tampa Palms Blvd power corridor crossing (no intersections or entrances in the area) and at some Area 2 village entrances.



Compton Drive

For sometime the hedge along Compton Dr in from of Compton Park has been a problem. (This is on a CDD-owned land tract, not TPOA property.) Periodically some parts of the hedge would become very wet. This is reminiscent of the periodic underground water source that appears and then vanishes in the overflow parking at Amberly Park.



When this happened, in addition to occasionally flooding the adjacent sidewalk, portions of the hedge become thin with reduced leaf coverage and then die. For some time this had been handled by replacing the dead shrub, only to have that plant or others die in a few months. This was happening every two or three months.

This was unfortunate because the southern boundary of the power corridor along Compton is the entrance to Tampa Palms and dead and dying bushes are not attractive.



To handle the flooding and perpetual plant replacement, the entire hedge was removed. The dirt area under the entire hedge was removed and small stones were added to create a drainage plain, sloping away from the area of the primary water source.

Finally sand, then potting soil were added on top to form a new shrub bed. The hedge will be a double row of podicarpus, an upscale plant that has been used beside the main entry monuments on Tampa Palms Blvd.

Walls Along Boulevards

The community wall project which has been discussed for some time, has commenced. The walls in Tampa Palms, like the medians on the boulevards, have a combination of owners. In the case of the medians some are City-owned, some CDD-owned: in the case of the walls some are CDD-owned, many are resident-owned.

For some time the CDD has established that for the good of the community it would take steps to repair boulevard walls, irrespective of ownership.

The project has four steps

1. Trim all vines growing on the walls, including vines coming over the walls from resident properties. (There are a number of areas where not just ivy but noxious vines are coming over the walls from resident yards. A great example of this is just prior to the Reserve entrance.)
 - a. For the Reserve, errant vines will be removed from the walls, allowing the beauty of the brick walls to show.
 - b. Brick walls adjacent to monuments will have any stray vines removed (this is already routinely done).
 - c. If the vines are healthy and attractive on the walls, they will be left in place on the walls.
2. Examine the walls for damage and other required repairs.
3. Pressure wash walls and if the walls are concrete block and stucco, either paint or whitewash them
4. Replant vines at the base of the walls.



Area 1 has far more wall surfaces than Area 2 and the walls in Area 2 are newer. The walls that appear the most unattractive are along Tampa Palms Blvd adjacent to the Wyndham community.

ABM is using temp workers to trim the walls: they are currently working on the Area 1 walls on the north side of Tampa Palms Blvd.



ABM will not use temp workers for the extended project along the Sanctuary wall, in part because:

- The work is detailed and delicate
- Temp workers come a variety of backgrounds and cannot be easily put to work on the project without training and that level of training does not make sense with a temporary worker
- There are a variety of materials underground that must be removed carefully or the wall will be damaged

Joe is using his staff when they can be freed from landscape duties, this includes one individual who has bricklaying skills.

This is the same person that repaired the planters across from the Reserve.

PROPOSED FY
2020-21 BUDGET
ASSESSMENTS &
RESOLUTIONS

TP CDD

Tampa Palms CDD

FY 2020-21 General Fund Budget

August 12, 2020

Represented For Budget Hearing

Executive Summary

The FY 2020-21 General Fund Budget is the first year of the Five-Year Financial Model in your Board Book of March 13th with the following changes:

- 1) Assessments have been maintained at current year levels vs a 2.2 % increase in the Model.
This is recognition of the financial impact of the coronavirus on our economy and our residents.
This is a \$ 58 K reduction from the model.
- (2) Interest Income is included at only \$ 10 K vs the previous \$ 55 K; a \$ 45 K reduction. The Federal Reserve has taken treasury yields close to zero.
- (3) Carry-forward funds are transferred from our bank reserves to cover the above two changes.

Constituent Perspective

No assessment increases, but we still assure the citizens that the District maintains the ability to preserve and protect approximately \$ 20.0 million in community assets. The FY 2020-21 assessments equate to FY 2007-08 assessment levels.

Assumptions

Signature TP 2017 to be completed this year; is not included in the model.

The following economics were used in the model:

- No change in Assessment levels, they are equal to the current year.
- Interest Income reduced to recognize Federal Reserve rate reductions.
- Expense inflation of 3.0 % on ABM and 4.0 % on all other expenses.

**TAMPA PALMS CDD
PROPOSED BUDGET SUMMARY REPORT - FY 2020-21**

	FY 2019-20	FY 2019-20	FY2020-21	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2019-20 Budget	VS 2019-20
REVENUE- ALL SOURCES					
Assessments Non-Advalorem	2,737,595	2,737,595	2,737,595	-	0.0%
Early Payment Discount	-109,504	-109,504	-109,504	-	0.0%
Interest Income	55,000	55,000	10,000	(45,000)	-82%
Excess Fees	15,000	15,000	15,000	-	0.0%
Misc. Rev	1,200	1,200	1,200	-	0.0%
Carry Forward (Signature Funds) ¹	<u>15,000</u>	<u>500,257</u>	<u>85,000</u>	<u>70,000</u>	<u>466.7%</u>
Total Revenue	\$2,714,291	\$3,199,548	\$2,739,291	25,000	1%
EXPENDITURES					
Administrative Expenditures					
<i>S/T Personnel Services</i>	21,834	21,834	21,834	-	0%
<i>S/T Professional Services</i>	148,984	146,984	148,984	0	0%
<i>S/T Administrative Services</i>	15,685	15,685	15,685	0	0%
Total Administrative	186,503	184,503	186,503	0	0%
Field/ Operations Services					
<i>S/T Field Management Svcs</i>	343,156	343,156	342,175	-981	-0.3%
<i>S/T General Overhead</i>	185,060	191,720	198,830	13,770	7%
<i>S/T Landscape Maintenance</i>	1,153,473	1,150,873	1,157,960	4,487	0%
<i>S/T Landscape New & Enhanced</i>	165,640	162,000	163,743	-1,897	-1%
<i>S/T Facility Maintenance</i>	<u>214,995</u>	<u>214,995</u>	<u>223,595</u>	<u>8,600</u>	<u>4%</u>
Total Field Operations/Services	2,062,325	2,062,745	2,086,303	23,978	1%
Total Normal Operations	2,248,828	2,247,248	2,272,806	23,978	1%
Project Driven Expenses					
Total Project Driven Expenses	465,463	952,300	466,485	\$1,022	0.2%
Total Normal Operations and Project Driven Expenses	\$2,714,291	\$3,199,548	\$2,739,291	\$25,000	1%
Excess Revenue	0	0	0		

¹ Fund previously allocated for Signature restoral and brought into the budget as required.

**TAMPA PALMS CDD
PROPOSED BUDGET FY 2020-21 DETAIL**

	FY 2019-20 Adopted	FY 2019-20 Outlook	FY 2020-21 Proposed	\$ INCR (DCR) VS 2019-20 Budget	% INCR (DCR) VS 2019-20
REVENUE- ALL SOURCES					
Assessments Non-Advalorem	2,737,595	2,737,595	2,737,595	-	0.0%
Early Payment Discount	-109,504	-109,504	-109,504	-	0.0%
Interest Income	55,000	55,000	10,000	(45,000)	-81.8%
Excess Fees	15,000	15,000	15,000	-	0.0%
Misc. Rev	1,200	1,200	1,200	-	0.0%
Carry Forward	15,000	500,257	85,000	70,000	466.7%
Total Revenue	\$2,714,291	\$3,199,548	\$2,739,291	25,000	1%
EXPENDITURES					
Administrative Expenditures					
Personnel Services					
Board of Supervisors	11,000	11,000	11,000	-	0%
FICA	5,810	5,810	5,810	-	0%
FUTA/SUTA + Payroll Fees	5,024	5,024	5,024	-	0%
<i>S/T Personnel Services</i>	21,834	21,834	21,834	-	0%
Professional Services					
Attorneys Fees	10,000	8,000	10,000	-	0%
Annual Audit	6,813	6,813	6,813	-	0%
Management Fees	67,369	67,369	67,369	-	0%
Tax Collector	54,752	54,752	54,752	-	0%
Assessment Roll	10,050	10,050	10,050	-	0%
<i>S/T Professional Services</i>	148,984	146,984	148,984	0	0%
Administrative Services					
Directors and Officers Insurance	3,685	3,685	3,685	-	0%
Miscellaneous Administrative Services	12,000	12,000	12,000	-	0%
<i>S/T Administrative Services</i>	15,685	15,685	15,685	0	0%
Total Administrative	186,503	184,503	186,503	0	0%
Field/ Operations Services					
Field Management Services					
District Operating Staff	172,343	172,343	174,601	2,258	1%
Park Attendants	81,000	81,000	75,000	(6,000)	-7%
Park Patrols (Security Co)	69,014	69,014	71,774	2,760	4%
Field Management Contingency	20,800	20,800	20,800	-	0%
<i>S/T Field Management Svcs</i>	343,156	343,156	342,175	-981	0%

**TAMPA PALMS CDD
PROPOSED BUDGET FY 2020-21 DETAIL**

	FY 2019-20 Adopted	FY 2019-20 Outlook	FY 2020-21 Proposed	\$ INCR (DCR) VS 2019-20 Budget	% INCR (DCR) VS 2019-20
General Overhead					
Insurance	12,516	12,516	13,017	501	4%
Information Systems (Tel and Security)	23,766	23,766	24,717	951	4%
Water	14,560	19,000	21,000	6,440	44%
Refuse Removal	7,280	9,500	13,000	5,720	79%
Electricity	110,000	110,000	110,000	-	0%
Stormwater Fee	3,938	3,938	4,096	158	4%
Misc. Field Services	13,000	13,000	13,000	-	0%
<i>S/T General Overhead</i>	185,060	191,720	198,830	13,770	7%
Landscape Maintenance Standard					
Landscape and Pond Maintenance	1,041,153	1,041,153	1,044,980	3,827	0%
Landscape Monitoring Fee	18,720	18,720	18,900	180	1%
Landscape and Replacement	93,600	91,000	94,080	480	1%
<i>S/T Landscape Maintenance</i>	1,153,473	1,150,873	1,157,960	4,487	0%
Landscape Maintenance New & Enhanced					
Property Mowing	94,640	91,000	98,426	3,786	4%
County Pond	26,000	26,000	18,517	(7,483)	-29%
NPDES Pond Program	45,000	45,000	46,800	1,800	4%
<i>S/T Landscape New & Enhanced</i>	165,640	162,000	163,743	(1,897)	-1%
Facility Maintenance					
Irrigation System	101,148	101,148	105,194	4,046	4%
Fountain	25,754	25,754	26,784	1,030	4%
Facility Maintenance	85,493	85,493	88,913	3,420	4%
Janitorial/Park Supplies	2,600	2,600	2,704	104	4%
<i>S/T Facility Maintenance</i>	214,995	214,995	223,595	8,600	4%
Total Field Operations/Services	2,062,325	2,062,745	2,086,303	\$23,978	1%
Total Normal Operations	2,248,828	2,247,248	2,272,806	23,978	1%

**TAMPA PALMS CDD
PROPOSED BUDGET FY 2020-21 DETAIL**

	FY 2019-20	FY 2019-20	FY 2020-21	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2019-20 Budget	VS 2019-20
Project Driven Expenses					
Signature TP 2017	18,676	505,513	0	(18,676)	-100.0%
Renewal and Replacement & Deferred Mtc	195,000	195,000	207,426	12,426	6.4%
Capital Projects	195,000	195,000	200,000	5,000	2.6%
NPDES/Clean Water	56,787	56,787	59,059	2,272	4.0%
Total Project Driven Expenses	465,463	952,300	466,485	1,022	0.2%
Total Normal Operations and Project Driven Expenses	\$2,714,291	\$3,199,548	\$2,739,291	\$25,000	1%
Excess Revenue	0	0	0		
¹ Fund previously allocated for BB Downs restoral and brought into the budget as required.					

