

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

Agenda Package Board of Supervisors Meeting



Wednesday, August 9th, 2023

6:00 P.M.

*Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647*

BREEZE MANAGEMENT



TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package Aug 9, 2023

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 - i. Palm Tree Issues
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 - k. Financial Conditions / Cash Management
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Tampa Palms Community Development District

16311 Tampa Palms Blvd W
Tampa, Florida 33647

August 4, 2023

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

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District Board Meeting is scheduled for Wednesday, August 9, 2023 at **6:00 p.m.** at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida. The advanced copy of the agenda for this meeting is attached.

Enclosed for your review are the minutes of the July 12, 2023 CDD Board Meeting and Budget Hearing and also the documents outlined in the table of contents.

Any additional support material will be distributed prior to the meeting, and staff will present their reports at the meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Maggie

Maggie Wilson
Tampa Palms

cc: Patricia Thibault, Regional Manager Breeze Communities

**Tampa Palms
CDD Board Meeting Agenda**

**Aug 9, 2023 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. FY 2023-2024 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 12, 2023 Minutes
6. Approval of District Disbursements
7. Consultant Reports
 - Neighborhood Updates
 - Palm Tree Issues
 - Economy & Investments
 - Tampa Palms Blvd
 - NPDES Reporting
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn

Executive Summary

As of June 30, 2023, the District has cash balances net of liabilities of \$ 4.7 M. Taking into consideration the remaining calendar of FY 2023 transactions and the District contingent reserves which are detailed below, it is anticipated that there will be \$1.6 K in unallocated funds before December collections, a four-month safety factor.

Revenue

As of June 30th, the District has collected \$2,768,482 or 100.3 % of the budgeted assessments. The most impressive revenue results are in the area of the Board-directed investments of excess or reserve funds which have yielded \$58K revenue as of 6/20/23. See Tab 6.K for full annual returns.

Expenses

The General Fund for normal operations shows a favorable position against budget of \$ 38 K as of June 30th, this has been the general trend for the last few months. Project-driven expenses display a slightly positive trend of \$ 14 K, chiefly due to the timing of expenditures and “pause” for capital projects which are not pressing.

Cash Flow Outlook for Calendar 2023

		<u>(Shown in \$ 000s)</u>
<u>Sources of Funds</u>		
Cash Balance 6/30/2023	\$ 4,690	
Collections balance of FY 2022-23	2	
Total Sources of Funds		\$ 4,692
 <u>Assigned Funds & Planned 2023 Uses</u>		
Balance of FY 2023-24 expenses	(\$ 758)	
TP Signature Projects (unspent)	(329)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Pond Improvements	(700)	
Infrastructure Replacement Contingency	(135)	
1 st Qtr FY 23-24	(679)	(\$ 3,101)
Total Assigned Funds		(\$ 3,318)
 Projected District Unassigned Balance	 December 31, 2023	 \$ 1,591

FAQ The park guard line item which displays a material negative variance year to date with an even more negative year end trend. What steps have been taken to moderate this trend?

During FY 2021-22 the park staff costs increased substantially, coupled with the difficulty to recruit and retain proper staff to protect the CDD's park assets which include Amberly Park, Oak Park, and Hampton Park.

At fiscal year end, the park staff expenses [guard and attendants] displayed a negative variance combined of \$40K.

To address these issues (cost and availability of staff), changes were made that included implementing a "roving guard" for Amberly Park, rather than full time staff, and adding Oak Park to the rover responsibilities.

By the end of calendar year 2022, the board approved further changes which included:

- Slightly increasing the guard services hours at Hampton Park
- Eliminating the park attendants at Hampton Park for the afternoon/evening shift.

These changes went into effect early 2023 and as shown on the financial statements, the park attendant billing is trending under budget by <\$11K> and the park guards (rover plus Hampton) is trending over budget by \$23K, together a negative park staffing variance of \$12K for nine months is displayed.

By fiscal year end 2023, the total negative variance for park staffing (attendants plus guard) will be \$18K, down from \$40K in FYE 2022. The plan is working, though for FY 2022-23, it got a late start.

**Tampa Palms CDD
Balance Sheet
June 30, 2023**

GENERAL

ASSETS:

CASH - Operating Account	\$	88,921
PETTY CASH		500
Wealth Fund Account- South State Bank		4,194,434
ICS Sweep- South State Bank		406,144
ACCTS. RECEIVABLE		7,902
RECEIVABLE FROM TAMPA PALMS HOA		-
ASSESSMENTS RECEIVABLE		-
RECEIVABLE EXCESS FEES		-
PREPAID ITEMS		12,279

TOTAL ASSETS

\$ 4,710,179

LIABILITIES:

ACCOUNTS PAYABLE	\$	7,681
ACCRUED EXPENSES		-
DEFERRED REVENUE - ON ROLL ASSESSMENTS		-

FUND BALANCE:

NON-SPENDABLE	12,279
ASSIGNED	2,343,000
UNASSIGNED	2,347,220

TOTAL LIABILITIES & FUND BALANCE

\$ 4,710,179

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Assigned Balance Breakdown:

Weather Damage	\$	400,000
Community-Wide Wall & Monument		100,000
Pond Improvements		700,000
1st Quarter Expenses		679,000
Infrastructure Replacement Contingency		135,000
TP Signature Projects (unspent)		329,000
		<u>2,343,000</u>

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2022 through June 30, 2023**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
ASSESSMENTS NON-ADVALOREM	\$ 2,874,474	2,876,359	2,876,359	\$ -
EARLY PAY DISCOUNT	(114,979)	(107,876)	(107,876)	-
INTEREST INCOME-INVESTMENTS OTHER	20,000	15,000	4,063	(10,937)
INTEREST INCOME-WEALTH ACCOUNT	-	-	58,354	58,354
UNREALIZED GAIN/LOSS	-	-	25,054	25,054
S/T REALIZED GAIN/LOSS	-	-	6,110	6,110
MARKET FLUCTUATION-OTHER	-	-	(75)	-
EXCESS FEES	-	-	-	-
MISC. REVENUE	1,500	1,125	2,672	1,547
CARRY FORWARD	139,584	-	-	-
TOTAL REVENUES	2,920,579	2,784,607	2,864,660	80,128
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	8,250	6,215	2,035
FICA	5,824	4,388	3,732	636
FUTA/SUTA/PAYROLL FEES	6,624	4,968	885	4,083
<i>S/T PERSONNEL SERVICES</i>	<u>23,448</u>	<u>17,586</u>	<u>10,833</u>	<u>6,753</u>
PROFESSIONAL SERVICES				
ATTORNEY'S FEES	3,000	2,250	2,740	(490)
ANNUAL AUDIT	6,600	6,600	6,800	(200)
MANAGEMENT FEES	70,098	52,574	46,165	6,409
TAX COLLECTOR	56,668	56,406	56,406	-
ASSESSMENT ROLL	10,050	10,050	20,100	(10,050)
<i>S/T PROFESSIONAL SERVICES</i>	<u>146,416</u>	<u>127,880</u>	<u>132,211</u>	<u>(4,331)</u>
ADMINISTRATIVE SERVICES				
DIRECTORS & OFFICERS INSURANCE	3,811	3,811	3,691	120
MISC. ADMINISTRATIVE SERVICES	12,360	9,270	16,066	(6,796)
<i>S/T ADMINISTRATIVE SERVICES</i>	<u>16,171</u>	<u>13,081</u>	<u>19,756</u>	<u>(6,675)</u>
TOTAL ADMINISTRATIVE	<u>186,035</u>	<u>158,547</u>	<u>162,900</u>	<u>(4,253)</u>
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT OPERATING STAFF	182,395	136,796	129,875	6,921
PARK ATTENDANTS	79,873	59,905	49,230	10,675
PARK PATROLS (Security Co)	85,490	64,118	87,362	(23,245)
FIELD MANAGEMENT CONTINGENCY	20,800	15,600	426	15,174
<i>S/T FIELD MANAGEMENT SVCS</i>	<u>368,558</u>	<u>276,419</u>	<u>266,893</u>	<u>9,525</u>
GENERAL OVERHEAD:				
INSURANCE	16,500	16,500	14,698	1,802
IT (TEL / SECURITY)	26,095	19,571	7,963	11,609
WATER	44,000	33,000	33,324	(324)
REFUSE REMOVAL	20,330	15,248	7,639	7,609
ELECTRICITY	147,000	110,250	101,465	8,785
STORMWATER FEE	3,041	3,041	3,041	-
MISC. FIELD SERVICES	13,000	9,750	6,900	2,850
<i>S/T GENERAL OVERHEAD</i>	<u>269,966</u>	<u>207,360</u>	<u>175,031</u>	<u>32,329</u>
LANDSCAPE MAINTENANCE:				
LANDSCAPE & POND MAINTENANCE	1,130,000	847,500	845,929	1,571
LANDSCAPE MONITORING FEE	18,900	14,175	12,993	1,182
LANDSCAPE & REPLACEMENT	99,325	74,494	67,592	6,902
<i>S/T LANDSCAPE MAINTENANCE</i>	<u>1,248,225</u>	<u>936,169</u>	<u>926,513</u>	<u>9,655</u>
LANDSCAPE MAINTENANCE NEW & ENHANCED:				
PROPERTY MOWING	79,000	59,250	59,200	50
COUNTY POND	5,000	3,750	1,504	2,246
NPDES POND PROGRAM	49,409	37,057	29,366	7,691
<i>S/T LANDSCAPE NEW & ENHANCED</i>	<u>133,409</u>	<u>100,057</u>	<u>90,070</u>	<u>9,987</u>

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2022 through June 30, 2023

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
FACILITY MAINTENANCE:				
IRRIGATION SYSTEM	111,059	83,294	105,421	(22,127)
FOUNTAIN	28,175	21,131	27,863	(6,731)
FACILITY MAINTENANCE	93,870	70,403	61,268	9,134
JANITORIAL/SUPPLIES	2,855	2,141	1,405	737
<i>S/T FACILITY MAINTENANCE</i>	<u>235,959</u>	<u>176,969</u>	<u>195,956</u>	<u>(18,987)</u>
PROJECT DRIVEN EXPENSES:				
SIGNATURE TP 2017	-	-	-	-
RENEWAL AND REPLACEMENT & DEFERRED MTC	218,400	163,800	164,100	(300)
CAPITAL PROJECTS	197,600	148,200	152,684	(4,484)
NPDES CLEAN WATER	62,427	46,820	28,114	18,706
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>478,427</u>	<u>358,820</u>	<u>344,898</u>	<u>13,923</u>
TOTAL EXPENDITURES	<u>2,920,579</u>	<u>2,214,340</u>	<u>2,162,161</u>	<u>52,180</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)	570,267	702,499	132,307
FUND BALANCE - BEGINNING	-		3,999,998	
FUND BALANCE - ENDING	<u>\$ (0)</u>	<u>\$ 570,267</u>	<u>\$ 4,702,497</u>	<u>\$ 132,307</u>

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU JUNE 30, 2023
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$2,290,980		\$2,290,980
<u>Non Operating</u>			
Capital Projects		\$197,600	\$197,600
Renewal & Rel		\$217,400	\$217,400
Signature 2017		\$0	\$0
NPDES		\$62,427	\$62,427
Unrealized Gain/Loss	25,054		\$25,054
Realized G/L	6,110		6,110
Interest	4,063		4,063
Interest/Wealth Account	58,354		58,354
Misc Rev	\$2,672		\$2,672
Carry Forward Bal *	-		-
Total	\$2,387,233	\$ 477,427	\$2,864,660
<u>Expenses</u>			
Operations	\$ 1,817,263		1,817,263
<u>Non Operating</u>			
Renewal & Rel		164,100	164,100
NPDES/EPA		28,114	28,114
Capital Projects		152,684	152,684
TP Signature 2017		<u>0</u>	<u>0</u>
Total	\$1,817,263	\$344,898	\$344,898
Total Expenditures			\$2,162,161

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU JUNE 30, 2023
GENERAL FUND**

<u>General Fund</u>	6/30/2023	(\$000)
Cash		89
Cash Equivalent (Excess Cash ICS)		406
Insured Investment Account		4,194
Accounts Receivable		8
Assessment Receivable		0
Prepaid Items		12
Total Assets		\$ 4,710
Less:		
Payables		8
Accrued Expenses		
Non Spendable A/C Prepaid		12
Deferred Rev On Roll		
	Total Assigned and Planned Funds	4690
Allocation for Assigned:		
Weather Damage		400
Community-Wide Wall & Monument		100
Pond Improvements		700
1st Qtr Expenses		679
Infrastructure Replacement Contingency		135
TP Signature Projects (unspent)		329
		\$ 2,343
	Net Adjusted Cash	\$ 2,347

(\$ 000)	2022-23 Fiscal Year		Monthly Bal
	<u>Receipts</u>	<u>Expenses</u>	
July			
CDD Operations	0	220	
R&R	0	21	
NPDES	0	9	
Signature Projects	0	0	
Capital Projects	0	12	
Total	0	262	\$ 2,085
Aug			
CDD Operations	1	225	
R & R	0	11	
NPDES	0	7	
Signature Projects	0	0	
Capital Projects	0	9	
Total	1	252	\$ 1,834
Sept			
CDD Operations	1	210	
R & R	0	13	
NPDES	0	12	
Signature Projects	0	0	
Capital Projects	0	9	
Total	1	244	\$ 1,591

**TAMPA PALMS CDD
JUNE, 2023
GENERAL FUND**

(\$000)	<u>Prior Year Collected \$</u>	<u>Prior Year Collected %</u>	<u>Current Year Collected \$</u>	<u>Current Year Collected %</u>	<u>Variance % Fav (Unfav)</u>
October					
November	\$596	23%	\$850	30.8%	8%
December	\$2,410	91.7%	\$2,522	91.4%	-0.3%
January	\$2,474	94%	\$2,604	94.4%	0.2%
February	\$2,518	96%	\$2,640	96%	0%
March	\$2,573	98%	\$2,660	96%	-1.5%
April	\$2,602	99%	\$2,725	99%	0%
May	\$2,612	99%	\$2,746	99.5%	0%
June	\$2,630	100.1%	\$2,768	100.3%	0.2%
July	\$2,630	100.1%			
August	\$2,630	100.1%			
September	\$2,630	100.1%			
Year End					
Total Assessed (Net Discount)		\$2,759			