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CDD
PROPOSED FY 2020-21 RESIDENTIAL ASSESSMENTS**

Total Revenue Assessed		FY 2019-20		FY 2019-20		Increase \$		% Incr	
		\$2,737,595		\$2,737,595		\$0		0.0%	
	Avg Lot Size	Acreage	Units	Per Unit FY 2019-20	Assessment FY 2020-21	Per Unit 2020-21	\$ Incr Vs 2019-20	% Incr FY 2019-20	
Single Family Villages									
Asbury	0.4234	47.42	112	1,153.32	129,172	\$1,153	\$0	0.0%	
Ashmont	0.3485	9.06	26	985.25	25,617	\$985	\$0	0.0%	
Cambridge 1	0.4028	14.50	36	1,107.08	39,855	\$1,107	\$0	0.0%	
Cambridge 2	0.3723	29.78	80	1,038.61	83,089	\$1,039	\$0	0.0%	
Cambridge 3	0.3639	11.28	31	1,019.81	31,614	\$1,020	\$0	0.0%	
Canturbury	0.5185	14.00	27	1,366.70	36,901	\$1,367	\$0	0.0%	
Coventry	0.4137	19.03	46	1,131.57	52,052	\$1,132	\$0	0.0%	
Enclave	0.2611	43.34	166	789.26	131,017	\$789	\$0	0.0%	
Estates at River Park	0.7700	8.47	11	1,930.78	21,239	\$1,931	\$0	0.0%	
Huntington	0.4093	19.71	42	1,256.26	52,703	\$1,256	\$0	0.0%	
Kensington	0.4681	22.00	47	1,253.57	58,918	\$1,254	\$0	0.0%	
Manchester	0.2641	33.80	128	795.94	101,880	\$796	\$0	0.0%	
Nottingham	0.2000	11.40	57	652.24	37,178	\$652	\$0	0.0%	
Palma Vista II	0.0637	5.10	80	346.63	27,730	\$347	\$0	0.0%	
Reserve	0.7651	87.22	114	1,919.76	218,853	\$1,920	\$0	0.0%	
Sanctuary	0.1453	11.48	79	529.59	41,837	\$530	\$0	0.0%	
Sterling Manor	0.1350	13.90	103	506.34	52,153	\$506	\$0	0.0%	
Stonington	0.4615	27.23	59	1,238.86	73,093	\$1,239	\$0	0.0%	
Tremont	0.3691	44.29	120	1,031.51	123,781	\$1,032	\$0	0.0%	
Turnbury Wood	0.7700	3.08	4	1,930.78	7,723	\$1,931	\$0	0.0%	
Wellington	0.2788	20.91	75	829.00	62,175	\$829	\$0	0.0%	
Westover	0.5446	33.22	61	1,425.18	86,936	\$1,425	\$0	0.0%	
Wyndham	0.2807	49.97	178	833.33	148,332	\$833	\$0	0.0%	
Apartments									
5100 LIVE OAKS BLVD LLC	0.0600	46.20	770	338	260,427	\$338	\$0	0.0%	
JWC TAMPA BP LLC	0.0597	20.30	340	338	114,770	\$338	\$0	0.0%	
HENLEY	0.0729	23	315	367	115,668	\$367	\$0	0.0%	
Remote Site Apartments									
EAGLES POINT VENTURES LLC	0.0617	11.84	192	204	39,098	\$204	\$0	0.0%	
LANDMARK AT GRAYSON PARK LP	0.1696	69.21	408	204	83,083	\$204	\$0	0.0%	
Condo's									
Faircrest	0.0725	19.13	264	366	96,669	\$366	\$0	0.0%	
Palma Vista I	0.0725	2.90	40	366	14,650	\$366	\$0	0.0%	
<i>Subtotal Single Family</i>					\$1,643,907				
<i>Subtotal Apartments</i>					\$490,865				
<i>Subtotal Condo's</i>					\$111,319				
<i>Subtotal Remote Site</i>					\$122,181				
<i>Subtotal Commercial</i>					\$368,906				
Total Assessed					\$2,737,177				
Total Budget					\$2,737,595				
Rounding Error					-\$418				

PROPOSED FY 2020-21 COMMERCIAL ASSESSMENTS BY ENTITY

Name	Folio	TSF (000) *	ITE Code**	ITE Factor	Trips	% Trips	ROW	Parks	Admin Asmt	FY 2019-20 Total	FY 2020- 21 Total	\$ Incr Vs 2019-20	% Incr Vs 2018- 19
Shoppes of Amberly 1 LLC	347560960	90.86	820	42.94	3901	18.82%	67,976	\$0.0	\$278	\$68,254	\$68,254	\$0	0.0%
2 REAL SUB LLC	339790402	176.16	820	42.94	7564	36.50%	131,797	\$0.0	\$278	\$132,075	\$132,075	\$0	0.0%
3 REAL SUB LLC	339790403	7.53	912	156.48	1179	5.69%	20,541	\$0.0	\$278	\$20,818	\$20,818	\$0	N/A
NCNB NATIONAL													
4 PROPERTIES DEPT	347555055	5.30	912	156.48	829	4.00%	14,447	\$0.0	\$278	\$14,725	\$14,725	\$0	0.0%
PLTP INVESTORS													
5 LLC	347555070	97.58	710	11.01	1074	5.18%	18,719	\$0.0	\$278	\$18,996	\$18,996	\$0	0.0%
6 CAMBRIDGE LLC	347555090	16.01	720	36.13	578	2.79%	10,079	\$0.0	\$278	\$10,357	\$10,357	\$0	0.0%
JEFFERSON BANK													
7 OF FLORIDA	347555080	5.39	912	156.48	843	4.07%	14,690	\$0.0	\$278	\$14,968	\$14,968	\$0	0.0%
8 15802 AMBERLY LLC	347566444	3.61	710	11.01	40	0.19%	693	\$0.0	\$278	\$971	\$971	\$0	0.0%
9 TAMPA PALMS OFFI	347566442	14.40	565	79.26	1141	5.51%	19,886	\$0.0	\$278	\$20,164	\$20,164	\$0	0.0%
ENHANCEMENT													
10 HOLDINGS LLC	347555505	2.57	720	36.13	93	0.45%	1,617	\$0.0	\$278	\$1,895	\$1,895	\$0	0.0%
11 SMO59 LLC	347555506	2.04	710	11.01	22	0.11%	392	\$0.0	\$278	\$669	\$669	\$0	0.0%
CARL D AND													
12 MARTHA J YATES	347555508	3.99	710	11.01	44	0.21%	766	\$0.0	\$278	\$1,044	\$1,044	\$0	0.0%
LI MANAGEMENT													
13 RESOURCE LLC	347555510	2.63	710	11.01	29	0.14%	505	\$0.0	\$278	\$782	\$782	\$0	0.0%
14 FMC SOMERSET LLC	347555515	6.11	720	36.13	221	1.07%	3,846	\$0.0	\$278	\$4,124	\$4,124	\$0	0.0%
ST GEORGE													
15 SERVICES LLC	347555517	2.56	710	11.01	28	0.14%	492	\$0.0	\$278	\$770	\$770	\$0	0.0%

PROPOSED FY 2020-21 COMMERCIAL ASSESSMENTS BY ENTITY

RAYMOND W 16 MATHEWS SR	347555518	2.04	710	11.01	22	0.11%	392	\$0.0	\$278	\$669	\$669	\$0	0.0%
17 CERILLO FAMILY LLC SOMMERSET PARK 18 LLC	347555521 347555523	2.57 2.57	720 720	36.13 36.13	93 93	0.45% 0.45%	1,620 1,619	\$0.0 \$0.0	\$278 \$278	\$1,897 \$1,897	\$1,897 \$1,897	\$0 \$0	0.0% 0.0%
PAUL H AND SUSAN 19 M L DUGA CO BEACHDALE	347555529	4.18	720	36.13	151	0.73%	2,628	\$0.0	\$278	\$2,906	\$2,906	\$0	0.0%
20 PROPERTIES L C RODENT REALTY	347555527	4.12	720	36.13	149	0.72%	2,594	\$0.0	\$278	\$2,872	\$2,872	\$0	0.0%
21 INC ROLLI PROPERTY	347555525	2.54	720	36.13	92	0.44%	1,600	\$0.0	\$278	\$1,878	\$1,878	\$0	0.0%
22 INVESTMENTS LLC TAMPA PALMS ANIMAL HOSPITAL	347555452	2.69	720	36.13	97	0.47%	1,694	\$0.0	\$278	\$1,972	\$1,972	\$0	0.0%
23 INC 24 ALLMAY INC	347555454 347555456	2.60 2.60	710 710	11.01 11.01	29 29	0.14% 0.14%	498 498	\$0.0 \$0.0	\$278 \$278	\$776 \$776	\$776 \$776	\$0 \$0	0.0% 0.0%
25 SYLVAN ROAD LLC	347555458	2.64	720	36.13	95	0.46%	1,662	\$0.0	\$278	\$1,940	\$1,940	\$0	0.0%
26 L C GIGINO TAMPA PALMS 27 CLUB INC	347555460 347560154	2.64 92.64	720 495	36.13 22.88	95 2120	0.46% 10.2%	1,662 36,932	\$0.0 \$0.0	\$278 \$278	\$1,940 \$37,210	\$1,940 \$37,210	\$0 \$0	0.0% 0.0%
28 KEVIN MELKER LLC	347555502	2.04	720	36.13	74	0.36%	1,285	\$0.0	\$278	\$1,563	\$1,563	\$0	0.0%
Totals					20727		\$361,131	\$0.0	\$7,775	\$368,906	\$368,906	\$0	0.0%

* Total Square Feet: Source: Hillsborough County Property Appraiser

** ITE / Land Use Classification Source: Hillsborough County Property Appraiser

RESOLUTION 2020-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Tampa Palms Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Tampa Palms Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$ 2,737,595, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ <u>2,737,595</u>
Total Reserve Fund	\$ <u>-0-</u>
Total All Funds*	\$ <u>2,737,595</u>

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2020.

Attested By:

**Tampa Palms
Community Development District**

Name: _____
Secretary/Assistant Secretary

Gene Field
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Adopted Budget

RESOLUTION 2020-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Tampa Palms Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A ("FY 2020-2021 Budget")** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

WHEREAS, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2020-2021 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2020-2021 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2020.

Attested By:

**Tampa Palms
Community Development District**

Name: _____
Secretary/Assistant Secretary

Gene Field
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Budget

CDD MEETING DATES

MEETINGS
TAMPA PALMS – FY 2020-21



Before the first of each fiscal year the Board is required to approve a proposed notice containing the annual schedule of meeting dates for the following fiscal year, in this case the FY 2020-21 fiscal year.

Staff has reviewed the proposed dates and they are consistent with the long-standing *second Wednesday of each month* schedule used by the CDD: there exists a single occasion when a State or Federal holiday falls on a meeting date and that is Nov 11th, Veterans Day.

The proposed dates may be changed by the Board by notice should any conflicts arise. This will almost certainly happen should the Board decide, as has been customary, not to hold a December meeting.

A copy of the proposed notice is attached.

If these dates are acceptable, the dates should be approved by motion.

NOTICE OF MEETINGS
TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2020-21 regular meetings of the Board of Supervisors of the Tampa Palms Community Development District are scheduled to be held on the second Wednesday of every month at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida. The meeting dates are as follows (exceptions noted below):

October 14, 2020
November 11, 2020
December 9, 2020
January 13, 2021
February 10, 2021
March 10, 2021
April 14, 2021
May 12, 2021
June 9, 2021
July 14, 2021
August 11, 2021
September 8, 2021

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above, may be obtained from the District Offices, 16311 Tampa Palms Boulevard, Tampa, Florida 33647 at (813) 977-3933, or on-line at <http://www.tpoa.net/CDDMeetings.html> one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or video.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 977-3933. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ken Joines

DPFG, District Management

APPOINTMENT
DISTRICT
MANAGER

Updating District Officers

Several months ago DPFG has assigned a new District Manager for the Tampa Palms operations, Ken Joines. With Board concurrence Ken will officially act as District Manager and will be appointed a Secretary for the District.

Ken joined DPFG several years ago and has a background in community management in both the HOA and CDD communities. He currently is part of the team supporting Metro's 19 developer CDD's and directly oversees the following CDD's:

- Stoneybrook at Venice
- Harbor Bay CDD
- West Trace CDD

Technically Lore Yiera is still a Secretary for the Tampa Palms CDD. Staff recommends approval of the attached Resolution at the August meeting which will add Ken as an officer, Secretary, and remove Lore, who no longer supports Tampa Palms.

Note with the exception of Board Members, CDD "officers", are not elected and they have no voting powers: they are individuals who serve for the Board and at the pleasure of the Board.

The specific reference in the Statutes that allows the appointment of officers is as follows:

190.006 (6) As soon as practicable after each election or appointment, the board shall organize by electing one of its members as chair and by electing a secretary, who need not be a member of the board, **and such other officers as the board may deem necessary.**

The Board previously elected Gene Field Chairman and Jim Soley Vice Chair.

Resolution 2020-5 follows.

RESOLUTION 2020-05

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 August 12, 2020 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>Jim Soley (Board Member)</u>	Vice Chairman
<u>Jake Schoolfield (Board Member)</u>	Assistant Secretary
<u>Jessica Vaughn (Board Member)</u>	Assistant Secretary
<u>A. Michael Gibson</u>	Assistant Secretary
<u>Ken Joines</u>	Secretary
<u>Gene Field & Patricia Comings-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 12th day of August, 2020

Chairman

Secretary

FINALIZING
DEVELOPER
PATH
DISCUSSION

Final Response To Requests For Resolution

As the board members are aware, one resident is very passionate about development and redevelopment of the private developer- built path. This path is

- Not in the CDD
- On private property so under the Florida constitution not eligible for expenditures of the CDD or other public entities.

The resident asked that the CDD approve a Resolution to be used to attempt to pressure the City to take over and develop or redevelop the private path. The CDD attorney reviewed and said such a Resolution was not proper business of the CDD.

This response was entirely consistent with previous information, eg:

- The path is not in the CDD
- The CDD is a unit of special purpose government, not a general purpose government and its actions should relate specifically to its responsibilities.

When advised of the Board's decision not to agree to the Resolution supplied by the resident, the resident took to social media stating that since the path intersections with streets, it is in the CDD and the business of the CDD.

In an effort to make certain that all issues had been properly covered, staff re-engaged the attorney and specifically inquired "*could the intersection of the private path with City-owned sidewalks be used to leverage the private path into the CDD?*" The answer was no.

The attorney reviewed the ownership documents from the Property Appraiser's site and opined that the private path is not the business of the CDD.

Staff recapped the confirmation in a memo to the chairman (attached) and the summary was confirmed by the attorney who was copied. (The email and confirmation follow.)

For your information the chairman and staff reviewed the path in detail along with pictures of each segment. That information is also attached.

It might be useful for the Board by motion to agree that no more CDD resource should be spent on this matter.

Executive Summary

The Tampa Palms CDD was established with property and assets conveyed to the CDD by the Tampa Palms developers. There are multiple official conveyance documents, many in 1987/1988. These “dedications”(Note 1) provide precise “metes and bounds”, specifically detailed in same manner as the property deed for your home. The dedication documents are recorded in the official records of Hillsborough County.(Note 2)

The developer also conveyed to the City, these “dedications”, developer-built streets, sidewalks, multi-modal paths, and utility maintenance accesses required for the power corridor. These would be used to provide ingress and egress to the private developer-built paths on the power corridor. **The City, County and Florida Power records do not contain a permit or an easement authorizing the developer to build the path.**

The developer did not dedicate any power corridor property or assets to the CDD or any other entity. The official Hillsborough County records reflect a 300 foot wide private power corridor dividing Tampa Palms Area I that is not within the boundaries of the CDD.

The Hillsborough Clerk of Court records shows power corridor ownership as comprised of:

- 1) A 200-foot wide strip, closest to Tampa Palms Elementary, owned by The Tampa Electric Company (TECO)
- 2) A 100-foot wide strip, closest to I-75 owned as follows:
 - (a) 70 % Ecco Palms (successor to TP Developer) about 5,945 ft. in length
 - (b) 30 % Sunshine State Conservation about 2,580 ft. in length(The private developer-built path is located on both strips a &b)

The Tampa Palms CDD is owner of record for 3/4 acre adjacent to the power corridor acquired to house irrigation well near Wareham/Yardley and 1/8 acre landscape tract adjacent to the power corridor along Yardley near Fairchild **but neither is located on the corridor.**

Footnotes

1 Dedication is the giving of land by a private person or entity to a government, typically for a street, sidewalk, park or school site, as part of and a condition of a real estate development. The local county or city (or other public body) must accept the dedication before it is complete.

2 Official records of Hillsborough County are publicly published and retained by the Hillsborough County Clerk of Court.

Power Corridor Private Developer-Built Path Information

The private developer path proceeds through the power corridor coming from Wareham to Compton Park.

Wareham to Compton Park

Section 1.	No. side Wareham to power corridor exit to Yardley sidewalk	Path	2,530 FT	(a)
	Re-enter power corridor from Yardley sidewalk to Fairchild	Path	225 FT	(b)
Section 2.	No. side of Fairchild to Tampa Palms Blvd.	Path	1,687 FT	
Section 3.	No. side of Tampa Palms Blvd to Halsey Road	Path	2,506 FT	
Section 4.	No side Halsey Road to Compton Drive	Path	1,752 FT	
		Total	8,475 FT	

Power Corridor Ownership

The developer-built path **exists solely on private property**. City sidewalks, jogging paths and streets do not contain the private developer path.

- Section 1 (a) owned by Sunshine State Conservation represents (30 % of the total power corridor).
- Sections 1 [continued] and 2-4 (b) are the property of Ecco Palms, successor to TP developer (70 % of the power corridor).

The City-owned sidewalks, jogging paths and streets along Yardley do NOT contain a private developer path.

Section 1

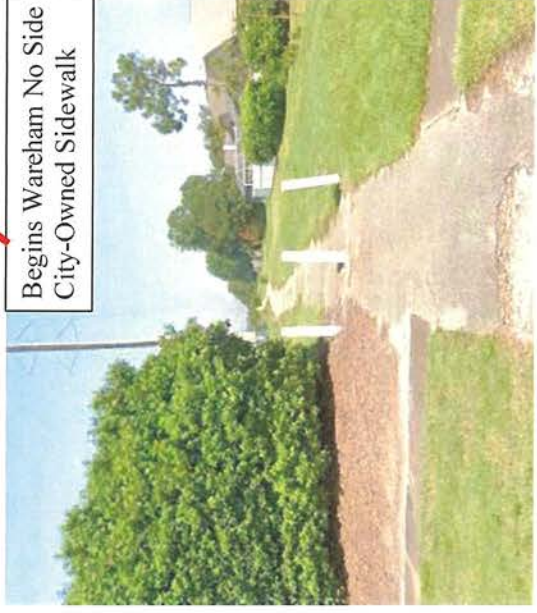
Developer Path



Ends CDD Landscape Tract & Yardley City-Owned Jogging Path



Begins Wareham No Side City-Owned Sidewalk



Section 1 – Temporary End



Developer Path



Section 1 Temporary End –
West Side City-Owned Yardley
Jogging Path (Two Views)



Section 1 Resumes

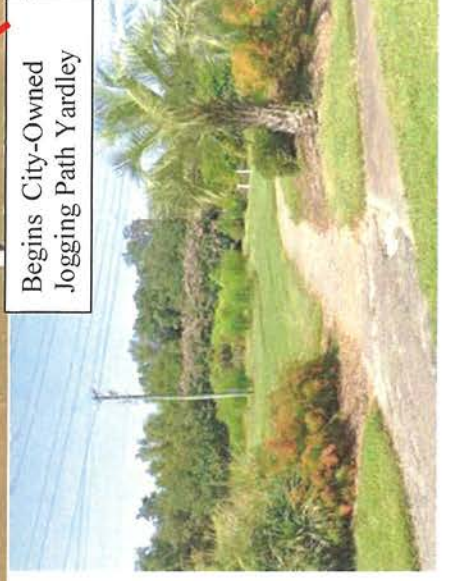
Developer Path



Ends TECO-Owned
Access S Side Fairchild



Begins City-Owned
Jogging Path Yardley



Section 2

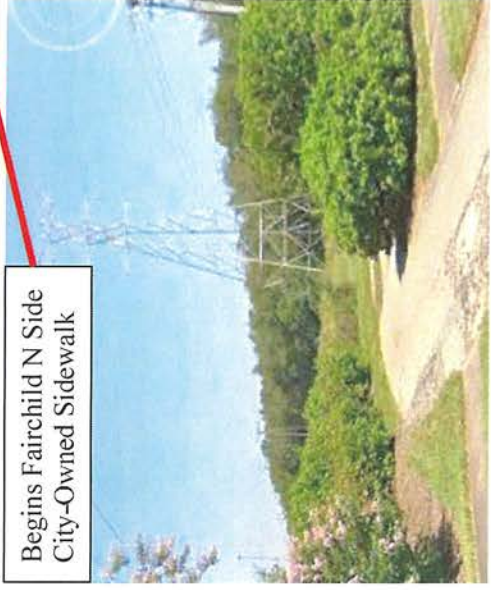
Developer Path



End Tampa Palms Blvd South Side City-Owned Jogging Path



Begins Fairchild N Side City-Owned Sidewalk

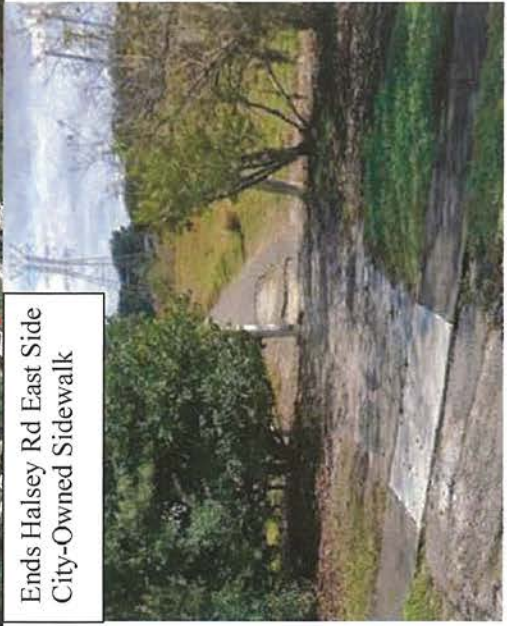


Section 3

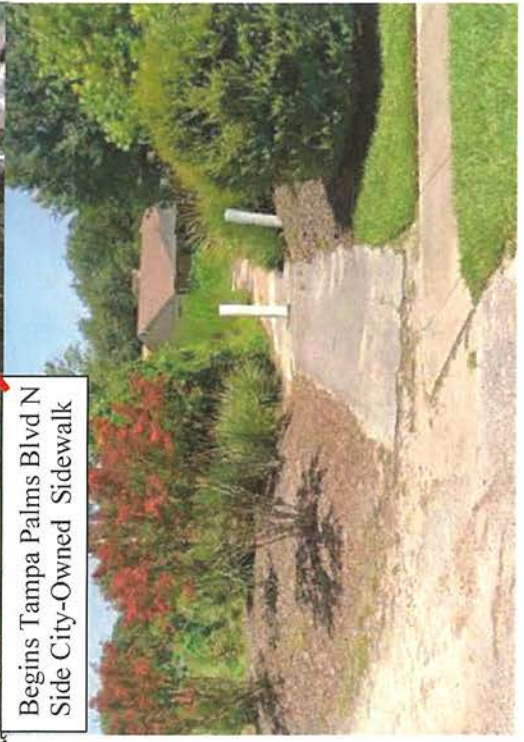
Developer Path



Ends Halsey Rd East Side
City-Owned Sidewalk



Begins Tampa Palms Blvd N
Side City-Owned Sidewalk



Section 4

Developer Path



Ends Compton Dr East
Side City-Owned Sidewalk

Begins Halsey Rd West
Side City-Owned Sidewalk

From: Maggie Wilson <mmfitzy@aol.com>
Sent: Friday, July 24, 2020 4:15 PM
To: erfield5@msn.com
Cc: John Vericker <JVericker@srvlegal.com>
Subject: Power Corridor Path

Good afternoon Gene,

I consulted with John Veriker on the matter of John Angeli and Angeli's assertions that the power corridor trail is a proper matter for the CDD Board.

I asked that we revisit the matter to make certain that nothing had been left out that might change his recommendations. I provided him the following:

- The one page document that I sent to you showing the existing segments and ownership.
- The 2016 City of Tampa Walk/Bike Plan (unsure if you have it, I am attaching)
- The final Technology Memorandum from the 2013 City of Tampa Walk/Bike Plan * . (unsure if you have it, I am attaching)

John examined the property using the Property Appraiser's web site to establish:

- Ownership of the corridor
- Existence and location of City-owned ROW

He and I briefly skimmed portions of the 2016 Adopted City of Tampa Walk/Bike Plan which relegate the power corridor plan to a status of conceptual, not studied nor funded.

I reviewed the social media assertions of Angeli last week that the City ROW constitutes an extension of path. John was unpersuaded absent some document of easement or dedication by the City.

To sum it up, nothing John saw would make him change his recommendation that the power corridor path/trail is not within the jurisdiction of the Tampa Palms CDD.

I am copying John: I told him that if I reported anything incorrectly to you, he should chime in and say "wait, wait, she is crazy" LOL

Maggie

Copy to John Veriker

* Note the 2013 City of Tampa Walk/Bike Plan is frequently quoted by Angeli. The document inaccurately asserts that the existing path goes over to I-75. It does not, it stops on the north side of Wareham. I will send in a separate document due to the total size of the two plans.

Subject: **RE: Power Corridor Path**
Date: 7/24/2020 4:33:00 PM Eastern Standard Time
From: JVericker@srvlegal.com
To: mmfitzy@aol.com, erfield5@msn.com

Maggie:

I concur with your summarization that the Tampa Palms CDD does not have jurisdiction over the corridor. If any new documents or easements are discovered, we can review and evaluate at that time.

Thank you.