Summary- Project Driven Expenses

	Fiscal Year 2022-23
Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2022-23 Budget	\$198
<u>Uses of Funds</u>	
Spent Thru 6/30/2023	153
Total Funds Under Consideration	\$0
Budget Available as of 6/30/2023	\$45
Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2022-23 Budget	218
<u>Uses of Funds</u>	
Spent Thru 6/30/2023	164
Total Funds Under Consideration	\$0
Budget Available as of 6/30/2023	\$54
TP Signature Projects	
<u>Sources of Funds*</u>	
FY 2022-23 Budget	\$0
<u>Uses of Funds</u>	
Spent Thru 6/30/2023	\$0
Total Funds / Projects Under Consideration	\$0
Budget Available as of 6/30/2023	\$329

SUMMARY
FY 2022-23 RENEWAL REPLACEMENT PROJECTS

			Original Project	May 2023	Committed To Spend
Infrastructure					
	Hurricane Ian Restoration			\$21,840	
	Holiday Lighting Support			\$2,000	
Landscape					
	Tree management along boulevards and in parks			\$73,723	
	Holiday Pointsettias			\$11,600	
	Cul de Sac Restorations			\$24,955	
	Special Tree Work (Repaving)			\$13,630	
	Rejuvenate Westover Entry			\$4,920	
Irrigation					
	Calibrate Flow Meters			\$7,061	
	Disk Cleaning Pump Station			\$4,003	
Lighting (Park & Landscape)					
Other					
	Drinking Fountain Repair			\$368	
Total R&R Projects				\$164,100	\$0

**Capital Projects 2022-23
Budget Monitor**

30-Jun-23			
(\$000)	Current Projects	Spent 2022-23	Pending Commitments
Tampa Palms Signature Projects (BB Downs)			
Consulting Services	10	0	-
Irrigation	20	0	
Main Entry Restorations	21	0	
Area 2 Pond		0	
Bruce B Downs Improvements	172	0	
Sub-Total TP Signature Projects	\$329	\$0	\$0
Capital Projects			
Consulting Services			
Irrigation Systems		12	
Parks & Cameras		12	
Landscape & Lighting		59	
Infrastructure (Signs and Lighting)		69	
Sub-Total Capital Projects	\$0	153	\$0
Total TP Signature & Standard Capital Projects		\$153	\$0

**Capital Projects Signature Projects
2022-23 Through June 30, 2023**

Tampa Palms Signature Projects (BB Downs)	Current Projects	Spent A/O 6/30/2023	Pending Commitments
Consulting Services			
Restoration Designs	9,850		
Survey & Staking & MOT	400		
<i>Sub Total</i>	<u>10,250</u>		
Irrigation			
Area 1 & 2 Irrigation (Incl BB Downs)	20,000		
<i>Sub Total</i>	<u>20,000</u>		
Main Entry Restorations			
Area 1 Entry Landscape (Phase II)	77,513		
Area 2 Phase II	0		
Area 2 Landscape (TP Blvd & Amberly Phase II)	0		
Area 2 Pond Landscape & Wayfinding	50,000		
<i>Sub Total</i>	<u>127,513</u>		
Area 2 Pond			
Littoral Plantings & Noxious Removal			
<i>Sub Total</i>			
Bruce B Downs Improvements			
Wall restorations 4 villages + drainage & additional landscape buffer	171,577		
<i>Sub Total</i>	<u>171,577</u>		
Sub-Total Tampa Palms Signature	329,340	\$0	
Normal Capital Projects			
	Current		Pending
Irrigation Systems			
Pump Station Extending Life		11,965	
Completely Rebuild Area 1 - Back Entry Fountain			
<i>Sub Total</i>	0	11,965	
Parks & Cameras			
Volleyball Removal w/ Irrigation Install		12,260	
<i>Sub Total</i>		12,260	-
Landscape & Lighting			
Area 1 Entry			
Major Landscape (> 5 Years)		48,879	
New Fountain Manchester		10,300	
<i>Sub Total</i>	-	59,179	-
Infrastructure (Signs and Lighting)			
Speed Limits Sign(s) & Park Signs		5,646	
Walls - Reserve & Sanctuary & Kensington New Wall		63,634	45
<i>Sub Total</i>		69,280	
Sub-Total Normal Capital Projects	\$0	\$152,684	
Total TP Signature & Standard Capital Projects		\$152,684	

Tampa Palms Community Development District
Check Register - New Operating Account (Oct 2022)
FY2023

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
05/31/2023				200,000.00	204,978.21	35,634.72
6/30/2023		FEDEX	DEPOSIT-Fed Ex loyalty rebate	71.98		35,706.70
6/30/2023	623	CITY OF TAMPA UTILITIES	Water payments Mar bank stmt		6,948.72	28,757.98
6/30/2023	624	South State Bank	Paper statement fee		2.00	28,755.98
6/2/2023	1448	ADB Landscaping Materials, Inc.	Landscape Maintenance - planr replacements		4,403.85	24,352.13
6/2/2023	1449	ARCHITECTURAL FOUNTAINS, INC	Replaced 2 capacitors on ftn # 2 & 1 on Ftn #8		210.00	24,142.13
6/2/2023	1450	ARCHITECTURAL FOUNTAINS, INC	Svc Call - check fountain, debris clean out, allow full height spray		125.00	24,017.13
6/2/2023	1451	CINTAS	Inv 4156807191		75.77	23,941.36
6/2/2023	1452	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		111.90	23,829.46
6/2/2023	1453	Zeno Office Solutions, Inc.	Copier Lease		19.68	23,809.78
6/5/2023	1454	A & A DEVELOPMENT, INC	Phase 1 Kensington wall balance		43,634.00	(19,824.22)
6/5/2023	1455	Arete Industries	SO19280		2,218.50	(22,042.72)
6/5/2023	1456	Arete Industries	Quote SO19492-dep		1,209.00	(23,251.72)
6/8/2023	1457	WESCO TURF, INC	Irrigation system boards		992.86	(24,244.58)
6/8/2023	1458	GRAU & ASSOCIATES	Multiple Invoices		1,800.00	(26,044.58)
6/13/2023	1459-VOID	ADVANCED ENERGY SOLUTIONS	VOID:			(26,044.58)
6/13/2023	1460	ADVANCED ENERGY SOLUTIONS	maint/repair		1,245.32	(27,289.90)
6/13/2023	1461	ESD WASTE2WATER, INC.	Clean Cart filter/check hoses & connections		300.00	(27,589.90)
6/13/2023	1462	FRONTIER COMMUNICATIONS	Act # 81397256990514915 - Service 5/28-6/27/23		171.69	(27,761.59)
6/13/2023	1463	IRON MOUNTAIN	Information storage Service -6/1-6/30/23		560.88	(28,322.47)
6/13/2023	1464	Lowes Business Acct/ SYNCB	Office Supplies-statement closing 6/2/23		87.99	(28,410.46)
6/13/2023	1465	SECURITAS SECURITY SERVICES USA, INC.	5/1-5/30 Security		5,840.29	(34,250.75)
6/13/2023	1466	ADVANCED ENERGY SOLUTIONS	maint/repair		347.68	(34,598.43)
6/13/2023	1467	ADVANCED ENERGY SOLUTIONS	maint/repair		225.00	(34,823.43)
6/13/2023	1468	CINTAS	Inv 4158164718		81.98	(34,905.41)
6/13/2023	1469	CINTAS	Inv 4157442744		81.98	(34,987.39)
6/13/2023	1470	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		159.90	(35,147.29)
6/13/2023	1471	CONLEY'S DRINKING FOUNTAINS	Drinking Fntn Repairs		367.94	(35,515.23)
6/13/2023	1472-VOID	FEDEX	VOID: Shipping			(35,515.23)
6/13/2023	1473	FEDEX	Shipping		14.55	(35,529.78)
6/13/2023	1474	FLORIDA FOUNTAIN MAINTENANCE, INC.	June Maint-reserve		550.00	(36,079.78)
6/13/2023	1475	FLORIDA FOUNTAIN MAINTENANCE, INC.	June Maint-Turnbury		180.00	(36,259.78)
6/13/2023	1476	FRONTIER COMMUNICATIONS	Act #81355802910720065 - Svc 6/1-6/30/23		198.94	(36,458.72)
6/13/2023	1477	SECURITAS SECURITY SERVICES USA, INC.	2/1-2/28 Security		4,158.29	(40,617.01)
6/13/2023	1478	SECURITAS SECURITY SERVICES USA, INC.	3/1-3/31 Security		4,600.88	(45,217.89)
6/13/2023	1479	SECURITAS SECURITY SERVICES USA, INC.	4/1-4/30/23 Security		4,674.94	(49,892.83)
6/13/2023	1480	SOLITUDE LAKE MANAGEMENT	VOID: annual maint-june 2023			(49,892.83)
6/13/2023	1481	TECO	Summary Bill		13,545.68	(63,438.51)
6/13/2023	1482	TERMINIX	Pest Control: 5/1/23		77.00	(63,515.51)
6/13/2023	1483	TERMINIX	Pest Control: 5/1/23		122.00	(63,637.51)
6/13/2023	1484	Straley Robin Vericker	Professional services rendered through 5/15/23		610.95	(64,248.46)
6/13/2023	1485	ADVANCED ENERGY SOLUTIONS	maint/repair		1,246.97	(65,495.43)
6/13/2023	1486	FEDEX	Shipping		14.08	(65,509.51)
6/13/2023	1487	SOLITUDE LAKE MANAGEMENT	Pond maint-June 2023 - County pond		155.52	(65,665.03)
6/13/2023	1488	SECURITAS SECURITY SERVICES USA, INC.	5/1-5/30 Security		4,731.28	(70,396.31)
6/14/2023	1489	ABM Landscape & Turf Services	Landscape Maint & Performance -June 2023		71,033.96	(141,430.27)
6/14/2023	1490	Pinwheel Nursery	Annual planting coleus oxblood, coleus alabamas, coleus gold lace,		14,372.40	(155,802.67)
6/14/2023	1491	SiteOne Landscape Supply	Bulk limestone rip rap/fl fill dirt		1,818.00	(157,620.67)
6/21/2023	1492	DOUGLAS CLEANING SERVICE	June 2023 Cleaning Service		1,520.00	(159,140.67)
6/21/2023	1493	ABM Landscape & Turf Services	Landscape Maint & Performance -April 2023		62,308.00	(221,448.67)
6/21/2023	1494	M Wilson Consulting	FY 2022-23		9,625.00	(231,073.67)
6/22/2023	1495	Eugene R. Field	6-14-23 BOS MTG		200.00	(231,273.67)
6/23/2023	1496	TAMPA BAY TIMES	Legal Advertising - 6/22/23		4,104.00	(235,377.67)
6/22/2023	1497-VOID	A. Michael Gibson	VOID:			(235,377.67)
6/22/2023	1498	Richard Diaz	06-14-23 BOS MTG		200.00	(235,577.67)
6/22/2023	1499	Tracey Falkowitz	06-14-23 BOS MTG		200.00	(235,777.67)
6/22/2023	1500	Donald O'Neal	06-14-23 BOS MTG		200.00	(235,977.67)
6/2/2023	060223ACH	Engage PEO	Period Ending 5/14/23		2,948.28	(238,925.95)
6/16/2023	061623ACH	Engage PEO	Period Ending 6/11/23		2,948.27	(241,874.22)
6/5/2023			Funds Transfer	150,000.00		(91,874.22)
6/21/2023			Funds Transfer	100,000.00		8,125.78
6/27/2023			Funds Transfer	100,000.00		108,125.78
6/26/2023	1080	TAMPA PRINT SERVICES	Mass Mailing For Budget Notice		2,809.38	105,316.40
6/28/2023	1081	ADVANCED ENERGY SOLUTIONS	maint/repair		399.42	104,916.98
6/28/2023	1082	ADVANCED ENERGY SOLUTIONS	maint/repair		302.50	104,614.48
6/28/2023	1083	CINTAS	Inv 4158848327		81.98	104,532.50
6/28/2023	1084	CINTAS	Inv 5163032421		39.51	104,492.99
6/28/2023	1085	CINTAS	Inv 4159538859		81.98	104,411.01
6/28/2023	1086	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		124.00	104,287.01
6/28/2023	1087	FRONTIER COMMUNICATIONS	Act #81397739330707895- Svc 6/16-7/15/23		425.12	103,861.89
6/28/2023	1088	Frank McMahon	Repair/Maint		341.00	103,520.89
6/28/2023	1089	OLM, INC.	inspections --June 2023		1,575.00	101,945.89
6/28/2023	1090	Staples Account	Office Supplies		234.86	101,711.03
6/28/2023	1091	TAMPA PALMS OWNERS ASSOCIATION	Hampton Park- Attendant payroll Qtr 3		12,694.94	89,016.09
6/28/2023	1092	TERMINIX	Pest Control: 6/6/23		95.00	88,921.09
06/30/2023				550,071.98	289,834.89	88,921.09

Focus For 2022-23

Re-Presented August, 2023



The Tampa Palms CDD is a unit of State of Florida special-purpose government with limited boundaries and is distinct in both form and function from general purpose government entities including but not limited to the City of Tampa, Hillsborough County etc.

The TP CDD authority is laser-focused and limited in attention to the properties owned by the CDD or shared with the City of Tampa. (Example TP Blvd medians)

- The CDD has no enforcement powers
- The CDD's public funds cannot be spent on private property
- CDD attention and activity is limited to that which occurs within its boundaries.

The majority of the CDD budget addresses community aesthetics - making residents proud of their homes. Tampa Palms defines the standard of care as that which is observed from a vehicle at 35 mph

Specific considerations for Fiscal Year 2022-23 A/O July, 2023

	Next Steps	Timing
Tampa Palms Blvd Restoration		
(1) Hold Balance of Signature	Repaving Impacts	Aug-Sep-2023
Monitor Projects in Tampa Palms		
(1) Wetland Destruction	EPC Agreement w/ Developer Plan	On-going
(2) Possible Impacts LLA on DRI	Monitor w/ City and CDD Counsel	On-going
(3) Repaving Tampa Palms Blvd	CDD (Landscape /Irrigation/Signs)	Review Monthly
(4) Bike Path Improvements	Report Progress	On-going
Monitor Issues Impacting Tampa Palms		
(1) Monitor Inflation Impacts	Update Board	Monthly
(2) Evaluate Investment Options	Chairman to Review W/ Board	On-Going
(3) Palm Tree Disease	Report To Board	July Update

Next Step Date Responsible

I. Signature / Boulevard Projects

Deffered Until Further Notice

II Capital Projects & Restoration Projects

1) Wayfinding, Walls & Misc. Signs

- a) Report on Signs & Lighting
- b) Wayfinding Lighting

Deffered Until Further Notice
 Next Report Aug Staff
 Review Improved Options TBD

2) Infrastructure

- a) Kensington
- b) Wall Improvement Projects

Report to Board Aug Staff
 Next Report Oct Staff

III Keeping Tampa Palms Upscale (Landscape)

1) Assessment YTD Weather Impacts

Report To Board On Going Staff

2) Restoration Projects

- a) Cul de Sacs / Replacement Palms
- b) Monument Lighting Review
- d) Sign Assessment

Update Sept Staff
 Update Board Oct Staff
 Update Board Oct Staff

3) LED Landscape Lighting

Future Consideration TBD Staff

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
<u>IV Park Reviews</u>			
a) Inspections & ADA	Scheduled	Sep	Staff
b) Park Security	Update Board	Sep	Staff
<u>V. Misc and Local Government</u>			
a) Tampa Palms Blvd	Report Schedule To Board	Aug	Staff
b) Multi-Modal Path Repaving [COT]	Report To Board	Sept	Staff
c) Illegal Construction	Report To Board	Aug	TPOA Bus Mgr
d) City Mobility Report "MOVES"	Report To Board	Aug	Staff
e) NPDES Reporting	Report To Board	Aug	Staff
<u>VI Financial Conditions & Investments</u>			
a) Update Conitions	Report To Board	Monthly	Staff & Chairman

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

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District and FY 2023-24 Budget Hearing was held on Wednesday, July 12, 2023 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

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FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. Field called the meeting to order.

The Board members and staff introduced themselves for the record.

Present and constituting were:

Gene Field	Chairman*
Tracy Falkowitz	Supervisor*
Richard Diaz	Supervisor*
Don Oneal	Supervisor*

* Constituting quorum

Also present were:

Patricia Thibault	Director, Breeze Management
Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Community Director
Roger Beaubien	Resident
Bill Schneider	Resident
Laura Kloske	Resident
Vicki Kloske	Resident
Tom Newburg	Resident

Mr. Field established that a quorum of the Board was present.

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Pledge of Allegiance

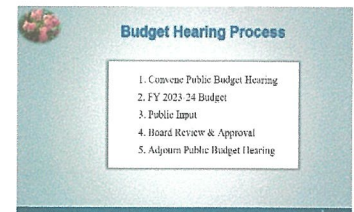
Mr. Diaz led the recitation of the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS – FY 2022-2023 Budget & Assessment Hearing
Budget & Assessment Hearings Open**

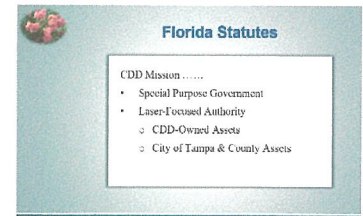
On a MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board convened the **FY 2023-24 Public Budget and Assessments Hearings** for the Tampa Palms Community Development District.

1 **Proposed Budget Review**

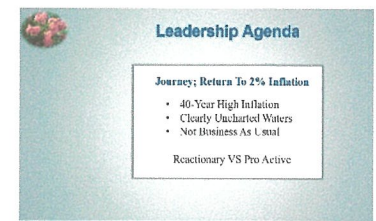
2 Chairman Field presented an overview of the Budget
3 Hearing process, explaining how the budget would be reviewed
4 including that public input would be both solicited and incorporated
5 in to the process and finally how the budget would be approved.



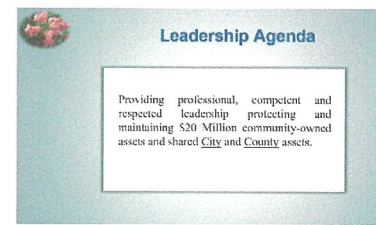
6
7 Mr. Field reviewed the mission of the CDD, the CDD's
8 position as a special purpose government and how the Tampa Palms
9 mission dovetails with the Florida statutes which govern the actions
10 of all CDD's in the State of Florida. He noted that the authority of
11 the CDD extends to the CDD-owned assets and certain City of
12 Tampa and Hillsborough County assets.



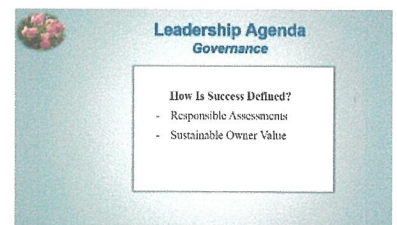
13
14 Mr. Field reviewed the environment in which this budget
15 was developed; specifically in the face of 40-year high inflation
16 caught in the national journey to a more reasonable 2% inflation, he
17 noted that puts the CDD, and all organizations in a reactionary
18 versus proactive mode.



19 He explained that the CDD was committed to providing leadership
20 that would protect the more than \$20 million dollars in community
21 assets, as well as, the assets that the CDD maintains for the benefit
22 of the owners in the Tampa Palms CDD.



23
24 Mr. Field noted that in every effective organization there
25 must be metrics that describe the manner in which the organization
26 defines success. Mr. Field reviewed the manner in which Tampa
27 Palms defines success, eg responsible assessments and sustainable
28 property value as measured against other similar communities.



1 The more than eighteen years of Tampa Palms CDD stewardship
2 via a vis the assessments was displayed. This time period represents
3 the immediate post-bond debt timeframe for Tampa Palms through
4 the current fiscal year. The results were indicative of proper
5 stewardship.

6 The value of that stewardship was displayed as a function
7 of owner value.

8
9 Mr. Field reviewed the assessments and how they are levied
10 in Tampa Palms. He noted that the residential owners pay 64% of
11 the assessments. He mentioned that many owners do not know that
12 36% of the assessments are paid by the commercial owners.

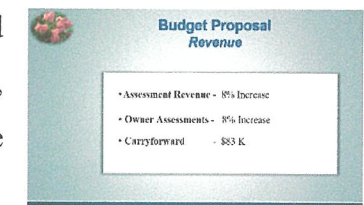
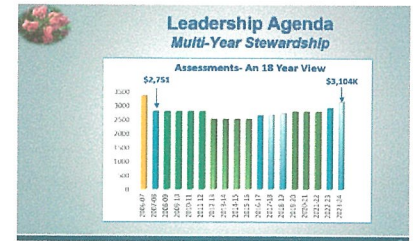
13 He explained the assessment increases for FY 2023-24 and
14 why they were necessary. He noted how the increase was applied,
15 to the assessment revenue and apportioned across all owners at the
16 same percentage.

17
18 Mr. Field further noted that in order to moderate owner assessments,
19 \$83,000 was being brought forward from the balance sheet, as had
20 been done in the current fiscal year.

21
22
23 Normal operating expenses were reviewed and displayed as budgeted
24 to increase by 8% for FY 2023-2024. There was a brief review of
25 what constitutes the normal expenses.

26
27 Project driven expenses were reviewed and discussed in two
28 categories, the first was the “renewal and replacement” projects
29 which are budgeted to increase 4% for FY 2023-2024.

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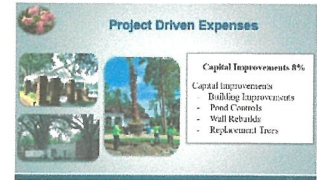


Revenue (000)	Q-Book FY 2022-23	Proposed FY 2023-24	Increase / Decrease Annual	%
Net Assessments	2,755	2,961	201	8%
Investment Income	100	80	(20)	
Carryforward	23	83	60	
Total Revenue	\$2,878	\$3,124	246	8%

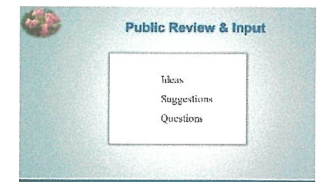
(\$000)	Adopted FY 2022-23	Proposed FY 2023-24	% INCR (2023-24)
TOTAL EXPENSE	\$2,400	\$2,592	8%



1 Capital projects were reviewed and described as those restoration
2 elements such as structure repairs like walls and longtime landscape
3 replacements such as trees. Capital projects are budgeted to increase
4 by 8%.



5 The floor was opened for public questions and input and suggestions
6 about the budget.



7 Laura Kloske from Wellington mentioned that possibly removing the
8 annual planting displays would save money. It was discussed that
9 while in prior years annuals had been reduced to only the main entry and villages with medians,
10 the annual displays are a signature component for Tampa Palms and one of the primary
11 missions of the CDD is to sustain owner value and for that purpose the annual plantings have
12 importance.

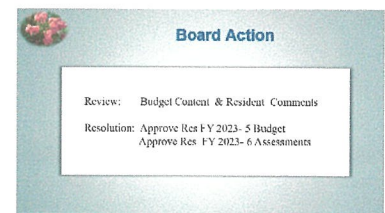
13 Roger Beaubien of Cambridge asked if increasing the height of the walls along BB Downs
14 adjacent to Cambridge was still a viable project. He noted that with the increase in height, and
15 additional four traffic lanes on BB Downs, that some owners along the wall can see the traffic
16 and certainly hear the noise.

17 Ms. Wilson reported that the Cambridge/BB Downs wall had been professionally evaluated
18 for improvement, as had all the walls along BB Downs. There were several portions that were
19 lower along Cambridge but that all parts of the wall were in reasonable shape. The only
20 portions of the walls that had been addressed were the portions along Ashmont where some
21 places were literally falling down. She noted the same is true of the Kensington wall which
22 was delaminating and falling and is being repaired.

23 Ms. Wilson noted that the project was paused, as were other projects for items not immediately
24 needed, due to both accelerating inflation and labor shortage.

25

26 Next Mr. Field reviewed the Board's responsibilities in the
27 matter of budget approval, that of evaluating ideas, questions
28 and suggestion and asked for public input on both the specifics
29 of the budget and the general means of funding and operating
30 the CDD before formally approving the budget.



31

1 Mr. Fields presented **Resolution 2023 - 5** Proposed Budget Resolution and asked if there was any
2 comments, questions or changes to the Budget from the Board.

3 There being none,

4 On a MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board
5 adopted **Resolution 2023-5** Proposed Budget for FY 2023-2024 for the Tampa Palms Community
6 Development District.

7
8 Mr. Fields presented **Resolution 2023 - 6** approving the levy of assessments asked the Board members
9 if there were any comments, questions or changes to the Budget.

10 There being none,

11 On a MOTION by Ms. Falkowitz, SECONDED by Mr. Oneal, WITH ALL IN FAVOR, the Board
12 adopted **Resolution 2023 - 6** approving the levy of Assessments for FY 2023-2024 for the Tampa
13 Palms Community Development District.

14
15 **Budget Hearing Closed**

16 On a MOTION by Mr. Diaz, SECONDED by Mr. Oneal, WITH ALL IN FAVOR, the Board adjourned
17 the Budget & Assessment Hearings For FY 2023-2024 for the Tampa Palms Community Development
18 District.

19
20
21 **THIRD ORDER OF BUSINESS- Supervisor Comments Public Comments**

22 Mr. Diaz discussed the speed bumps and the changes in place and on the way for Tampa
23 Palms Blvd.

24
25 **FOURTH ORDER OF BUSINESS – Public Comments**

26 There being none, the next item followed.

27
28 **FIFTH ODER OF BUSINESS – Approval of Minutes**

29
30 On MOTION by Ms. Falkowitz, SECONDED by MR. Oneal WITH ALL IN FAVOR, the
31 Board approved the Minutes of the June 14, 2023 CDD Board Meeting.

32
33 **SIXTH ODER OF BUSINESS - Approval of District Disbursements**

34 Gene Field noted that the checks had been reviewed for consistency and the missing
35 checks appropriately reported as void.

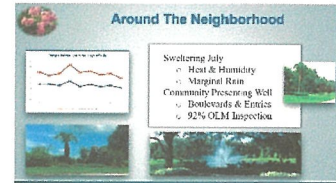
36

1 On MOTION by Mr. Diaz SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board
2 approved the Disbursements for the month ending May 31, 2023 in the amount of \$204,978.21.

3
4 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

5
6 ♦ **Around The Neighborhood**

7 Ms. Wilson reported the condition of the property in what
8 has been substantial heat and humidity. She noted that despite the
9 weather conditions the property was presenting well and OLM had
10 agreed a 92 appraisal rating.

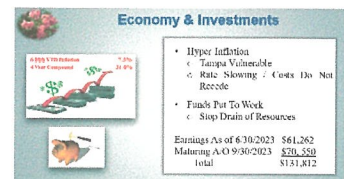


11 It was noted that the summer annual plantings were in
12 place and doing well. The caladiums were a different story as the
13 planned replacements due this year were unavailable due in part
14 to the flooded fields caused by Hurricane Ian. To make up the loss,
15 ABM used annuals for the Area 1 entry.