John M. Vericker

Board Certified - City, County & Local Government Law

STRALEY ROBIN VERICKER

1510 W. Cleveland Street

Tampa, Florida 33606

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Office: 813-223-9400

Fax: 813-223-5043

jvericker@srvlegal.com

www.srvlegal.com



OVERVIEW CITY OF TAMPA BUDGET

LIFT UP LOCAL

FY2021 Mayor's Presentation



Agenda

- Strategic Plan & Goals
- COVID-19 Risks, Challenges, & Opportunities
- FY2021 Social Action & Arts Fund
- Bond Ratings
- FY2021 Recommended Budget

MAYOR JANE CASTOR'S STRATEGIC PLAN

MISSION

The City of Tampa's mission is to deliver outstanding services to enhance the quality of life within our community.

VISION

To create a brighter future for all who live, work, and play in Tampa—shaping a stronger, more resilient city that can rise above challenges and overcome any obstacle.

VALUES

Fostering a diverse and inclusive city by promoting equity and upward mobility for all as we continue to lift up local while transforming Tampa's tomorrow.

STRATEGIC GOALS

Five strategic goals have been identified that will continue to guide the City of Tampa forward in tackling the real issues facing our city and transform Tampa's tomorrow for generations to come.

- ✓ Strengthening Community-Centric Services
- ✓ Enhancing Workforce Development
- ✓ Increasing Housing Affordability
- ✓ Improving Infrastructure and Mobility
- ✓ Establishing Sustainability and Resilience

The City of Tampa will manage investing, fiscal analysis, budgeting, debt and asset management, and accounting and payroll functions and establish, maintain, and enforce fiscal policies, practices and procedures. The City will deliver financial services based on public sector best practices, encouraging improved services and processes, performance, and accountability.

MAYOR JANE CASTOR'S STRATEGIC GOALS



STRENGTHENING COMMUNITY-CENTRIC SERVICES

- ✓ Community-centric quality services
- ✓ Enhance inclusivity and improve community trust
- ✓ Connect city hall to the Tampa community



ENHANCING WORKFORCE DEVELOPMENT

- ✓ Formulate a workforce community collaborative
- ✓ Support and enhance a career pathways model
- ✓ Align educational resources



INCREASING HOUSING AFFORDABILITY

- ✓ Work together with partners to add 10,000 units by 2027
- ✓ Initiate the One Tampa Community Land Trust
- ✓ Establish a continuum of housing solutions



IMPROVING INFRASTRUCTURE AND MOBILITY

- ✓ Substantially complete the MOVES mobility plan
- ✓ Create premium transit corridors
- ✓ Implement PIPES
- ✓ Integrate Vision Zero
- ✓ Deploy technology solutions to mobility challenges



ESTABLISHING SUSTAINABILITY AND RESILIENCE

- ✓ Promote connected, healthy, and vibrant neighborhoods
- ✓ Integrate sustainability and resiliency
- ✓ Increase coordination and collaboration

FINANCIAL OPPORTUNITIES AND RESPONSIBILITIES

Responsibly manage the City's finances and resources

Prepare for the City's financial future

Collaborate with city, state, federal agencies and external partners to finance major development projects and ensure a financially sustainable Tampa

Invest in maintaining and sustaining the City's infrastructure



COVID-19 Risks, Challenges, & Opportunities

Fiscal Responsibility in COVID-19 Times

- **Protect** the Public
- **Protect** Employees and City Assets
- **Reduce Expenses** to Support Critical Core Functions
- Maintain **Strong Fund Balance**



FY2020 Budget Reductions

(as of May 1, 2020)

- **The City is applying budget reductions totaling \$11.5 million**
- Highlights:
 - Freeze 26 positions until October 1, 2020
 - Eliminate 2 positions
 - **Debt Restructurings - \$5.0 million**
 - Defer Equipment Purchases - \$700K

FY2020 COVID-19 Financial Impact

	Hurricane Irma	COVID-19
Projected Major Revenue Loss	\$ 0	\$ (23,762,602)
Current Expenditures	\$ (13,158,274)	\$ (19,862,806)
Total Impact	\$ (13,158,274)	\$ (43,625,408)



FY2020 COVID-19 Financial Impact

Revenues – Projected Loss **\$23.7 million**

Most of this loss will be from the City’s most valuable revenues, including the General Fund and the Community Investment Tax (CIT)

Expenditures – Projected Increases **\$19.9 million**

These expenditures include supplies, sanitization and disinfection, overtime, personnel backfills, teleworking costs, sheltering the homeless, COVID leave, and individual and business assistance

Budget Reductions **\$11.5 million**

The City is reducing the current year budget by freezing positions, deferring some major purchases, and restructuring debt

Total FY2020 - \$55.1 million



FY2021 COVID-19 Financial Impact

Revenues – Projected Loss **\$20.0 million**

Most of this loss will again be from the City’s most valuable revenues, including the General Fund and the Community Investment Tax (CIT)

Budget Reductions **\$52.0 million**

The City has reduced the FY2021 preliminary budget by deferring some major purchases, restructuring debt, and reducing contractual services

Major budget requests associated with Technology, Vehicle replacement, and Personnel Costs have been unfunded

Total FY2021 - \$72.0 million

TOTAL FY2020 AND FY2021 - \$127.1 MILLION



FY2021 Social Action & Arts Fund

Social Action & Arts Fund

- Over \$1 million annually
- Funding to initially remain the same
- Introducing a grant application-style approach
 - Planning and Reporting
 - short-, mid-, and long-term objectives
 - relationship to the City's mission and strategic plan



Bond Ratings

Bond Ratings

Current Credit Ratings

Issuer Credit Rating

Utilities Tax Revenues Bonds

Sales Tax Revenue Bonds

Non-Ad Valorem Revenue Bonds

Water and Sewer Bonds

Stormwater Bonds

Moody's/Fitch/S&P

Aa1 / AA+ / AAA

Aa3 / AA+ / AA-

Aa3 / AA / AA

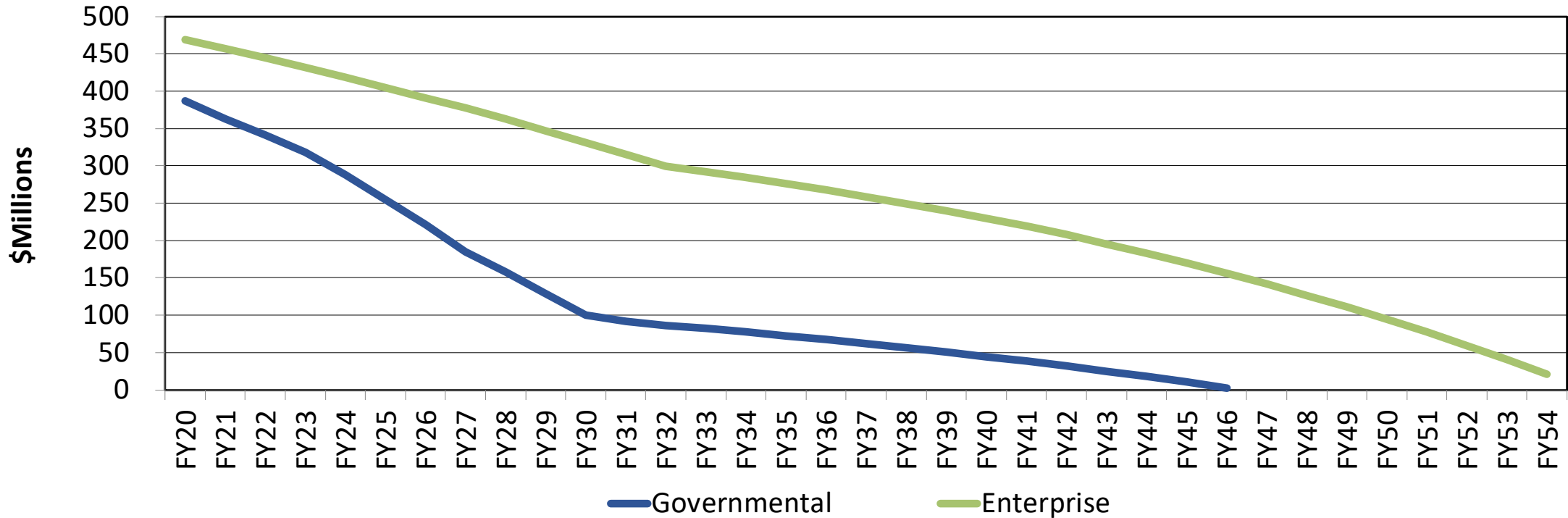
Aa2 / AA / AAA

Aaa / AAA / AAA

Aa2 / None / None

Debt

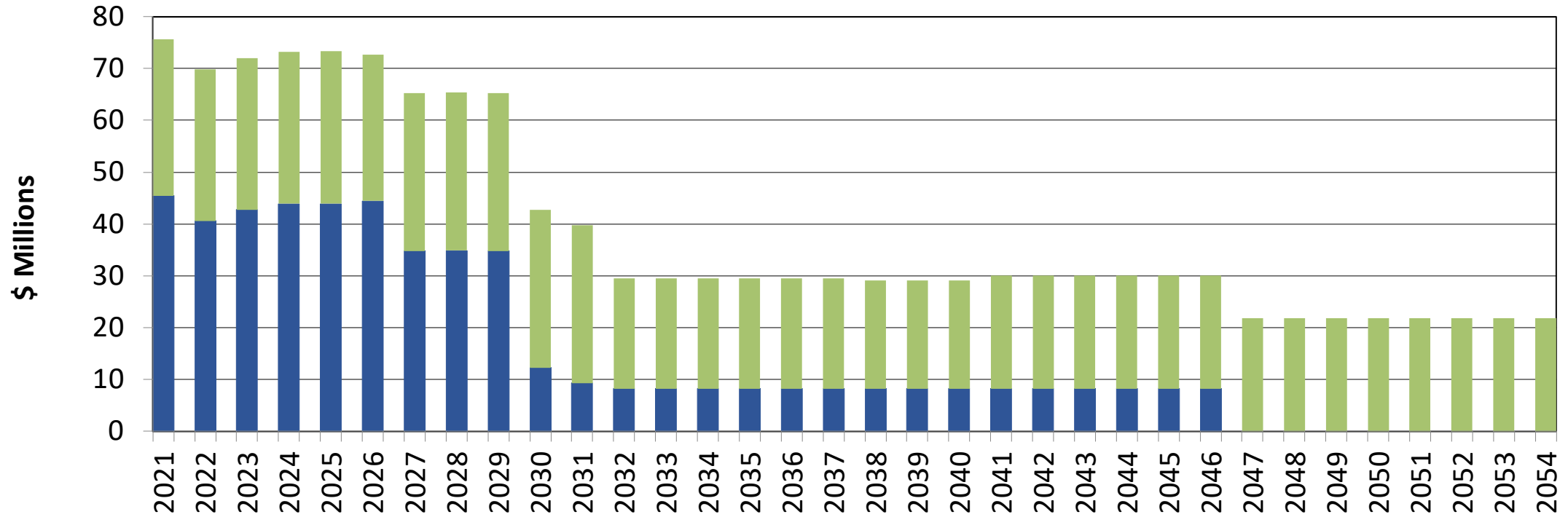
City of Tampa
Principal Outstanding Debt Service
 As of September 30, 2020



October 1st principal payment shown as outstanding.
 Excludes TSA. As guarantor, the City does not make payments.

Debt

**City of Tampa
Debt Service by Bond Year**



Excludes TSA. As guarantor, the City does not make payments.