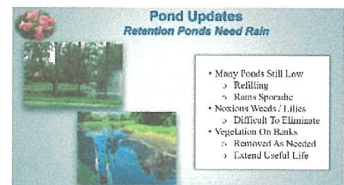
16 ♦ **Economy & Investments**

17 Ms. Wilson reported on the continuing inflation and noted
18 in particular that the Tampa Bay Area was vulnerable with the 3rd
19 highest inflation in the nation. She reported that the Board's
20 investment strategies, directed by Chairman Field, will provide a little more than \$131
21 thousand dollars to augment the revenue and prevent draining of the needed reserves.



22
23 ♦ **Pond Updates**

24 Ms. Wilson updated the board on the condition of the pods,
25 in particular the water levels and the difficulties in treating noxious
26 weeds with low water and minimal rain.



27
28 She also noted that ABM has been diligently managing pond-bank vegetation as a means to
29 assure proper pond operation and more meaningful, extend the life of the ponds.

1 ♦ **Tampa Palms Blvd**

2 Ms. Wilson reported that while the paving project has been
3 a success, the striping project has not been satisfactory. The City
4 has required that the contractor remove and replace the crosswalks
5 and other thermoplastic installations that are unsatisfactory.



6 Ms. Wilson updated everyone on the signage that is being
7 installed by the City of Tampa. In particular there was discussion
8 of u-channel poles placed on both sides of each speed tables. The



9 poles are essential not only to make the location of the tables but also to restrict drivers from
10 driving off the road to avoid the tables.

11 While the CDD typically replaces the u-channel poles with more decorative poles it
12 was decided that improving signs should wait until project completions

13
14 ♦ **Additional Advanced Board Package Materials:**

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

17
18 **EIGHT ORDER OF BUSINESS – Other Matters**

19 There being none, the next item followed.

20
21 **NINTH ORDER OF BUSINESS – Public Comments**

22 Warren Dixon briefed the meeting on the closure and proposed sale of the USF Claw
23 Golf Course and the potential for impact on the illegal construction across the river in Tampa
24 Palms.

25
26 **TENTH ORDER OF BUSINESS - Supervisor Comments**

27 Don Oneal discussed the in-progress trimming of the palms trees along the City ROW
28 on Tampa Palms Blvd.

29
30 **ELEVENTH ORDER OF BUSINESS - Adjournment**

31 There being no further business,

1 On MOTION by Ms. Falkowitz SECODED by Mr. Oneal ALL IN FAVOR, the meeting was
2 adjourned.

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

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

8 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
9 publicly noticed meeting held on August 9, 2023.

10

11

12 _____
Signature

13

14 Patricia Thibault

15 **Printed Name**

16 **Title:**

17 **Secretary**

18 **District Manager**

Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson

Community Appearance



On Wednesday OLM inspected the community and based both on the general “look” of Tampa Palms [well-groomed] and the inspection score [92] there is clear evidence that Tampa Palms continues to present an upscale appearance for both residents and visitors.

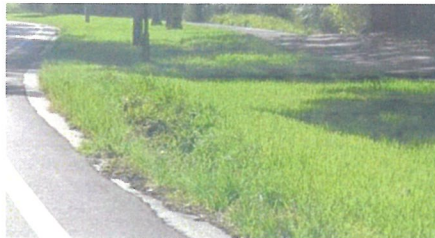
For July, and with the challenges of heat and worker availability, that is a very credible outcome- good work Joe Laird.

This is a very difficult time for the landscape or more properly, the landscapers. Tampa Palms has experienced, 105+ heat indexes recorded almost every day for the last two weeks and more with the occasional rains only adding to the humidity. For safety Joe has mandated frequent water breaks and other protocols to make certain that the workers remain safe.

On the other hand, plant materials have little problem with the heat, rain and humidity, most are more than just thriving: the turf in particular is growing so fast that one can almost watch it increase in height.

There are many areas where the rains have left the turf too wet to mow without creating damage. Some of these areas been damaged, not by mowers but by (1) the repaving workers or (2) utility vehicles pulled off the road to work or just hang out in the shade like the Spectrum truck below.

This turf must be replaced both for the “look” of the community and to attenuate stormwater, as required by NPDES MS4 permit. It is expensive.



The annuals on the other hand are doing quite well as can be seen in the picture below. This is the way many in Tampa Palms and New Tampa view the community.



Damage to Walls Under Repair And Other Work In Progress

It has been observed by ABM that some trees from abutting owners are damaging or have the potential to damage community walls.

The picture to the right shows one situation along Amberly Dr. The TPOA is notifying the owner to take action for the protection of the walls and also to address the unkempt conditions that dead or dying trees or limbs create.



It was reported that the CDD walls at the BB Downs / Amberly intersection were falling down.

That was found to be a *slight* exaggeration, there were some concrete chunks that had fallen [small] and are easily replaced and secured. The wall is not in danger, though it is dirty and unpleasantly visible from both Amberly Dr and the Shoppes. It is being pressure washed and painted.

The City of Tampa is doing work on the sewage pump station that is located at the edge of Amberly Park.

This is upgrade and improvement work that was identified in the 2022-23 City of Tampa budget.

The sidewalk on Burchette is blocked off with barricades and caution signs.



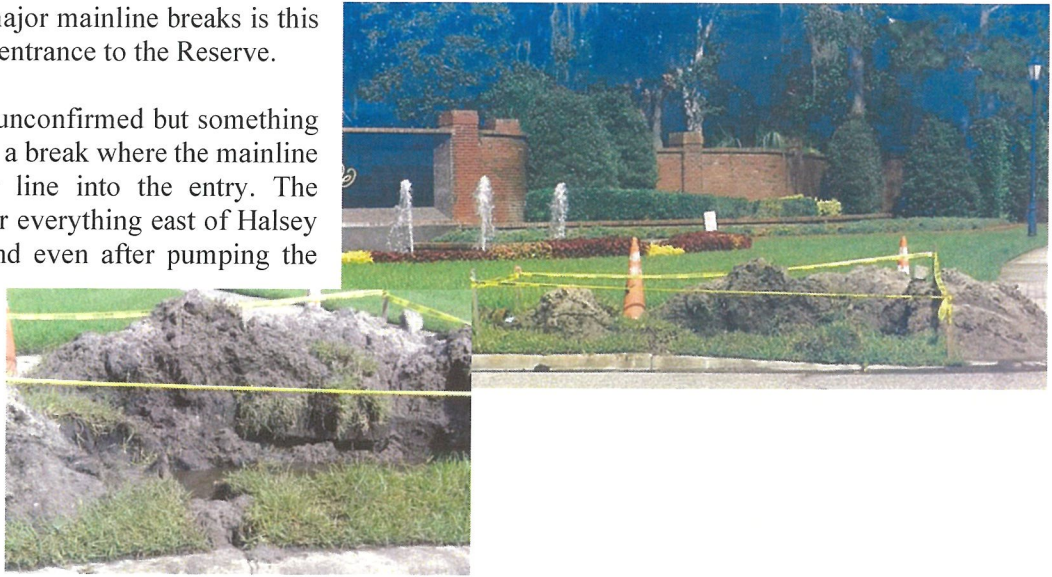
The second phase of the Kensington wall replacement has begun. Unlike the first phase, the materials for the job are more readily available and the time to completion for this segment should be significantly less than the first, in part because the wall in this phase is less damaged

Unfortunately, the team doing removals arrived before the team with the privacy fence and it would be fair to say that the adjacent owner was justifiably less than pleased with staff.

Irrigation Problems, Breaks and Over-Pumping

Typically of the major mainline breaks is this one located at the entrance to the Reserve.

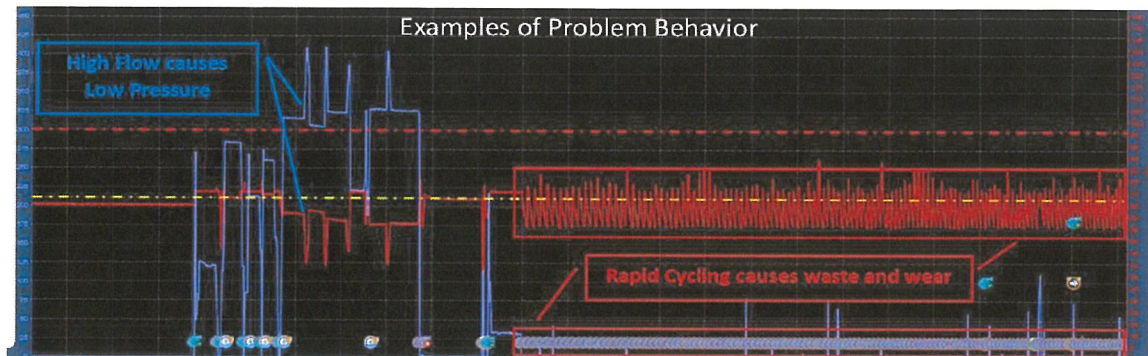
The root cause is unconfirmed but something (? A truck) caused a break where the mainline joined the feeder line into the entry. The irrigation water for everything east of Halsey was shut down and even after pumping the hole out for severla days, it continues to fill with water. These breaks are expensive and time consuming to fix and impossible to avoid.



Since the cable installations that began two years ago, Tampa Palms has been plagued with over-pumping. Some of this most likely relates to the vulnerability of the CDD irrigation systems lying along the ROW's with no place to which they can be relocated. Some to the environment where valves can stick on, running hours longer than intended, some to pond flooding caused by damage to pump float apparatus by fishermen and finally some by inconsistent pumping readings.

Steps have been taken and others are in progress to halt over-pumping

1. ABM took steps late last year to bring irrigation staff in at 5:30 AM to patrol the entire community to check for stuck valves so that they can be shut down as quickly as possible.
2. Joe Laird is manually controlling the well pumping into ponds as a means of curtailing over use while watching pond levels
3. Evaluation is underway by Joe Laird and Hoover pumping to track pump starts as a means of tracking water loss.



SWFWMD has notified Tampa Palms of the over pumping and far from acting just as a traffic cop, they have offered to assist.

Pond Access Easements Becoming A Problem

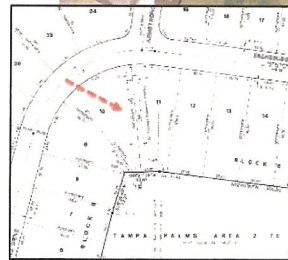
When the CDD and the CDD-owned ponds were created, the developer built into the plats access easements between some homes to allow pond maintenance technicians entry from the roads. As time passed many owners either (1) forgot about these easements or (2) never bothered to examine their surveys when they bought their homes.

The result is that today many locations of easement access are blocked, sometimes with simple landscape and sometimes with structures such as fences.

The easements are typically structured with 4-5 ft along the boundary of two properties, giving and 8-10 ft access.

The pictures to the right are an example of two fences blocking the easement entirely and preventing the access to treat the pond for noxious weeds etc.

In some cases ABM can create access through land tracts; other times nearby residents with no easement assist. The TPOA rules for RMC's is that applications should include a survey; working with the TPOA it may be possible to stop this from occurring.



Palm Tree Loss

Palms trees are a signature element for the community of Tampa Palms. They are variously located:

- At the main entries and some village entries
- Along the public ROW's
- On drainage pond properties
- On many resident properties

From one end of the community to the other, Tampa Palms depends on its palm trees.



It is estimated that Tampa Palms has thousands of palm trees of various types located within the community.

The most common are the tall and majestic Washingtonian palms.



In addition there are sabal palms, a wide variety of fan palms along with the Bismark palms, reclinatas and even pigmy date palms.

It is for this reason that when palm problems are observed, as was mentioned at previous a CDD meeting, they are taken very seriously.

The current situation involves primarily palms at the Area 1 main entry where five of the eighteen palms began to yellow and die very suddenly without visible reason. They were checked for insects and none were found on any palms. They were fully irrigation and fertilized.

The CDD called in an expert arborist, Joe Samnik, who serves as an expert witness for a number of agencies, to direct ABM on what steps to take to determine the cause and protect the other trees in Tampa Palms.



The trees were speedily removed to both protect unharmed trees and to examine for any obvious infestations such as weevils or conks (the hallmark of Ganoderma which has been a factor in Tampa Palms previously). No visible sign of cause was found.

Next Joe recommended that specimens be sent to the IFAS Plant Diagnostic Center at the University of Fla in Gainesville. He recommended that this be done in two separate submissions, the functional equivalent of a double blind examination.



The leading suspects for both Joe Laird and Joe Samnik were a series of fungi and infections that are prevalent in this area of Florida including, Thielaviopsis rot, Texas palm decline and Fusarium wilt.

The tests returned with no pathogen found but Fusarium wilt was still suspected due to the finding of a structure somewhat consistent with Fusarium cells that was identified in some saw dust so it was suggested that further and more extensive testing be done.

When those tests were complete, it was found that the specimens were fully negative for Fusarium. Obviously something affected these trees. (see following for the test results). Joe Samnik framed the situation and discussed the options for consideration.

The first issue he reviewed was the previously present Ganoderma for which there is (a) no cure and (b) not possible to ID unless, and only unless, the "mushroom" type conk is seen on the trunk. The conks [mushrooms] can occur months (or longer) after the tree has failed or even died.

Practically speaking there are two possible paths open:

1. Cease to use palms at the site and remove the existing palms when and if they die. This was not his recommendation, but an option.
2. Consider treating the soil for diseases and (and considering it might be Ganoderma) replace the soil. He noted that soil is not a recommendation for the faint of heart as the excavation and replacement of soils must be deep and wide.

Finally soil treatment was described as not child's play either as the soils and the new replacement trees must be treated with "dangerous" fungicides like Banrot, or a combination of Clearys and Subdue. In the case of the main entry, with raised planters, the use of powerful fungicides is not particularly concerning as there are no walking paths around the trees.



Given that the remaining trees appear to be healthy at this time, the immediate plan is to:

- Treat existing trees w/ fungicide
- Monitor and observe for more losses
- Hold on dirt removal and replacement unless more trees succumb

Any tree that fails will be immediately removed.

See attached for the IFAS test results.

Subject: **Plant Specimen Diagnostic Report # 2023-1015 UF-IFAS Plant Diagnostic Ctr. - Gainesville**
 Date: 7/6/2023 5:27:57 PM Eastern Daylight Time
 From: pdc@ifas.ufl.edu
 To: joe.laird@abm.com
 Cc: mmfitzy@aol.com



UF/IFAS Plant Diagnostic Center (Gainesville)
 Bldg. 2570 H
 PO Box 1
 Gainesville, FL 32611
 Phone: (352) 392-1111
 Email: pdc@ifas.ufl.edu

PLANT SPECIMEN DIAGNOSTIC REPORT Specimen # 2023-1015

SUBMITTED BY Arthur J. Laird ABM Industry Groups LLC 16311 Tampa Palms Blvd W. Tampa, FL 33647 joe.laird@abm.com		PLANT Washington Palm (<i>Washingtonia sp.</i>)		METHOD SUBMITTED Federal Express
PHONE 813-267-1756		COUNTY HILLSBOROUGH, FL	VARIETY Washingtonia	CLASS Palm
CONDITION UPON ARRIVAL Adequate, Sample and Information		INTERNAL LAB NO. Tampa Palms 1, Arthur J. Laird, ABM Industry Groups LLC, Washingtonia	LAB FEE \$130.00	REPLY FROM LAB June 23, RECEIVED BY LAB June 16,
GENERAL OBSERVATIONS Date first symptoms noticed: 4/27/23; Irrigation: Well, twice weekly; Exposure: Full sun; Plants affected: 18 palms, 5 infected		DIAGNOSTICIAN(S) Dr. Carrie L Harmon Melissa Irizarry Caitlin Sollazzo Raquel Hill Olesya Malakhova		
GROWER INFORMATION Maggie Wilson Tampa Palms CDD 16311 Tampa Palms Blvd W Tampa, FL 33647 813-977-3933 mmfitzy@aol.com		DIAGNOSTIC TECHNIQUE(S) <input type="checkbox"/> Bacterial streaming <input type="checkbox"/> Immunostrip - \$10 <input checked="" type="checkbox"/> PCR - \$50 <input type="checkbox"/> Baiting - \$65 <input type="checkbox"/> Incubation <input checked="" type="checkbox"/> qPCR - \$75 <input type="checkbox"/> Biochemical Analysis <input type="checkbox"/> Inoculation <input type="checkbox"/> Referral to another lab <input type="checkbox"/> BLAST analysis - \$40 <input type="checkbox"/> Isothermal Amplification <input type="checkbox"/> Rush service \$100 <input checked="" type="checkbox"/> Culturing <input checked="" type="checkbox"/> Microscopy <input type="checkbox"/> Rush service \$50 <input type="checkbox"/> double PCR - \$75 <input checked="" type="checkbox"/> Molecular prep <input type="checkbox"/> Sequencing - \$20 <input type="checkbox"/> double qPCR - \$150 <input type="checkbox"/> Nested PCR - \$75 <input type="checkbox"/> Serological - \$20 <input type="checkbox"/> Fungicide sensitivity <input type="checkbox"/> Out of state fee <input checked="" type="checkbox"/> Visual Observation <input type="checkbox"/> HR Test <input type="checkbox"/> Out-of-state fee \$10		
REFERRAL INFORMATION				

Diagnosis/Recommendations

Diagnosis: Thielaviopsis Trunk Rot NOT DETECTED (*Thielaviopsis paradoxa*)

Category: Fungi

Comments: The sawdust sample was sprinkled on nutrient media to promote growth of fungal organisms in culture. *Thielaviopsis* species, causal agent of Thielaviopsis trunk rot, were NOT DETECTED. More information on this disease in Florida can be found here: <https://edis.ifas.ufl.edu/publication/PP143>. (230118clh)

Diagnosis: Lethal decline of palms phytoplasma NOT DETECTED (*Phytoplasma palmae*) (syn. *Lethal bronzing/decline*, (formerly *Texas Phoenix Palm Decline*))

Category: Phytoplasma

Comments: We tested the submitted sawdust for the phytoplasma that causes Lethal Decline (aka LB/Lethal Bronzing/TPPD/Texas Phoenix Palm Decline) disease using rDNA PCR and the results were **NEGATIVE** for the presence of the palm phytoplasma; positive and negative controls worked as expected.

Information specific to this palm disease can be found here: <http://edis.ifas.ufl.edu/pp146>. Information on many other palm diseases in Florida can be found here: http://edis.ifas.ufl.edu/topic_palm_diseases (230428clh)

Diagnosis: Fusarium Wilt of Palms NOT DETECTED (*Fusarium oxysporum f.sp. palmarum/canariensis*)

Category: Fungi

Comments: **FOC/FOP** was NOT detected in the sample submitted. For more information on Fusarium wilt, including symptoms to look for and sampling methods, please refer to the extension publication the topic: <http://edis.ifas.ufl.edu/pp139> (Canary Island date palm) and <http://edis.ifas.ufl.edu/pp278> (queen palm and Mexican fan palm). (230115clh)

Thank you for using the diagnostic services of the University of Florida Gainesville Plant Diagnostic Center. Questions or comments about this service should be directed to Carrie Lapaire Harmon at pdc@ifas.ufl.edu, or take our anonymous survey [here](#). Find us on [Facebook](#) and at the [PDC website](#).

Management recommendations are based on UF-IFAS research when possible. Mention or omission of product names does not imply endorsement or exclusion; product names are included as examples only. Always read, understand, and follow all label instructions including safety precautions, required personal protective equipment (PPE), range target organisms, rates of application, risks of phytotoxicity, and compatibility with other chemicals before application. The applicator assumes all liability for following the label and any application activities or outcomes. Use of the UF PDC diagnostic service implies an understanding of this responsibility.

Florida has a broad open-records law. Any email communications to/from this address may be subject to public records requests.



Subject: **Plant Specimen Diagnostic Report # 2023-1016 UF-IFAS Plant Diagnostic Ctr. - Gainesville**

Date: 6/23/2023 5:45:12 PM Eastern Daylight Time

From: pdc@ifas.ufl.edu

To: joe.laird@abm.com

Cc: mmfitzy@aol.com



UF/IFAS Plant Diagnostic Center (Gainesville)

 Bldg
 2570 Hu
 PO Box 11
 Gainesville, FL 32611-
 Phone: (352) 392-
 Email: pdc@ifas.ufl.edu

PLANT SPECIMEN DIAGNOSTIC REPORT - PRELIMINARY RESULTS Specimen # 2023-1016

SUBMITTED BY Arthur J. Laird ABM Industry Groups LLC 16311 Tampa Palms Blvd W. Tampa, FL 33647 joe.laird@abm.com		PLANT Washington Palm (<i>Washingtonia sp.</i>)		METHOD SUBMITTED Federal Express
PHONE 813-267-1756		COUNTY HILLSBOROUGH, FL	VARIETY Washingtonia	CLASS Palm
CONDITION UPON ARRIVAL Adequate, Sample and Information		INTERNAL LAB NO. Tampa Palms 2, Arthur J. Laird, ABM Industry Groups LLC, Washingtonia	LAB FEE \$40.00	REPLY FROM LAB June 23, 2
GENERAL OBSERVATIONS Date first symptoms noticed: 4/27/23; Irrigation: Well, twice weekly; Exposure: Full sun; Plants affected: 18 palms, 5 infected		DIAGNOSTICIAN(S) Dr. Carrie L Harmon Melissa Irizarry Caitlin Sollazzo Olesya Malakhova		
GROWER INFORMATION Maggie Wilson Tampa Palms CDD 16311 Tampa Palms Blvd W Tampa, FL 33647 813-977-3933 mmfitzy@aol.com		DIAGNOSTIC TECHNIQUE(S) <input type="checkbox"/> Bacterial streaming <input type="checkbox"/> Baiting - \$65 <input type="checkbox"/> Biochemical Analysis <input type="checkbox"/> BLAST analysis - \$40 <input checked="" type="checkbox"/> Culturing <input type="checkbox"/> double PCR - \$75 <input type="checkbox"/> double qPCR - \$150 <input type="checkbox"/> Fungicide sensitivity <input type="checkbox"/> HR Test <input type="checkbox"/> Immunostrip - \$10 <input type="checkbox"/> Incubation <input type="checkbox"/> Inoculation <input type="checkbox"/> Isothermal Amplification <input checked="" type="checkbox"/> Microscopy <input checked="" type="checkbox"/> Molecular prep <input type="checkbox"/> Nested PCR - \$75 <input type="checkbox"/> Out of state fee <input type="checkbox"/> Out-of-state fee \$10 <input type="checkbox"/> PCR - \$50 <input checked="" type="checkbox"/> qPCR - \$75 <input type="checkbox"/> Referral to another lab <input type="checkbox"/> Rush service \$100 <input type="checkbox"/> Rush service \$50 <input type="checkbox"/> Sequencing - \$20 <input type="checkbox"/> Serological - \$20 <input checked="" type="checkbox"/> Visual Observation		
REFERRAL INFORMATION		RECEIVED BY LAB June 16, 2		

Diagnosis/Recommendations**Diagnosis:** Thielaviopsis Trunk Rot NOT DETECTED (*Thielaviopsis paradoxa*)**Category:** Fungi**Comments:** The sawdust sample was sprinkled on nutrient media to promote growth of fungal organisms in culture.

Thielaviopsis species, causal agent of Thielaviopsis trunk rot, were NOT DETECTED. More information on this disease in Florida can be found here:
<https://edis.ifas.ufl.edu/publication/PP143>. (230118clh)

Diagnosis: Fusarium Wilt of Palms Suspected (*Fusarium oxysporum*)**Category:** Fungi**Comments:** Palm Wilt is suspected. A *Fusarium sp.* morphologically consistent with the species that cause Fusarium wilt was isolated from the sawdust tissue.

Fusarium oxysporum fsp. *palmarum* and *F. oxysporum* fsp. *canariensis* are known causal agents of Palm Wilt diseases. These fungal organisms cannot be differentiated from common saprophytic (non-disease-causing) *Fusarium* species based on morphological characteristics alone, hence further molecular testing needed to confirm this diagnosis. There is an additional \$50.00 fee for this service, which includes DNA extraction, PCR and gel electrophoresis. Please contact laboratory personnel within 1 week of this notification if you would like to confirm the diagnosis (we retain the cultures for one week, after which time we will destroy the cultures if we have no indication you want the additional confirmation test).

If you wish to request further testing, please reply to this emailed report since it includes the sample number. Copy and paste this statement into the email reply: **I request PCR confirmation of Fusarium wilt of palms; I understand this will take approximately 1 additional week. Please invoice me for the additional cost (\$50) for this test.**

Information about these diseases and their management may be found in the University of Florida-IFAS fact sheets:

Fusarium Wilt of Queen Palm and Mexican Fan Palm: <http://edis.ifas.ufl.edu/pp278>Fusarium Wilt of Canary Island Date Palm: <https://edis.ifas.ufl.edu/publication/pp139>

(230115clh)

Thank you for using the diagnostic services of the University of Florida Gainesville Plant Diagnostic Center. Questions or comments about this service should be directed to Dr. Carrie Lapaire Harmon at cdc@ifas.ufl.edu, or take our anonymous survey [here](#). Find us on [Facebook](#) and at the [PDC website](#).

Management recommendations are based on UF-IFAS research when possible. Mention or omission of product names does not imply endorsement or exclusion; product names are included as examples only. Always read, understand, and follow all label instructions including safety precautions, required personal protective equipment (PPE) range of target organisms, rates of application, risks of phytotoxicity, and compatibility with other chemicals before application. The applicator assumes all liability for following the label and any application activities or outcomes. Use of the UF PDC diagnostic service implies an understanding of this responsibility.

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NPDES MS4 Permit & Reporting

The Florida Department of Environmental Protection (FDEP), in conjunction with the US EPA, has issued the National Pollution Discharge Elimination System (NPDES) permit for the Tampa Palms CDD that addresses stormwater sewers referred to as *Municipal Separate Storm Sewer Systems* (MS4).



There are two elements to the process:

1. Application every five years to use a generic permit which entails specific best practices to
 - Reduce the discharge of pollutants to the "maximum extent practicable" (MEP)
 - Protect water quality
 - Satisfy the water quality requirement of the Clean Water Act
2. Report every two years via pro forma reporting process detailing how the district has performed on the required elements of its permit.

At this time both the Year 4 Annual Report is due and the Notice of Intent (NOI) to re-apply for the NPDES MS4 permit. For the pleasure of securing the NPDES MS4 permit, the CDD must pay a fee of \$5,625.00.

Tampa Palms is an odd choice for a NPDES MS4 permittee, the CDD owns no ROW's, owns no stormwater conveyances, the CDD-owned pond systems do not directly flow into the waters of the state and the CDD lacks statutory authority to create or enforce ordinances or regulations. Still it must design control measures and measurable goals for evaluating program effectiveness in six specified areas..

1. Public Education and Outreach
2. Public Participation/Involvement
3. Illicit Discharge Detection and Elimination
4. Construction Site Stormwater Runoff Control
5. Post-Construction Stormwater Management in New Development and Redevelopment
6. Pollution Prevention/Good Housekeeping for Municipal Operations

Staff is frequently asked by supervisors why Tampa Palms was mandated to become a NPDES-MS4 permittee and not other CDD's. There is no answer. FDEP was clear several years ago, Tampa Palms meets the criteria for requirements of a NPDES- MS4 permit and removal of that requirement has been denied.

See attached for the FDEP reminder notice detailing what must be submitted and when and the Annual Report Year 4, which has just been submitted.



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron Desantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

July 10, 2023

Mary-Margaret Wilson, Assistant Secretary, Tampa Palms CDD
Tampa Palms CDD
16311 Tampa Palms Blvd West
Tampa, FL 33647
cdd.tampa@verizon.net

Subject: Cycle 4 Year 4 Annual Report Reminder
Tampa Palms Community Development District Municipal Separate
Storm Sewer System (MS4)
FLR04E070-4

Dear Mary-Margaret Wilson:

The Cycle 4 Year 4 Annual Report is due by August 18, 2023 covering the reporting period of February 19, 2022 through February 18, 2023.