■ Governmental ■ Enterprise

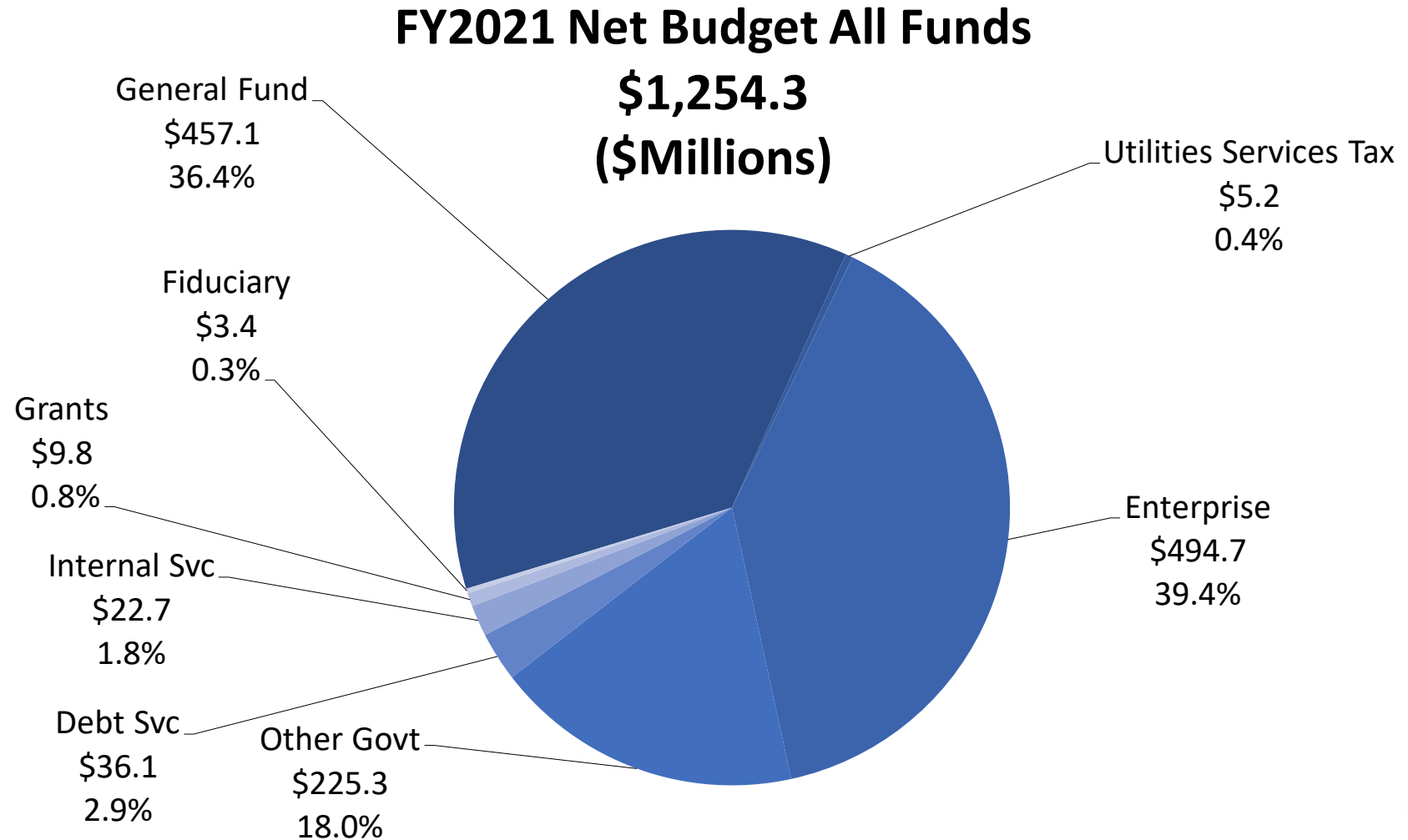
Debt

Bond Name	Purpose	Amount
Recent Debt Issuances		
Series 2020A Non-Ad Valorem Note	Refunding	\$13,236,000
Series 2020B Non-Ad Valorem Note	Refunding	\$45,302,900
Series 2020A Water/Wastewater Bonds	New Money	\$347,342,066
Series 2020B Water/Wastewater Bonds	Refunding	\$91,905,000
Future Debt Issuances:		
Series 2020 Community Investment Tax	Refunding/New Money	\$22,000,000
Series 2021 Stormwater	New Money	\$55,000,000



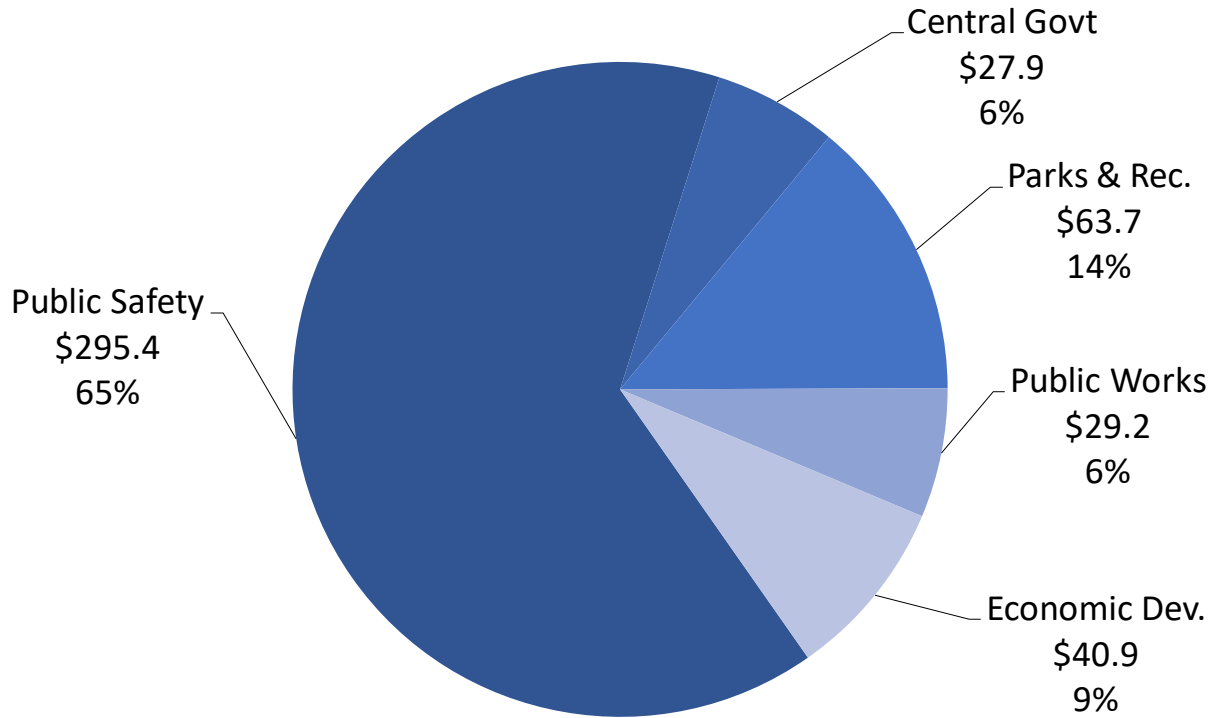
FY2021 Recommended Budget

FY2021 Recommended Budget – All Funds

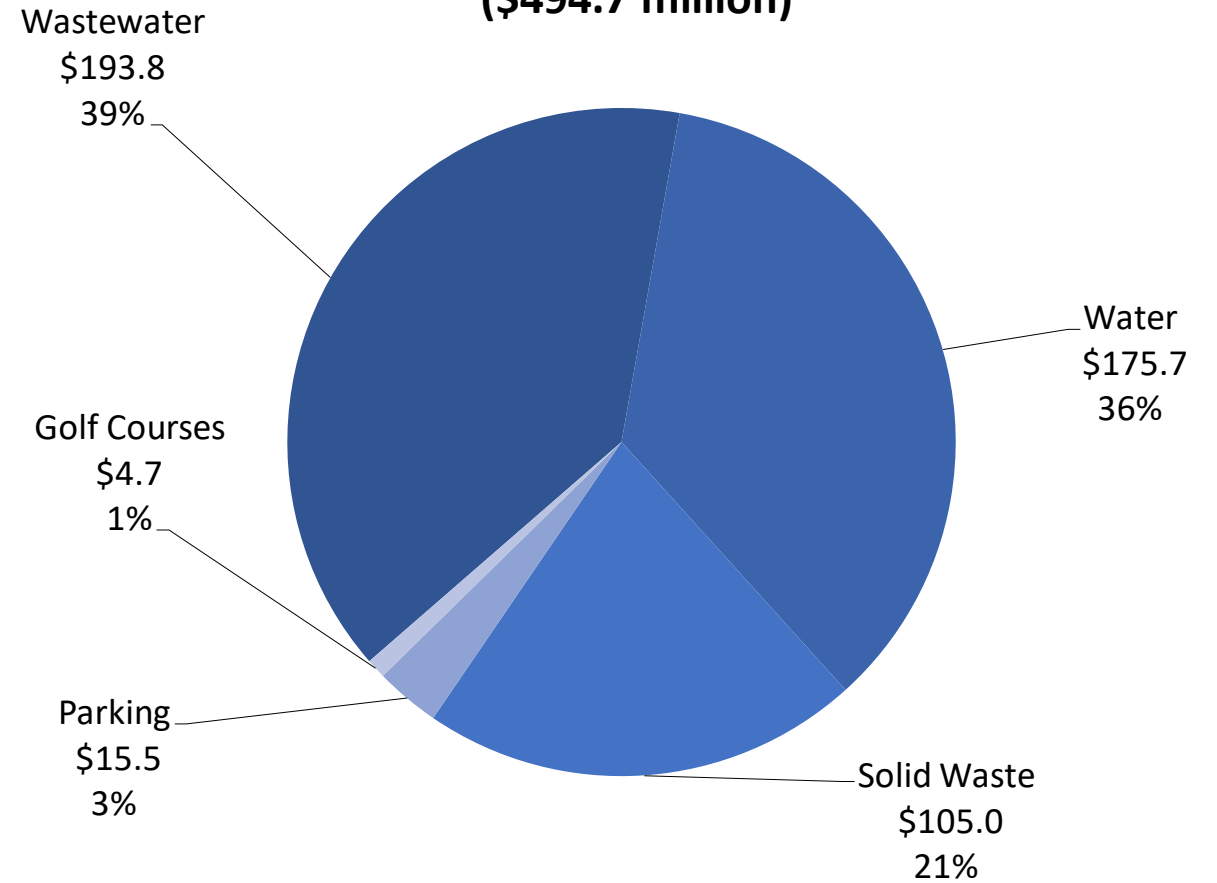


FY2021 Recommended Budget – All Funds

FY2021 General Fund Expenditures
(\$457.1 million)



FY2021 Enterprise Funds
(\$494.7 million)



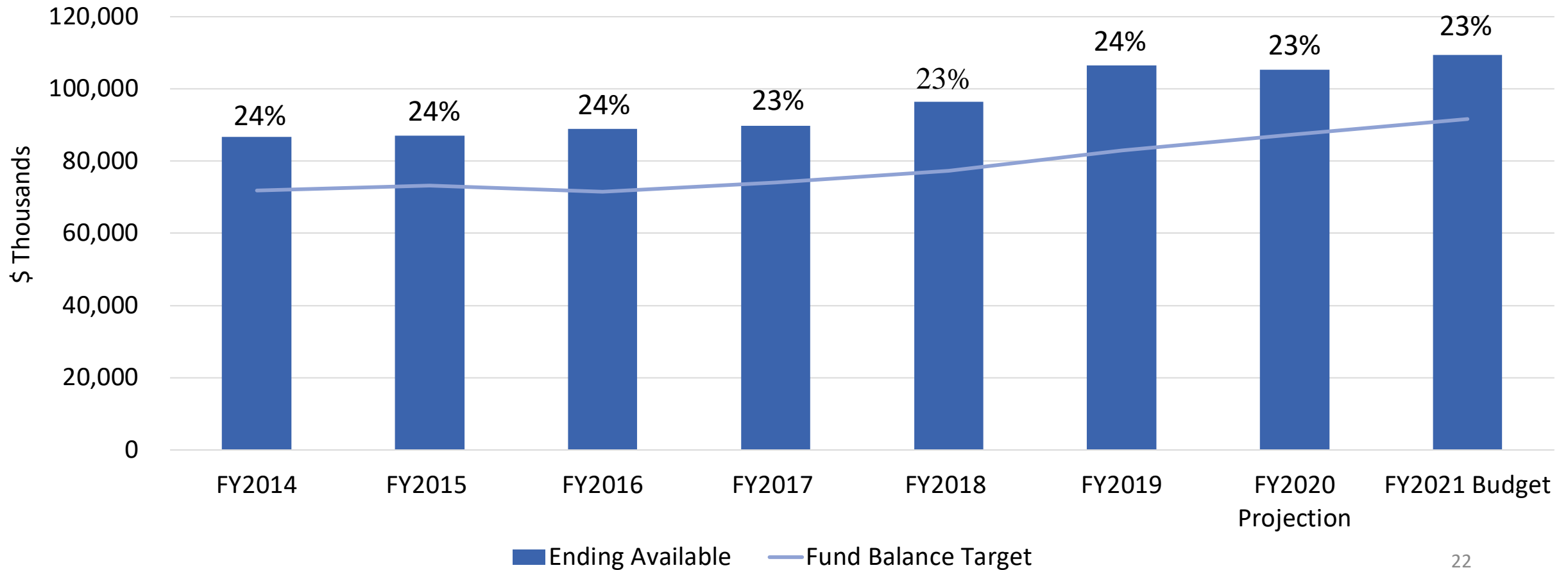


General Fund/Utilities Services Tax Forecast

	FY2020 Year-end Projections		FY2021 Budget	
Revenues	\$	476,354,220	\$	498,358,981
Expenditures	\$	477,448,785	\$	494,273,266
Fund Balance Impact	\$	(1,094,565)	\$	4,085,715
Beginning Fund Balance	\$	106,422,816	\$	105,328,251
Ending Fund Balance	\$	105,328,251	\$	109,413,966
Percent of Fund Balance		23%		23%