To help ensure your report is complete and that you are properly implementing your Stormwater Management Program (SWMP), please include the following information in your Annual Report.

- Section I: Provide Phase II MS4 Operator Information.
- Section II: Provide Summary of your Stormwater Management Program Activities listed in your Approved NOI.
- Section III: List requested changes to your Stormwater Management Program with justification for change.
- Section IV: Mark if Independent Monitoring was performed and list if you relied on another Entity.
- Section V: Certification Statement and Signature of the Responsible Authority listed in Section I.

The Notice of Intent and Appendix A with the associated fee for Cycle 5 is also due on August 18, 2023. The form is available on the Department's public website, as [DEP document 62-621.300\(7\)\(b\)](#).

NPDES ANNUAL REPORT
Phase II MS4 Permit ID # FLR04E070

PHASE II MS4 ANNUAL REPORT for Permit Year: 1 2 3 4 5 Other: _____

Instructions for completing this form:

- Complete Sections I through V and submit to the Department to fulfill the annual reporting requirement under the Generic Permit for Discharge of Stormwater from Phase II Municipal Separate Storm Sewer Systems, Rule 62-621.300(7)(a), F.A.C.
- The numbering and references to Best Management Practices (BMPs) on the Annual Report Form should reflect the information given in the MS4's Notice of Intent (NOI) form previously submitted to the Department. **PLEASE REFER TO ORIGINAL AND APPROVED PHASE II MS4 NOI SUBMITTAL WHILE COMPLETING SECTION II OF THIS FORM.** Proposed changes to the approved SWMP shall be indicated in Section III of this form.
- When complete, submit this Annual Report form to the following address:
 NPDES Stormwater Section
 Florida Department of Environmental Protection
 2600 Blair Stone Road
 M.S. 3585
 Tallahassee, FL 32399-2400.
- Do **NOT** include any attachments **EXCEPT** for Monitoring Data in Section IV, if applicable.

SECTION I. PHASE II MS4 OPERATOR INFORMATION

A.	Name of the Phase II MS4 Operator: Tampa Palms Community Development District		
B.	Name of the Phase II MS4 Responsible Authority: Mary Margaret Wilson		
	Title: Assistant Secretary, Tampa Palms CDD		
	Mailing Address: 16311 Tampa Palms Blvd W		
	City: Tampa	Zip Code: 33647	County: Hillsborough
	Telephone Number: 813 977-3933		
	E-mail Address: cdd.tampa@verizon.net		
C.	Name of the Designated Phase II MS4 Stormwater Management Program Contact: Same		
	Title: Same		
	Department: Same		
	Mailing Address: Same		
	City: Same	Zip Code: Same	County: Same
	Telephone Number: Same		
	E-mail Address: Same		
D.	Location of the Phase II MS4 (if different than the mailing address in Section I.C. above):		
	Street Address: Same		
	City: Same	Zip Code: Same	County: Same

NPDES ANNUAL REPORT
Phase II MS4 Permit ID # FLR04E070

1a	01	Newsletters Continued	3. Document & report the number of articles published containing storm water related information.	3. Cycle 4, Permit Yr. 4	Six newsletters were produced by the community dur AR 4 period. They were mailed, emailed and posted online. Fourteen articles contained topical articles related to protecting the environment and Tampa Palms waters.
1a	01	Newsletters Continued	4. Document & report the titles of newsletter articles related to storm water/ clean water	4. Cycle 4, Permit Yr. 4	<p>4. Article Titles</p> <p>Recycling In Tampa Palms: Good For The Environment & Pocketbook [Feb 2022]</p> <p>Protecting Pond Banks : Living Beside a Pond [Feb 2022]</p> <p>Spring Cleaning Your Garden? "Florida Friendly" Works Well [Feb 2022]</p> <p>The Proper Care of Pet Waste [Feb 2022]</p> <p>Nothing But Rain In The Drains [Feb 2022]</p> <p>Protecting The Water & Protecting Our Protected Species [Feb 202]</p> <p>Taking Care of The Waters Of Tampa Palms [May-2022]</p> <p>The Future of Tampa Palms Ponds [June 2022]</p> <p>Hold The Fertilize Until Oct 1st [June 2022]</p>

**NPDES ANNUAL REPORT
Phase II MS4 Permit ID # FLR04E070**

1a	02	Social Media Presence Continued	2. Document and report web site visits (page views).	2. Cycle 4, Permit Yr. 4	www.tpoa.net/Green.html 794 views www.tpoa.net/Ponds.html 640 views Total views 1,424
1a	02	Social Media Presence Continued	3. Document & report the titles and / or subjects of the announcements on web-site & Facebook	3. Cycle 4, Permit Yr. 4	Web Presence Green Resource Links <ul style="list-style-type: none"> ▪ Protected Species in Tampa Palms ▪ Tampa Palms Stormwater Plan ▪ Watersheds & Tampa Palms ▪ Water Quality Testing Results ▪ Florida Friendly Landscape (1 & 2) ▪ Recycling: How & What ▪ IFAS Proper Fertilizer Use ▪ Native vs Exotic Plants ▪ City Goes Green ▪ City Street Cleaning ▪ SWFWMD Tours of the Hillsborough River ▪ SWFWMD Water Use Calculator ▪ Rotating Workshops (City & IFAS) eg Plumbing Refit, Composting etc

**NPDES ANNUAL REPORT
Phase II MS4 Permit ID # FLR04E070**

SECTION II. SUMMARY OF STORMWATER MANAGEMENT PROGRAM ACTIVITIES

Indicate the Phase II MS4 status of compliance in terms of progress toward each of the measurable goals described in the generic permit. Refer to the NOI for a list of the specific BMPs and Measurable Goals the Phase II MS4 committed to perform and track. Changes which will result in deviation from the NOI should be listed in Section III of this form. Include activities for all reporting periods (permit years) in this section. A summary of results is expected for the current reporting period but may be added to results from previous annual report periods. A summary of results is not expected for future reporting periods, but the anticipated BMPs, measurable goals and schedules for future reporting periods should be provided in this section.

Element ID/BMP #	A			B		C
	BMP Description	Measurable Goal	Schedule for Implementation/Completion	Summary of Results		
2a 01	<p>CDD Public Meetings</p> <p>Agendas for the public meetings of the CDD (regular & Budget Hearing) display topics for discussion including the storm water system(s) and are posted on the Tampa Palms website one week before each meeting. (Required by Florida statutes)</p> <p>Citizens have multiple opportunities at the meetings to provide comment and input regarding the SWMP and all matters. (Fla statutes require)</p> <p>The annual Budget Hearing (NPDES is a line item) is noticed in the following manner:</p> <ul style="list-style-type: none"> ▪ Public notice in North Tampa newspaper (2 notices one week apart) ▪ Letter to each owner (1st Class US Mail) ▪ Newsletter mailed to each owner. 	<p>1. Document and report the number of meetings held.</p> <p>2. Document and report the number of notices placed on the web site.</p> <p>3. Document and report the number of attendees.</p>	<p>1. Cycle 4, Permit Yr. 4</p> <p>2. Cycle 4, Permit Yr. 4</p> <p>3. Cycle 4, Permit Yr. 4</p>	<p>Eleven CDD public meetings held Mar 9, 2022 – Feb 8, 2023</p> <p>Eleven notices placed on web http://tpoa.net/CDDMeetings.html</p> <p>147 CDD Board meeting attendees between Feb 2022 through Feb 2023.</p>		

NPDES ANNUAL REPORT
Phase II MS4 Permit ID # FLR04E070

SECTION II. SUMMARY OF STORMWATER MANAGEMENT PROGRAM ACTIVITIES

Indicate the Phase II MS4 status of compliance in terms of progress toward each of the measurable goals described in the generic permit. Refer to the NOI for a list of the specific BMPs and Measurable Goals the Phase II MS4 committed to perform and track. Changes which will result in deviation from the NOI should be listed in Section III of this form. Include activities for all reporting periods (permit years) in this section. A summary of results is expected for the current reporting period but may be added to results from previous annual report periods. A summary of results is not expected for future reporting periods, but the anticipated BMPs, measurable goals and schedules for future reporting periods should be provided in this section.

Element ID/BMP #	A BMP Description	B		C Summary of Results
		Measurable Goal	Schedule for Implementation/Completion	
3a 01	<p>Detection Program - Establish Base Line Information for Storm Water System</p> <p>The CDD shall continue to maintain an on-site map of all storm water elements under management of the Tampa Palms CDD, and update as changes or repairs that might occur.</p> <p>This inventory shall include at a minimum:</p> <ul style="list-style-type: none"> ▪ The number of outfalls, along with the location (GPS) of all outfalls - including the receiving waters locations (wetlands, connecting ponds). ▪ The number of City of Tampa inlets and catch basins in swales where surface maintenance (mowing/grading) is provided by the CDD ▪ The number of storm water retention ponds owned by the CDD ▪ The number of dams, or other inter-pond connections owned by the CDD ▪ The linear feet of stormwater 	1. Update annually and report number of outfalls that are owned by the TP CDD and the receiving locations into which they discharge, such as wetlands or other ponds.	1. Cycle 4, Permit Yr. 4	All outfalls remapped for Adkins, including outfall GPS locations and receiving entities. Outfalls directly to the waters of the state 0 Outfalls to wetlands 44
		2. Update annually and report the number of City-owned inlets and catch basins on boulevards where CDD mowing/ grading maintenance is provided.	2. Cycle 4, Permit Yr. 4	71 City-owned inlets and catch basins located in swales and some intersections along the boulevards are cleared by the CDD of debris and the adjacent areas are mowed.
		3. Update annually and report the number of storm water retention ponds owned by the CDD.	3. Cycle 4, Permit Yr. 4	There are 70 stormwater retention ponds owned by the CDD
		4. Update annually and report the number of dams or other inter-pond connections owned by CDD.	4. Cycle 4, Permit Yr. 4	There are 17 inter-pond connections including spillways and 2 dams owned by the CDD.

**NPDES ANNUAL REPORT
Phase II MS4 Permit ID # FLR04E070**

3a	02	<p>Baseline Information- Inventory of Local Conditions</p> <p>The CDD's pond systems system discharges into local wetlands (some owned by the CDD, some privately owned but most owned by the City of Tampa.)</p> <p>Ultimately makes its way into both Cypress Creek and the Hillsborough River Basin, identified as an impaired water with an adopted BMAP (fecal coliform) and nutrient load totals under development.</p> <p>The CDD was not identified as a pollutant source in the BMAP.</p> <p>The TP CDD will access water quality testing results available from HC EPC for sites in and/or near Tampa Palms.</p> <p>These results will be presented at public meetings to reinforce the need for and results of TP CDD's SWP.</p> <p>The results will be presented in graph form to the CDD Board and made available on-line (web site) and newsletter articles the web site created via vis Element ID 1a, 02.</p>	<p>1. Document and report ID number of sample sites used and number of results presented as obtained from the City of Tampa or the HC EPC</p>	<p>1. Cycle 4, Permit Yr. 4</p>	<p>The sample sites used are located up river or adjacent to the CDD; EPC sample station 120 & 145- (Hillsborough River & Cypress Creek) org Name: 21FLHILL - Environmental Protection Commission of Hillsborough County,</p>
		<p>2. Document and report the number of reports made to the CDD Board containing information regarding water quality and or testing results provided by the City of Tampa or the HC EPC</p>			<p>No reports made to CDD on EPC data per se but test results were made available by the EPC and FDEP reports reviewed.</p> <p>Six reports made to the CDD board on the dangers to the ponds and wetlands created by illegal construction with no silt protections</p>
		<p>3. Document the number of articles which were included in Tampa Palms newsletters containing information regarding water quality and or testing results provided by the City of Tampa or the HCEPC, both mailed to residents and placed on the website.</p>			<p>Six articles stressed the importance of water quality and the resident's part in maintaining it.</p> <p>Elements of the water testing by both the EPC and FDEP were also discussed at meetings (especially the meeting where and the illegal construction and its potential impact on both the storm drainage and the ACOE floodplain.</p>

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3c	01	<p align="center">Illicit Discharge Elimination Ordinance Creation Continued</p> <p>Due to a statutory inability to effect enforcement, the TP CDD relies entirely on the City of Tampa (COT) to enforce prohibitions against illicit discharges into the City-owned storm water systems and CDD owned ponds.</p> <p>The CDD can assist in City enforcement. The CDD will develop SOP's for illicit discharge inspection and detection to be used by TP CDD landscape and pond maintenance contractor.</p> <p>The CDD will maintain a log of any findings of illicit discharge and report those findings immediately to the City of Tampa or Hillsborough County EPC for enforcement action.</p>	<p>1. Document & report the creation of SOP's that landscape contractors and pond water quality maintenance contractors will use to inspect facilities for evidence of illicit discharge or dumping for reporting to the City of Tampa</p> <p>2 Document and report the number of incidences of illicit discharge observed by CDD contractors and reported to the City of Tampa or HCEPC for elimination and other enforcement actions.</p>	<p>1. Cycle 4, Permit Yr. 4</p> <p>2. Cycle 4, Permit Yr. 4</p>	<p>SOP's in place and in use as a means of (1) ascertaining if illicit discharges are taking place and (2) providing opportunity for CDD to report same to the agencies of competent jurisdiction.</p> <p>A single incidence of dumping concrete into a CDD-owned conservation area was reported to the EPC.</p> <p>The most critical local situation is a function of the enormous destruction of the wetlands created by developers illegally (without permit) which was reported to EPC and COT.</p> <p>Both took action and the EPC obtained a consent order ordering restoration.</p> <p>Some restoration has been completed but the case is still in process.</p>
3d	01	<p align="center">Illicit Discharge-Detection and Reporting - Citizens</p> <p>Distribute information to all residential owners regarding the proper use of the storm system(s) along with information on how to report evidence of illicit</p>	<p>1. Document & report the manner of information distribution.</p>	<p>1. Cycle 4, Permit Yr. 4</p>	<p>Residents are encouraged to report any discharge by newsletter articles and web site links to COT information on illicit dumping/discharge.</p>

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SECTION II. SUMMARY OF STORMWATER MANAGEMENT PROGRAM ACTIVITIES

Indicate the Phase II MS4 status of compliance in terms of progress toward each of the measurable goals described in the generic permit. Refer to the NOI for a list of the specific BMPs and Measurable Goals the Phase II MS4 committed to perform and track. Changes which will result in deviation from the NOI should be listed in Section III of this form. Include activities for all reporting periods (permit years) in this section. A summary of results is expected for the current reporting period but may be added to results from previous annual report periods. A summary of results is not expected for future reporting periods, but the anticipated BMPs, measurable goals and schedules for future reporting periods should be provided in this section.