Fund Balance

Ending Available Fund Balance



ATU Collective Bargaining Agreements

- Three year contract (FY2020 – FY2022)
- Negotiated Salary Increases - 3%-3%-3.5%
- Annual Merit Increases
- Established City minimum salary of \$15.00 per hour for full-time employees
- Mechanics – Increased annual tool allowance for mechanics
- Crime Scene Technicians – \$350 annual tool allowance
- **Contract Ratified by 97% of those casting a ballot**



IAFF Collective Bargaining Agreements

- Three year contract (FY2020 – FY2022)
- Negotiated Salary Increases – Annually 3%
- Annual STEP Increases
- All designated as Paramedic of Record will receive a new payment of \$110 bi-weekly
- K-9 reimbursement increased to \$1,000 a month
- Fire Higher Class pay increased in both FY21 to \$1.20/hour; and FY22 to \$1.40/hour; all higher class now paid on an hour for hour basis
- Brain Scan for employees with ten or more years of service
- A Health Care Trust was established in conjunction with the PBA
- **Contract Ratified by 95% of those casting a ballot**



PBA Collective Bargaining Agreements

- Three year contract (FY2020 – FY2022)
- Negotiated Salary Increases – Annually 3%
- Annual STEP Increases
- Military Leave is included when calculating overtime
- Special Event Flex Time
- Shift Premium increase from 85 cents to 95 cents for evenings, \$1.21 to \$1.26 for midnights
- Holiday Bank rollover increased from 45.7 hours to 68.5 hours
- Flight Training Officer, School Resource Officer and Field Training Officers were included for Special Payments. Increase to \$300 for those FTO's with 8 or more years of service
- A Health Care Trust was established in conjunction with the IAFF
- **Contract Ratified by 93% of those casting a ballot**



FY2021 Grants Program

- Developed First Annual Grant Submission Program

Initiative	Number of Grants	Amount
Strengthening Community-Centric Services	29	\$6.0 million
Enhancing Workforce Development	3	\$15.0 million
Increasing Housing Affordability	4	\$7.2 million
Improving Infrastructure and Mobility	5	\$47.5 million
Establishing Sustainability and Resilience	14	\$6 million
Total	52	\$81.7 million

FY2021 Budget Reductions

- Freeze positions
- Eliminate request for new Wastewater positions
- Reduce contractual services
- Reduce travel
- Eliminate modular buildings



FY2021 Budget Deferrals

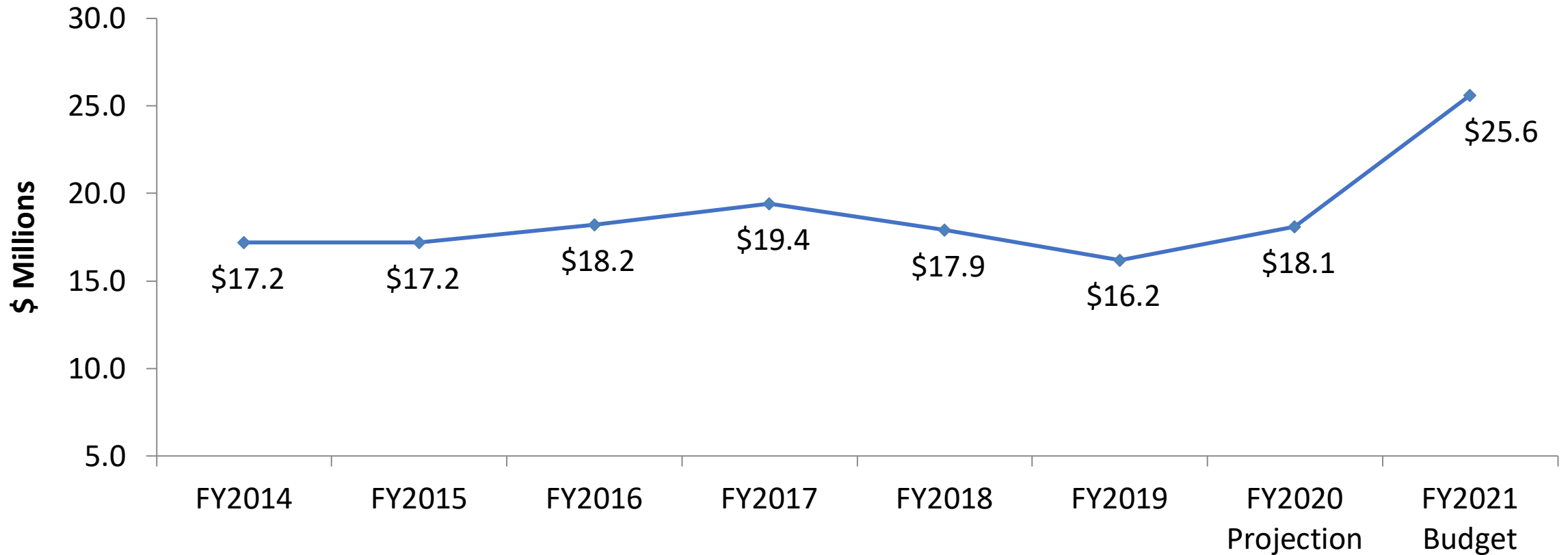
As it was, we still have approximately \$13.8 million of valid budget requests that we were unable to provide funding:

- Technology (\$6.7 million)
- Vehicle replacement (\$3.0 million)
- Non-salary personnel costs (\$2.6 million)
- Parks and Recreation (\$0.7 million)
- Public Safety (\$0.6 million)



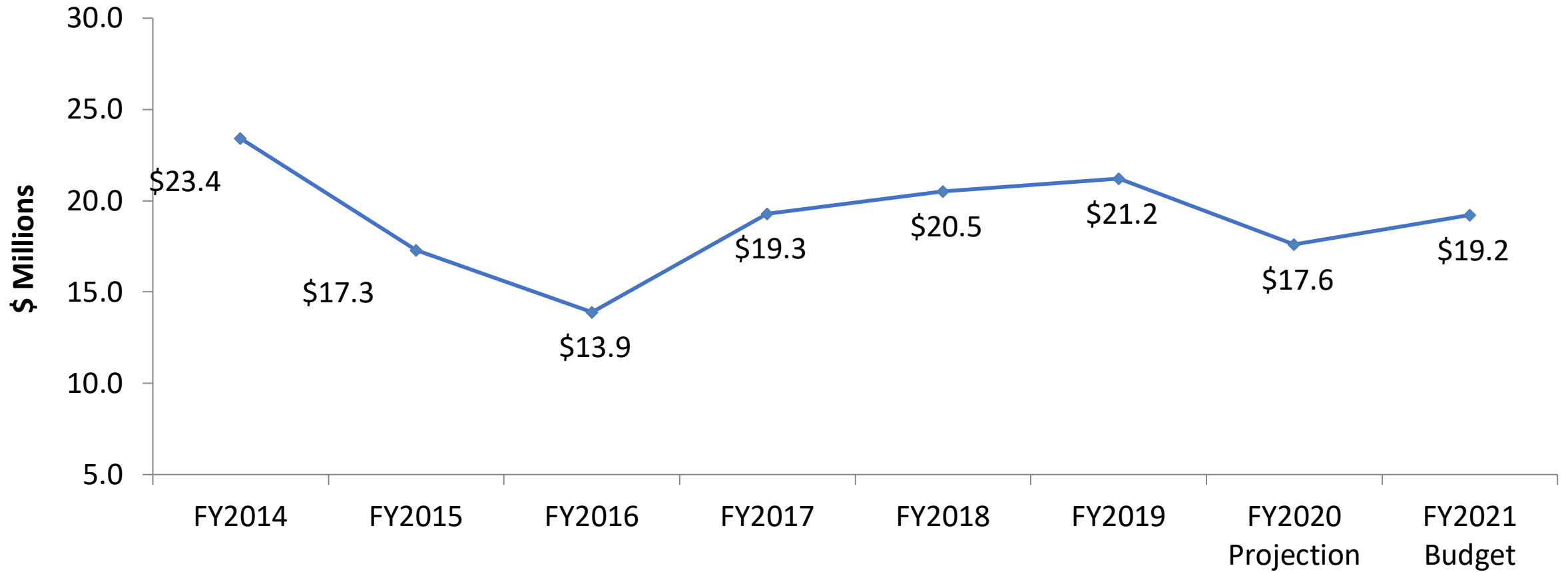
FY2021 City-Wide Expenditures

Fire & Police Pension

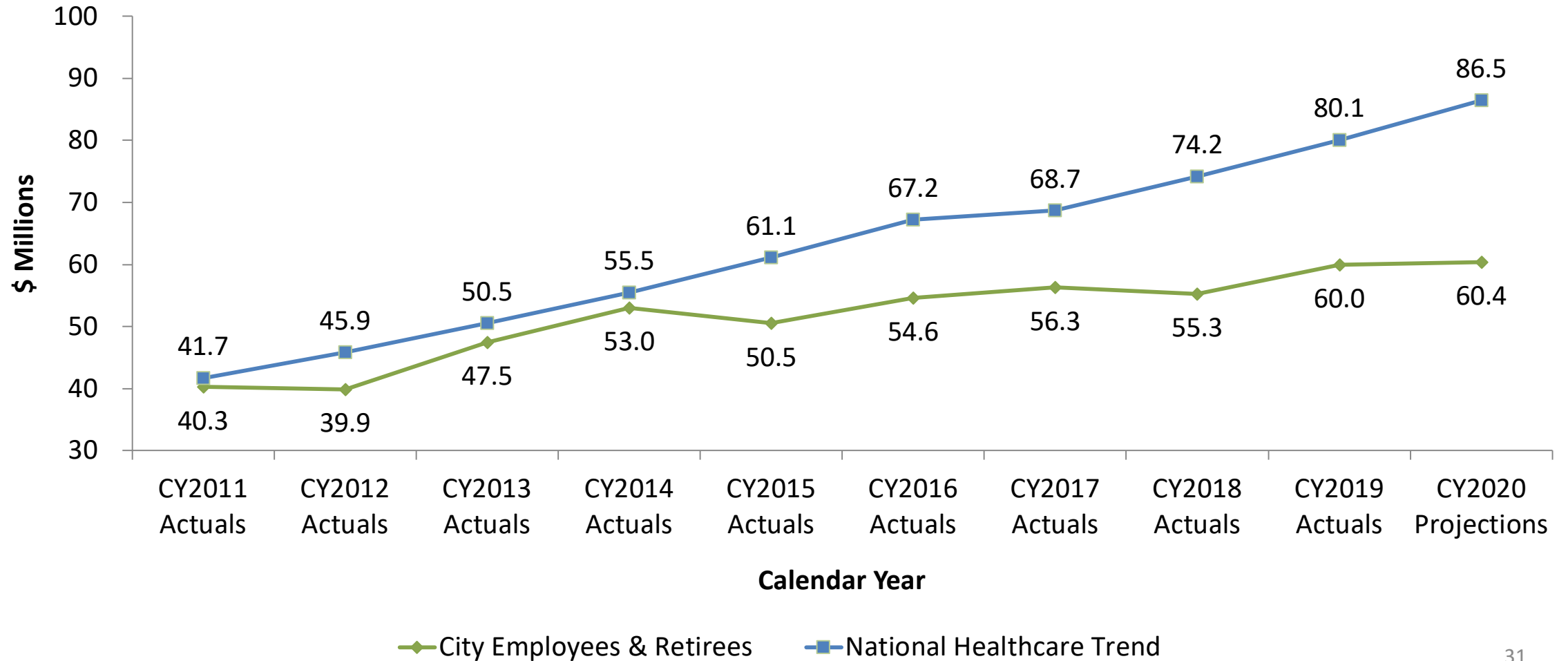


FY2021 City-Wide Expenditures

General Employees Pension

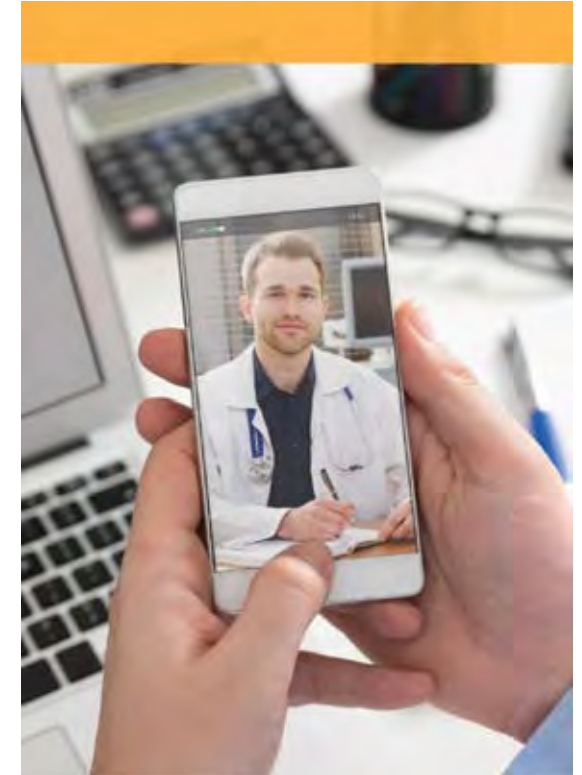


Annual Healthcare Costs



City of Tampa Employee Health Plan

- Since 2011, the plan has avoided over \$30 million in costs through integrating the Wellness Centers with the health plan
- Extended hours at the wellness centers providing evening and Saturday appointments has been effective at meeting demand. Virtual visits being offered by both United Healthcare and at the wellness centers have provided uninterrupted opportunities to seek treatment, even during the COVID-19 outbreak
- Engaging spouses and domestic partners to improve their health, while maintaining the current emphasis for employees, will continue to mitigate plan costs
- Opening a third wellness center is proposed within the FY21 budget