Element ID/BMP #	B			C
	A	B	B	
	BMP Description	Measurable Goal	Schedule for Implementation/Completion	Summary of Results
3d	<p>Illicit Discharge-Detection and Reporting - Contractor Training</p> <p>Distribute information to the CDD land-scape contractor and the pond maintenance contractor, along with business owners within the CDD regarding the proper use of the CDD pond system and information on how to detect and report to the, CDD any evidence observed of illicit discharge or dumping into the City-owned storm water system or the CDD ponds and the hazards of illicit discharges.</p> <p>Information distributed via</p> <ul style="list-style-type: none"> - Reviews w/ contractor management (and CDD employees if any added in the future) - Strategically placed posters at CDD facility - Letters to each business owners 	<ol style="list-style-type: none"> 1. Document and report the number of review meetings held and the number of contractor employees reached. 2. Document and report the number of illicit discharge reports made by contractors and referred to the City of Tampa. 3. Document and report the numbers and titles of posters displayed. 4. Document and report the number of businesses notified how to detect and report illicit discharges and to whom reporting should be / can be made. 	<ol style="list-style-type: none"> 1. Cycle 4, Permit Yr. 4 2. Cycle 4, Permit Yr. 4 3. Cycle 4, Permit Yr. 4 4. Cycle 4, Permit Yr. 4 	<p>There were 50 weekly meetings held with grounds crews (staff varied from 26 to 33) Also one 4-hour in-depth stormwater review was held.</p> <p>One incident was referred to the EPC.</p> <p>Posters are displayed and rotated as needed.</p> <ul style="list-style-type: none"> • <i>Cleaning Up, Nothing But Rain In the Drains</i> • <i>Remember To Throw Your Gloves in the Trash</i> • <i>Report Illicit Discharges</i> • <i>Report ALL Dumping</i> <p>Letters mailed Mar 2022 to 28 commercial owners to advise how to report discharges [to the CDD 813-977-3933 or COT 813-274-3101]</p>

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Indicate the Phase II MS4 status of compliance in terms of progress toward each of the measurable goals described in the generic permit. Refer to the NOI for a list of the specific BMPs and Measurable Goals the Phase II MS4 committed to perform and track. Changes which will result in deviation from the NOI should be listed in Section III of this form. Include activities for all reporting periods (permit years) in this section. A summary of results is expected for the current reporting period but may be added to results from previous annual report periods. A summary of results is not expected for future reporting periods, but the anticipated BMPs, measurable goals and schedules for future reporting periods should be provided in this section.

Element ID/BMP #	A		B		C
	BMP Description	Measurable Goal	Schedule for Implementation/ Completion	Summary of Results	
4b 01	<p>Construction Permitting to Minimize Discharge of Pollutants and Control Erosion For Construction</p> <p>Due to a statutory inability to develop and implement requirements for construction site operators to implement appropriate erosion and sediment control best management practices, the CDD relies on the City of Tampa. The CDD will provide informational newsletter articles cautioning owners within the CDD to make certain any construction is properly permitted by the City of Tampa.</p>	<p>1. Document the number of newsletters where Tampa Palms residents were cautioned to make certain any construction on their property was properly permitted to prevent erosion and control sediment buildup.</p>	<p>1. Cycle 4, Permit Yr. 4</p>	<p>Newsletter articles which contained FAQ's that reminded residents that all out-of-doors building modification must be approved by Tampa Palms [HOA].</p> <p>HOA approval letters in turn make certain to contain necessity to obtain COT permit if indicated.</p> <p>No construction was observed in Tampa Palms during the AR 4 period.</p>	

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Indicate the Phase II-MS4 status of compliance in terms of progress toward each of the measurable goals described in the generic permit. Refer to the NOI for a list of the specific BMPs and Measurable Goals the Phase II MS4 committed to perform and track. Changes which will result in deviation from the NOI should be listed in Section III of this form. Include activities for all reporting periods (permit years) in this section. A summary of results is expected for the current reporting period but may be added to results from previous annual report periods. A summary of results is not expected for future reporting periods, but the anticipated BMPs, measurable goals and schedules for future reporting periods should be provided in this section.

Element ID/BMP #	A		B		C
	BMP Description	Measurable Goal	Schedule for Implementation/Completion	Summary of Results	
4d 01	<p>Due to the statutory inability of the CDD to require construction site plans reviews, as well as, develop and implement procedures for site plan, the CDD relies on the City of Tampa to make certain that water quality impacts are taken into consideration.</p> <p>The City of Tampa has incorporated this into its Phase 1 permit (Permit Number: FLS000008-004) Element 9.a) and reports.</p> <p>The CDD will augment City enforcement by providing informational newsletter articles cautioning owners within the CDD to make certain that all construction is submitted to the City for site plan review.</p> <p>The CDD will appropriately submit to the City for permit and site plan review any CDD construction projects.</p>	<p>1. Document and report annually the number of newsletter articles containing cautions regarding construction site permitting and site reviews mailed to each owner by 1st Class US Mail.</p> <p>2. Document and report annually the number CDD projects submitted for site plan review to the City of Tampa.</p>	<p>1. Cycle 4, Permit Yr. 4</p> <p>2. Cycle 4, Permit Yr. 4</p>	<p>Newsletter FAQ articles (1) reminded residents that Tampa Palms should be made aware of all out-of-doors property changes through an RMC form.</p> <p>Approval for any construction project would have included direct notification of required permitting. During this AR 4 period no building occurred.</p> <p>The CDD had no projects submitted for site-plan review during this AR 4 period.</p>	

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Element ID/BMP #	B			C
	A	B	B	
	BMP Description	Measurable Goal	Schedule for Implementation/Completion	Summary of Results
4f 01	<p>Construction Site Inspections and Enforcement</p> <p>Due to a statutory inability for the CDD to develop and implement procedures for site inspection and enforcement of control measures to control waste, building materials, concrete truck washout, chemicals, litter, at the construction site the, CDD relies on the City of Tampa.</p> <p>The City of Tampa has incorporated this requirement into its MS4 Phase 1 permit (Permit Number: FLS000008-004 Element 9.b) and reports annually.</p> <p>The CDD will augment City enforcement by providing informational newsletter articles cautioning owners within the CDD to make certain no construction waste is improperly discarded and provide numbers (City and CDD) for owners to report concerns about construction waste problems they may observe.</p>	<p>1. Document annually the number of concerns reported to the CDD and referred to the City of Tampa for investigation and enforcement of construction site waste.</p>	<p>1. Cycle 4, Permit Yr. 4</p>	<p>There were no incidents observed by CDD contractors or reported by residents for referral to the City of Tampa during this AR period.</p>

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SECTION II. SUMMARY OF STORMWATER MANAGEMENT PROGRAM ACTIVITIES

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Element ID/BMP #	B		C
	A	B	
BMP Description		Measurable Goal	Schedule for Implementation/Completion
6a	<p>Swale Maintenance SOP</p> <p>Continue to implement SOP for City-owned swale maintenance, inspections and trash removal, revise SOP as needed.</p>	<p>1. Document & report any modifications to SOP as needed by circumstances.</p>	<p>1. Cycle 4, Permit Yr. 4</p>
6a	<p>Swale Maintenance Routines</p> <p>Maintain swales by careful mowing, and periodic aeration of the soil to promote percolation rates.</p> <ul style="list-style-type: none"> - Examine 32K ft of swales to make sure mowing does not damage swale blocks, if any, that grass and clippings are not directed into the storm water system and that soil is properly aerated to support percolation. - Patrol swales along boulevards and remove any litter and / or landscape debris found in the swale area. <p>Objective is that swales will be maintained 100% debris-free.</p> <ul style="list-style-type: none"> - Examine all swales and re-sod if necessary. 	<p>1. Document and report the number of and frequency of mowing.</p>	<p>1. Cycle 4, Permit Yr. 4</p>
		<p>2. Document and report the number of inspections and estimates as to the CF trash removed.</p>	<p>2. Cycle 4, Permit Yr. 4</p>
		<p>3. Document and report the square ft of sod replaced, if any.</p>	<p>3. Cycle 4, Permit Yr. 4</p>
			<p>SOP in place, no changes of circumstances that required modifications.</p>
			<p>Swale mowing scheduled 45 times per year - weekly in growing months, bi-weekly winter. Actual for AR period 46.</p>
			<p>During AR 4 period an estimated 14,196 CF of trash removed from ROW's and pond banks by CDD grounds maintenance team.</p>
			<p>77,985 SF of sod replaced along spine road swale areas to maintain gravity drain and pretreat runoff. Sod damaged by utility and other vehicles</p>

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Element ID/BMP #	A		B		C
	BMP Description	Measurable Goal	Schedule for Implementation/Completion	Summary of Results	
6a 04	<p>Swale Bottom Inlet Structure Monitoring</p> <p>Inspect for and report any swale bottom inlets that appear to have structural damage.</p> <p>Inspect all swale-bottom inlets along managed boulevards (62) for structure deterioration and report any damage to City of Tampa for repair.</p> <p>Maintain a log with location and status of any damaged swale bottom inlets.</p> <p>Report activity on NPDES AR.</p>	<p>1. Document and report number and frequency of inspections</p> <p>2. Document and report number of damages inlets reported to City of Tampa for repair/replacement.</p>	<p>1. Cycle 4, Permit Yr. 4</p> <p>2. Cycle 4, Permit Yr. 4</p>	<p>The inlets are inspected monthly and after rain or utility events. During AR period there were 23 inspections.</p> <p>No damaged inlets were observed or referred to the City for repair or replacement during the AR 4 period.</p>	
6a 05	<p>Wet Retention Pond Maintenance SOP</p> <p>Continue to implement SOP for CDD-owned wet retention ponds maintenance, inspections and trash removal; revise SOP as needed.</p>	<p>1. Document and report all revisions to the SOP, as needed.</p> <p>2. Document the number of contractors using this SOP.</p>	<p>1. Cycle 4, Permit Yr. 4</p> <p>2. Cycle 4, Permit Yr. 4</p>	<p>No revisions issued during AR 4 period.</p> <p>There are two contractors operating under the CDD SOP (1) ABM Grounds Maintenance (2) Solitude Lake Management (Solitude is a sub-contractor to ABM)</p>	


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<p align="center">Pond Control Structure Maintenance</p> <p>Maintain water control structures in operating condition by removing debris and monitoring for structure failures. Activities to include:</p> <ul style="list-style-type: none"> - Inspect and repair as needed each of the water control structures in the CDD's 70 ponds. - Document any repairs and or changes made to control structures as the result of repairs. <p>Notify City of Tampa NPDES of any changes/repairs.</p> <ul style="list-style-type: none"> - Rake or scarify sand filter banks to keep area clear of weeds. (9 sand filters) - Inspect and clean grates on 45 outfalls. Rotate grates if designed to rotate. - Inspect area in front of the outfall control structure for built-up sediments and vegetation that may block or impair the operation of the structure - Inspect and re-sod any bank areas where there is evidence of erosion or dead grass. 	<p align="center">08</p>	<p>1. Document and report the number of structure inspections completed.</p> <p>2. Document and report number of repairs made to structures and any changes made and reported to COT.</p> <p>3. Document and report the number of sand filter maintenance routines performed.</p> <p>4. Document and report the number of inspections to outfalls areas.</p> <p>5. Document and report SF of sod replacements made to pond banks</p>	<p>1. Cycle 4, Permit Yr. 4</p> <p>2. Cycle 4, Permit Yr. 4</p> <p>3. Cycle 4, Permit Yr. 4</p> <p>4. Cycle 4, Permit Yr. 4</p> <p>5. Cycle 4, Permit Yr. 2</p>	<p>ABM teams conducted monthly inspections of the control structures (12 during AR 4 period).</p> <p>No repairs required or changes made during AR period.</p> <p>Sand filters raked or cleared of weeds as needed; 14 times for nine sand filters.</p> <p>Twelve outfall inspections were completed during the monthly inspections and one additional in-depth review as part of the inventory process for FDEP engineering firm.</p> <p>There was one pond bank sod replacement (in conjunction w/ erosion control) 60 SF.</p>
<p align="center">Street Cleaning</p> <p>There exists demonstrable value to the surface water systems in making certain that the streets are kept clean of dirt and silt and that any particulate matter associated with landscape activities is promptly removed.</p> <p>The CDD does not own or operate any roadways (City of Tampa property).</p>	<p align="center">09</p>	<p>1. Document and report the manner and frequency of turf litter removal.</p>	<p>1. Cycle 4, Permit Yr. 4</p>	<p>Litter is collected at least twice weekly by ABM staff using carts, workman vehicles and trucks.</p> <ul style="list-style-type: none"> - Trash is collected - Landscape litter (palm fronds) is collected <p>Mowing litter is promptly blown off the streets and sidewalks.</p>