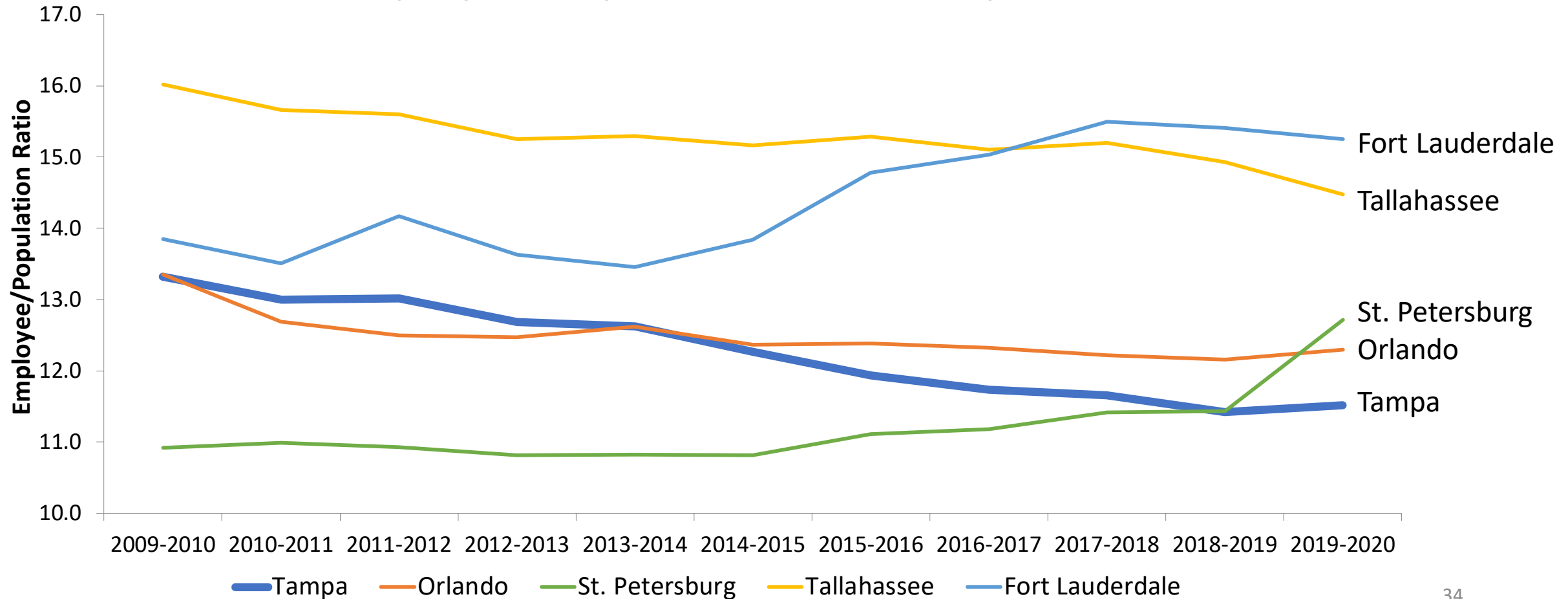
City of Tampa Employee Health Plan

- The City has been successful in keeping healthcare costs below the norm by providing successful integration of:
 - Wellness Center Services
 - United Healthcare On-Site Nurse
 - United Healthcare On-Site Health Coach
 - City Wellness Programs
- Medical claims data shows patient improvement in every health marker in 2019:
 - 45% improved BMI (obesity)
 - 21% improved A1c levels (diabetes)
 - 36% improved blood pressure
 - 48% improved LDL “bad” cholesterol



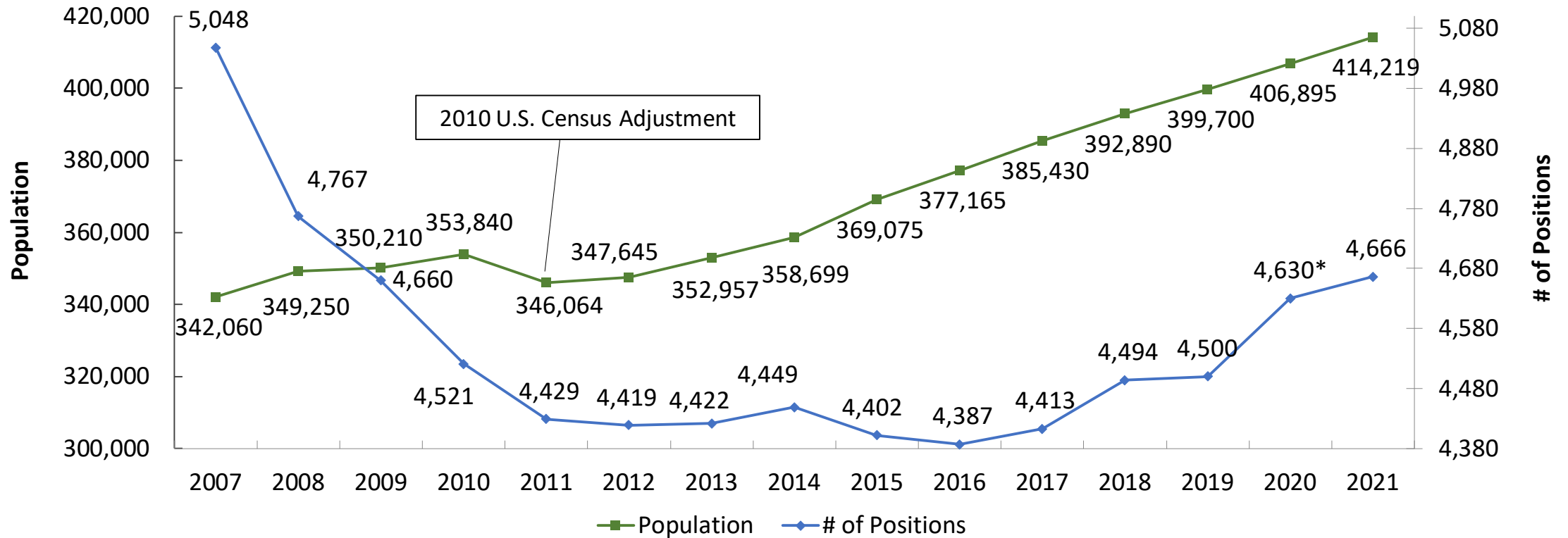
Citywide Personnel Comparison

Employee/Population Ratio Comparison



Citywide Personnel Comparison

Citywide Personnel/Population



**Primarily due to McKay Bay Waste-to-Energy Plant and the PIPES Program*

Source: City of Tampa CAFR, U.S. Census Bureau Quick Facts; Population: Assumes 1.8% population growth in 2020 and 2021

Citywide Position Summary

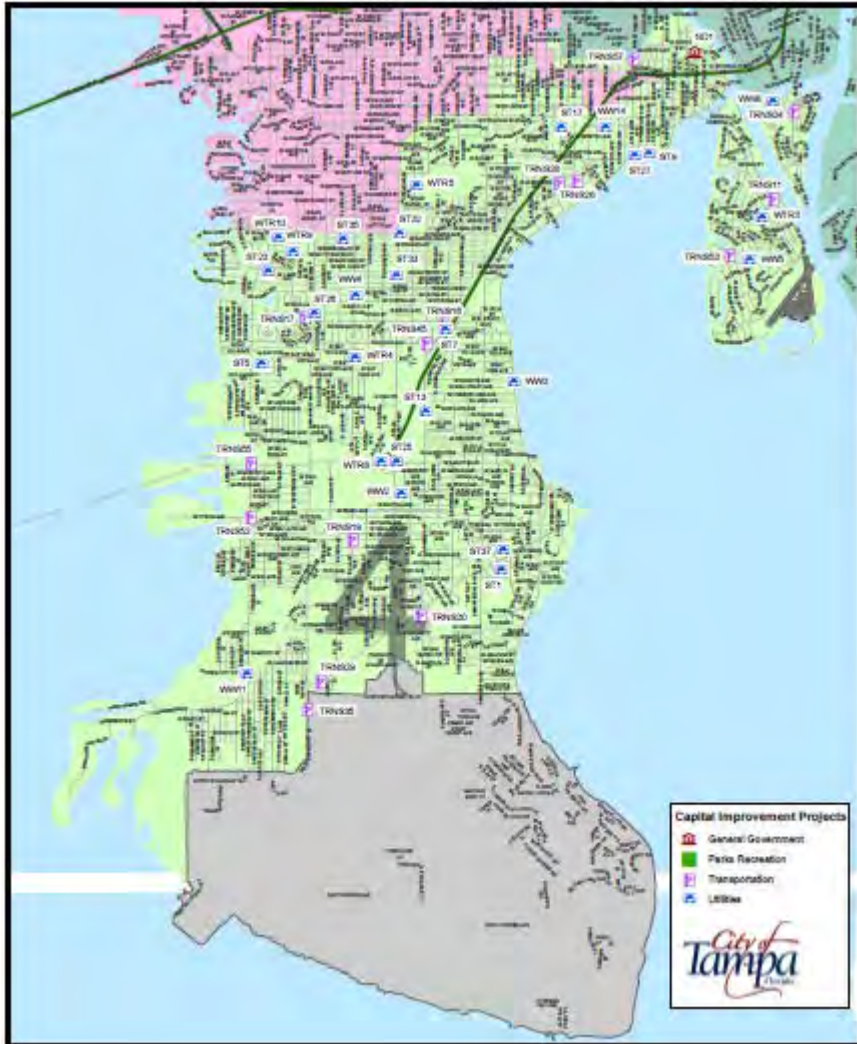
Position Summary		
FY2007 Adopted Positions	5,048	
FY2020 Projected Positons	4,630	
Positions Reduced	(418)	
FY2021 Positions	General Fund	Other Funds
Customer Service	11	4
Public Safety	12	0
Development Services	0	5
Deferred Maintenance	0	3
Revenue and Finance	1	0
Total	24	12
FY2021 Proposed Positions	4,666	

Capital Improvement Program

FY2021 - FY2025 Capital Improvement Program

	FY2021	FY2021-FY2025
Convention Center	\$ 3,500,000	\$ 3,500,000
Facility Management	12,409,839	16,409,839
Public Safety	941,700	941,700
Parks & Recreation	5,243,600	5,243,600
Solid Waste	17,590,500	80,109,000
Technology & Innovation	3,280,380	11,640,380
Transportation	13,734,686	50,734,686
Stormwater	50,799,995	158,399,995
Wastewater	91,883,040	444,209,140
Water	63,438,358	610,428,989
Other Projects	917,750	3,097,750
TOTAL	\$ 263,739,848	\$ 1,384,715,079

Capital Improvement Program



District 4

Major FY2021 projects include:

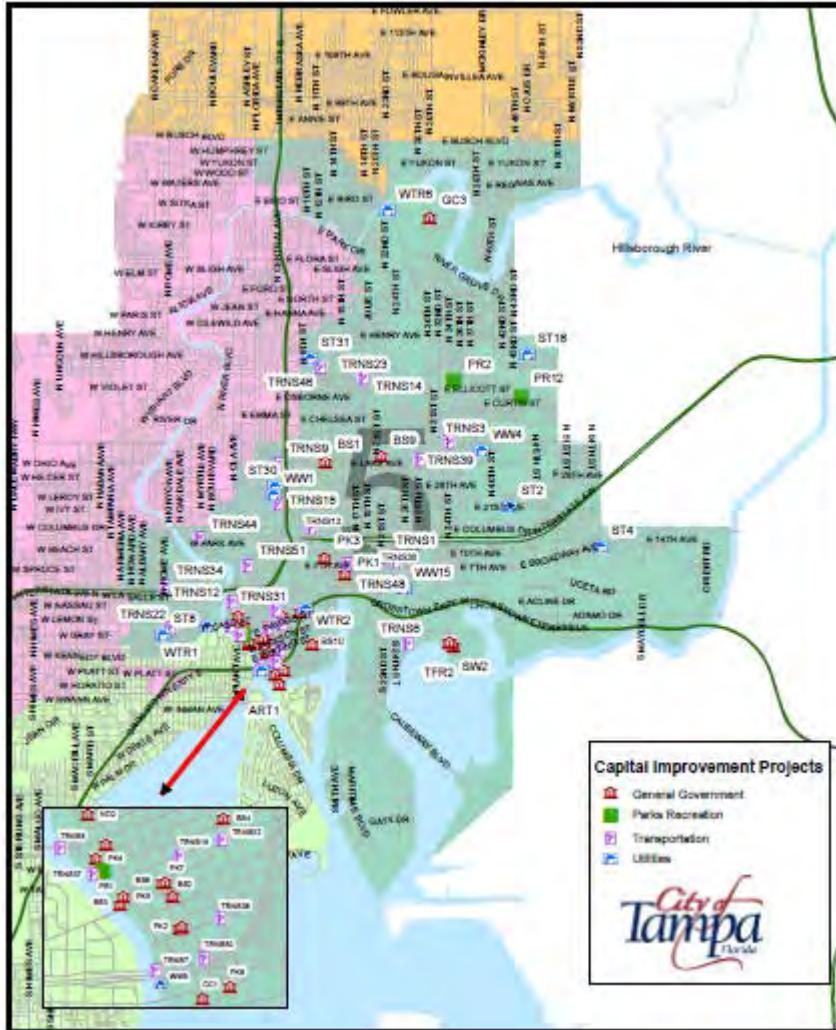
- Comprehensive Infrastructure for Tampa's Neighborhoods
- Delaware, Oregon, and Dakota Groundwater Diversion
- Interbay Blvd. at Tanker Way Intersection Improvements
- Interbay Boulevard from West Shore Boulevard to Bayshore Boulevard
- Lower Peninsula Watershed Plan
- Manhattan: Vasconia to Obispo Street Flooding Relief
- Tyson Avenue Improvements

Capital Improvement Program

District 5

Major FY2021 projects include:

- Comprehensive Infrastructure for Tampa's Neighborhoods
- Fair Oaks Improvements
- Doyle Carlton Drive and Laurel Street Roundabout
- Old City Hall Building Improvements
- Southeast Seminole Heights Flood Relief
- Tampa Convention Center Renovations

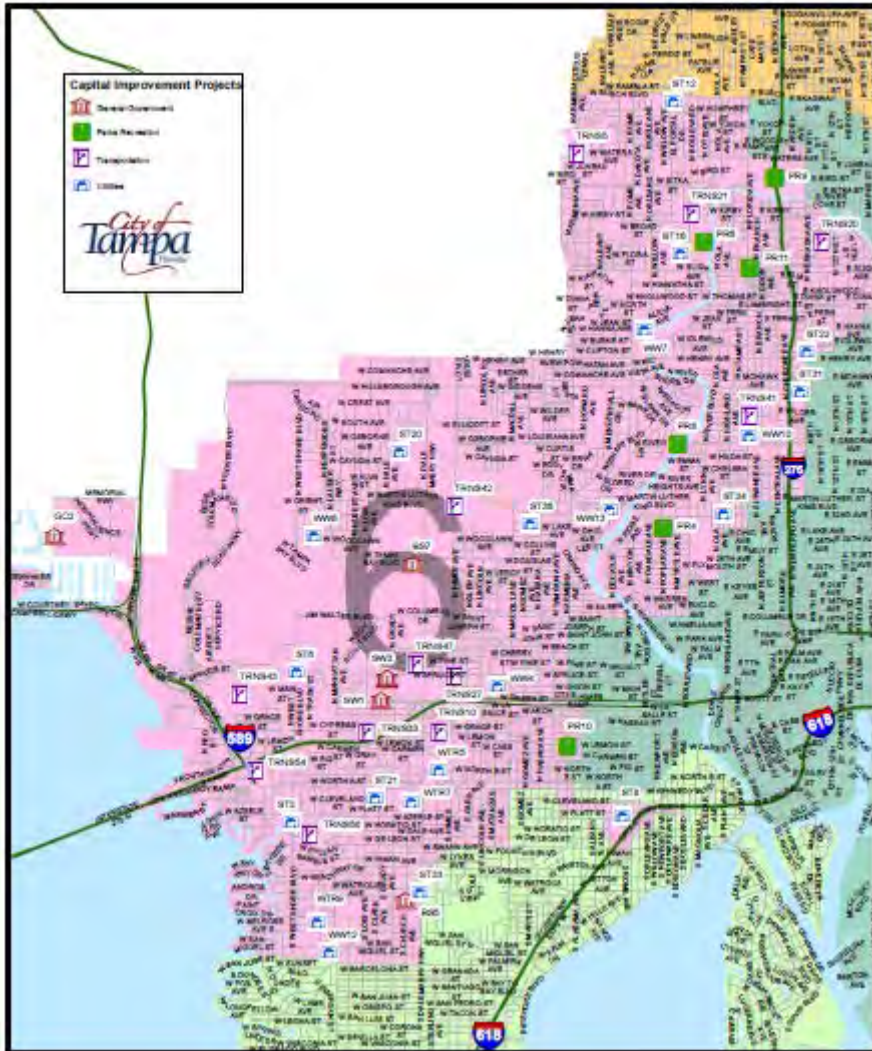


Capital Improvement Program

District 6

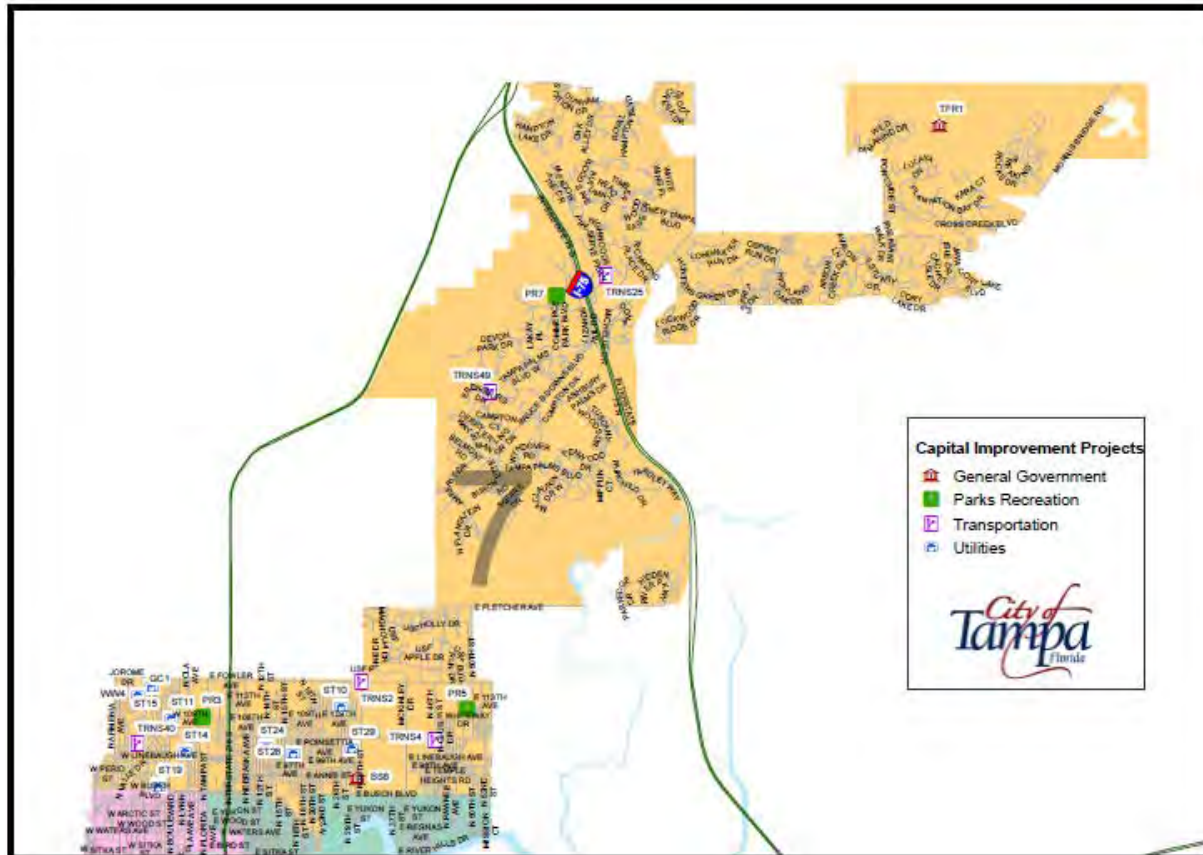
Major FY2021 projects include:

- Comprehensive Infrastructure for Tampa's Neighborhoods
- **Rivercrest Park Boardwalk Renovation**
- 4801 Neptune Way Stormwater Improvements
- Himes Avenue From West Kennedy Boulevard to West Columbus Drive
- Lois Avenue Complete Streets and Safety Improvements
- Southeast Seminole Heights Flood Relief
- Spruce Street Corridor Improvements



Capital Improvement Program

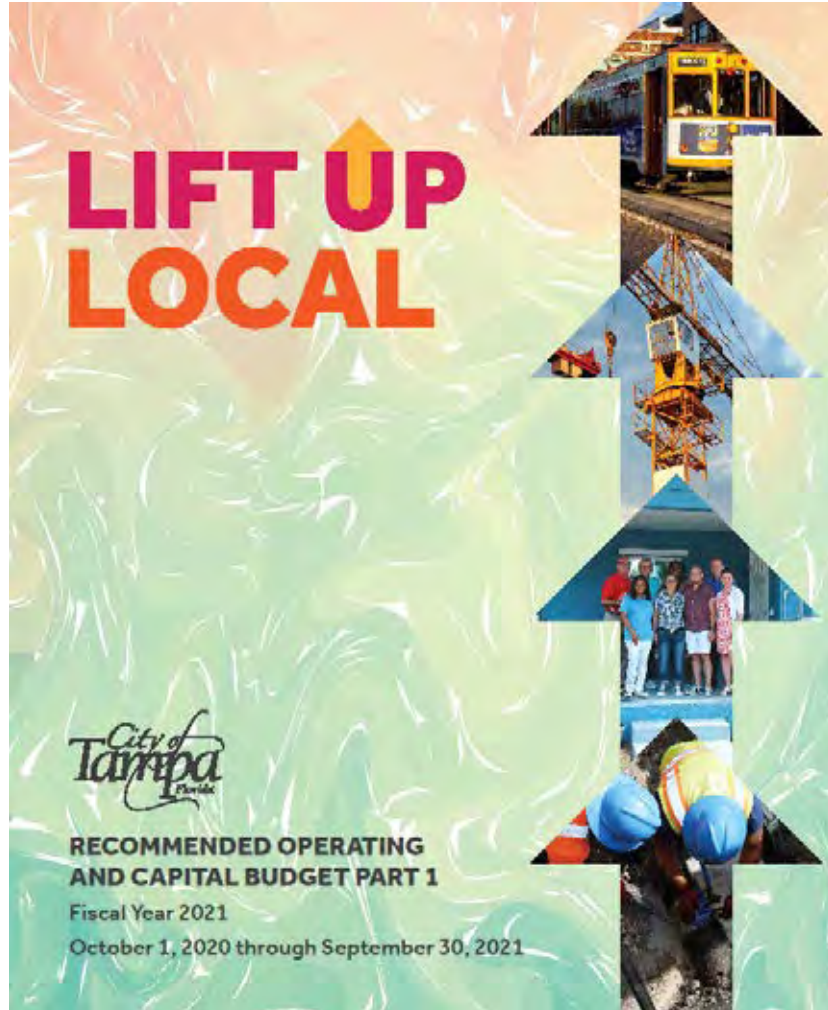
District 7



Major FY2021 projects include:

- Comprehensive Infrastructure for Tampa's Neighborhoods
- **New Tampa Inclusive Playground**
- Forest Hills Park Recreational Trail
- 46th Street From Busch Boulevard to Fowler Avenue Improvements
- Babe Zaharias Golf Course
- Donut Pond Pumping Station Bar Screen Upgrade
- Fire Station No. 24

FY2021 Budget Books



FY2021 Budget Books can be found on TampaGov.net:
www.tampagov.net/budget