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Element ID/BMP #	B		C
	A	B	
	BMP Description	Measurable Goal	Schedule for Implementation/Completion
	Continued		
6a 09	Utilizing the street sweeping schedules of the City of Tampa for sweeping occurring solely in Tampa Palms and the FSA assessment tool, the CDD will report to the citizens an approximation of the value of these activities in removing nutrient loads that would have otherwise polluted the waterways. Report will be made via newsletter articles.	<p>4. Document and report the frequency of COT street sweeping in Tampa Palms with an estimate nutrient load removal</p> <p>5. Document and report the manner and frequency of distributing of information regarding City-street sweeping and estimated load removals to the citizens of Tampa Palms.</p>	<p>4. Cycle 4, Permit Yr. 4</p> <p>5. Cycle 4, Permit Yr. 4</p>
			<p>COT completed 5 sweepings during the AR period, reporting removal of 186.39 tons of leaf and other debris.</p> <p>The COT's "Sweeping Beauty" reviewed as being used in T Palms.</p>  <p>The web site page http://tboa.net/Green.html was improved during the AR 4 period to add information and a link to the City of Tampa street-cleaning page. https://www.tampa.gov/mobility/stormwater/programs/street-sweeping</p>

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6b	01	<p>Continued</p> <p>To serve as a reminder of this training, environment protection posters will be placed in work areas.</p> <p>CDD will mandate that landscape monitoring company takes into consideration storm water system when requiring fertilization and other practices so as not to conflict with reduction strategies. This will be reviewed twice a year with the monitoring company.</p>	<p>2. Document and report number and titles of posters used.</p>	<p>2. Cycle 4, Permit Yr. 4</p>	<p>Posters were placed in the maintenance barn and rotated monthly</p> <ul style="list-style-type: none"> - <i>Cleaning Up, Nothing But Rain In the Drains</i> - <i>Remember To Throw Your Gloves in the Trash</i> - <i>Report Illicit Discharges</i> - <i>Report ALL Dumping</i>
6b	02	<p>Contractor / Operator Certification</p> <p>All contractors who apply any fertilizer products must be certified as having completed the University of Florida Institute of Food and Agricultural Sciences (IFAS)-approved BMP training program.</p> <p>All subcontractor IPM operations will be under the direct supervision of a holder of a proper license.</p> <p>The CDD subcontractors will certify that all employees will adhere to the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries at all times.</p>	<p>3. Document and report number of reviews with monitoring company and outcomes.</p>	<p>3. Cycle 4, Permit Yr. 4</p>	<p>There were 12 review meetings with the monitoring company (OLM Inc.) and they are fully on board with and supportive of the requirements.</p>
			<p>1. Document and report the number of applicators certified as having completed the appropriate IFAS course(s).</p>	<p>1. Cycle 4, Permit Yr. 4</p>	<p>ABM had four applicators on site certified by IFAS during the AR 4 period and 5 additional applicators, not stationed on site but available if needed.</p>
			<p>2. Document and report number of applicator licensees by Dept of Agriculture for both the landscape and the aquatic subcontractors.</p>	<p>2. Cycle 4, Permit Yr. 4</p>	<p>ABM The ABM on-site district manager is licensed as an IPM professionals by FDAS. Solitude Lake Mgmt The company has numerous employees with FDAS aquatic spray / treatment licenses but only two of their staff routinely work in Tampa Palms.</p>

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SECTION III. CHANGES TO STORMWATER MANAGEMENT PROGRAM

Assess the appropriateness of each BMP that has been implemented and provide a list of changes in the space below. Include proposed changes to BMPs, Measurable Goals, or Implementation Schedules, and justification for changes. Also report new BMPs that have been added to the Stormwater Management Program in this section. Add pages if more room is needed. Include the Element ID as it is listed on the submitted NOI. BMP Number should be indicated as listed on the NOI, unless a new BMP is being proposed. Include Element ID on all extra pages, include BMP number for all changes to BMPs previously listed on NOI.

Element ID	BMP Number (where applicable)	Proposed Change or New BMP Description and Justification

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SECTION V. CERTIFICATION STATEMENT AND SIGNATURE

The Responsible Authority listed in Section I.B. of the Annual Report form must sign the following certification statement:¹

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

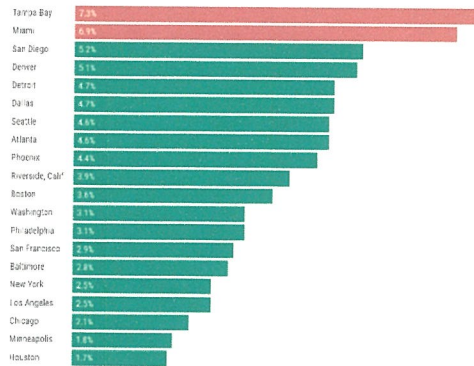
Name of Phase II MS4 Responsible Authority (type or print):		Mary Margaret Wilson	
Title:	Assistant Secretary, General Manager Tampa Palms CDD		
Signature:	<i>Mary-Margaret Wilson</i>	Date:	7 /29 / 2023

¹ Signatory requirements are contained in Rule 62-620.305, F.A.C.

Financial Conditions / Cash Management

The focus on cash management continues to be crucial to the CDD as it struggles to maintain and preserve the assets of the district and sustain the ambiance of the community to support owner value.

Despite the national news of declining inflation and improved GDP, the facts remain that the Tampa area has suffered considerably more than most of the rest of the country.



Putting that in perspective, Tampa (Tampa Palms), for the twelve month period ending in June 2023, experienced one of the sharpest price increases in the country, far above the national average.

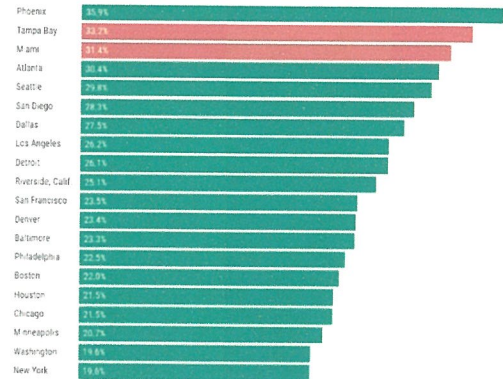
During that time, Tampa had the highest annual inflation increase in the nation with Miami just slightly less.

It is almost unbelievable that San Francisco, Boston, New York and even Washington DC had inflation rates half that of the Tampa Bay Area.

This is not a one year phenomenon, as demonstrated using data from Bureau of Labor Statistics over a period of five years, the Tampa Bay area was second in the nation only to Phoenix, Az.

A compounded inflation rate of 33.2% in the Tampa Bay area is staggering.

The CDD is not in a position to make a contribution to curing these inflation woes but the cash management policies and active revenue generation the board put in place have softened the blow somewhat, at least as regards the CDD.



The charts above created by Graham Brink | Tampa Bay Times | using Bureau of Labor Statistics data.

As displayed on the financial statements for the period ending 6/30/2023, the revenue generated by the active cash management investment program was \$58,354.00.

Based on the securities in place, the district will realize \$132,674 from intelligent and INSURED investment of the excess [reserve] funds.

See attached for list of securities with dates maturing and revenue earned by them.

Tampa Palms CDD Investments 2023

Issued By	Cusip Number	Maturity Date	Principal (\$)	Interest Rate	Interest (\$)	Total Proceeds (\$)	Proceeds Due
Interim Interest Paid Oct 1, 2022-Jan 31, 2023*							2,753
Maturing Feb-23							2,753
Safra Nat'l Ba NY	78658RJX0	2/10/2023	246,000	2.65	3,286	249,286	2/10/2023
1st Rep San Fran	33616CJZ4	2/10/2023	246,000	2.65	3,286	249,286	2/10/2023
Cathay Bank LA	149159QT5	2/13/2023	246,000	2.65	3,304	249,304	2/13/2023
Vast Bank of NV	92237VAC7	2/13/2023	246,000	2.65	3,304	249,304	2/13/2023
S/T			984,000		13,181	997,181	
Maturing Apl-23							
Web Bank	947547SS5	4/10/2023	240,000	4.50%	2,396	242,396	4/10/2023
Ally Bank	02007GH97	4/12/2023	240,000	4.00%	2,367	242,367	4/12/2023
US Treasury	912796CUI	4/18/2023	519,890		6,110	526,000	4/18/2023
S/T			999,890		10,873	1,010,763	
One Year CDs Maturing Jun-23							
Discover Bank	254673F84	6/7/2023	244,000	2.00	4,880	248,880	6/7/2023
BMO Harris Bank	05600XFT2	6/9/2023	244,000	2.05	5,002	249,002	6/9/2023
Signature Bank	82669GCP7	6/9/2023	244,000	1.95	4,758	248,758	6/9/2023
Beal Bank Plano	07371A3A9	6/14/2023	244,000	2.02	5,002	249,002	6/14/2023
Beal Bank LY	07371C6J3	6/14/2023	244,000	2.15	5,246	249,246	6/14/2023
Bershire Bank	084601XS7	6/16/2023	244,000	2.00	4,880	248,880	6/16/2023
S/T One Year			1,464,000		29,768	1,493,768	
Five/Six Month Maturing June/July							
HITLF Bank	40442NAZ4	6/20/23	239,000	4.35	4,332	243,332	6/20/23
Key Bank	493065H66	7/13/23	239,000	4.45	5,318	244,318	7/13/23
United Fidelity	910286FR9	7/18/23	239,000	4.4	5,258	244,258	7/18/23
US Treasury **	912796251	7/6/23	283,000	4.719	6,677	289,677	7/6/23
S/T June/July			1,000,000		21,585	1,021,585	
Issued By							
	Cusip Number	Maturity Date	Principal (\$)	Interest Rate	Interest (\$)	Total Proceeds (\$)	Proceeds Due
3 Month Maturing July							
Cathy Bank	149159RY3	7/14/2023	243,000	4.8	2,916	245,916	7/14/23
Kennebeka Savings	489265DN5	7/20/2023	243,000	4.85	2,946	242,430	7/20/2023
S/T July 2023			486,000		5,862	491,862	

Rec'd A/O 6/30
58,354

Tampa Palms CDD Investments 2023

15 Mth									
Maturing Sept 23									
Goldman Sacs *	38150VBW8	9/8/2023	244,000	2.25%	1,372	250,862	9/8/2023		
US Treasury**	912796YH6	9/8/2023	983,820	4.749	26,174	1,010,000	9/8/2023		
			1,227,820		27,546	1,260,862			
New Purchases 6-7 thru 6-16									
3 Mth Brokered									
Maturing Sept 23									
DaySpring Bank	23964PAA8	9/8/2023	244,000	5.25%	3,202	247,202	9/8/2023		
WebBank	947547XG5	9/20/2023	244,000	5.30%	3,233	247,233	9/20/2023		
ITAA	8727OLHM8	9/21/2023	244,000	5.30%	3,233	247,233	9/21/2023		
City Nat'l	1780LDGNO	9/12/2023	244,000	5.30%	3,233	247,233	9/12/2023		
Zion	98970LFY4	9/14/2023	244,000	5.35%	3,263	247,263	9/14/2023		
Merchants	588493PZ3	9/13/2023	244,000	5.35%	3,263	247,263	9/13/2023		
			1,464,000		19,427				
* Prepayment of interest rece'd * credited 12/8/22 \$2,752.52 & 2,737.48 on 6/8/2023									
** Purchased at a discount/ return not shown as interest (subtract redemption from buy)									
Interim Interest Paid A/O 6/30/2023									
1,679									
Total All Instruments for FY 2022-23									
132,674									

Tampa Palms Blvd. Paving Project

The work to restore the crossing markings and the sharrow markings that have been removed was originally scheduled to resume July 10th but has been rescheduled twice.

The installation of thermoplastic markings must be done on a dry surface and while the rains have not been extraordinary, they have been continually on-going thus causing the rescheduling.



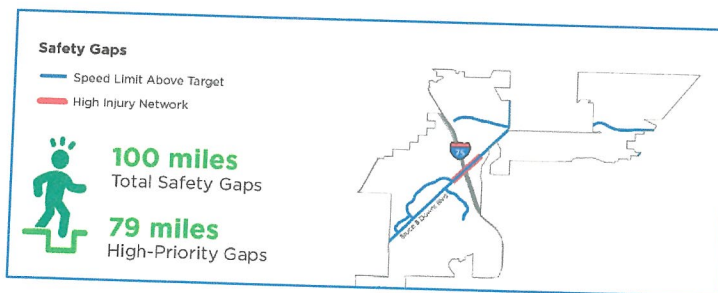
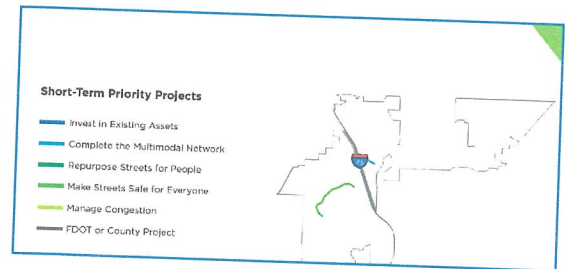
There has been daily rain to some degree making the roadway surface not suitable for the work that must be completed.

ACME, new sub-contractor, commenced work Monday 7/31. Work will depend on rain.

Staff has inquired of the City staff as to if they consider the remaining crossing markings sufficiently visible to be safe for the children and they replied that they have a contingency plan in place.

In other Tampa Palms Blvd news, the City of Tampa has issued its city-wide mobility master plan, frequently referred to as "Moves".

In the "short-term priorities section" there were a couple of projects of interest to Tampa Palms. The most interesting one appears to be the repaving of Tampa Palms Blvd for Area 2.



There was also indication that the speed limit in Area 2 [which is 40 MPH] registered as "speed limit above target". This was also shown as applying to TPOST 3.

Given the relative cost of signs to reduce the speed limits, it is reasonable that some action will be taken soon.

In the "pie in the sky not too soon" and *don't hold your breath* categories there was a signal that BB Downs is now a transit emphasis corridor.

It also noted no HART riders along BB Downs, which is most likely not entirely accurate but based on the (1) limited service and the difficulty and lack of viable connections, their survey numbers did not reach a recordable level.

