

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

Agenda Package Board of Supervisors Meeting



*Wednesday, January 11, 2023
6:00 P.M.
Compton Park Recreation Building
16101 Compton Drive, Tampa, Florida*

BREEZE MANAGEMENT

breeze
Always home for you



TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package January 11, 2023

Contents

1. Introduction
2. Agenda
3. Financial Statements
 - a. Financial Analysis
 - b. Financial Statements A/O 11/30/2022
 - c. Monthly Financial Summary
 - d. Project Driven Financial Reports
 - e. Check Registers & Other Disbursements
4. Strategic Planning and Capital Projects Planning
 - f. The Focus for 2023
 - g. Strategic Planning
5. November 9, 2022 Minutes
6. Consultant Reports
 - h. ... Around The Neighborhoods
 - i. Tampa Palms Parks Manual
 - j. Financial Conditions / Cash Management
 - k. FDOT Briefing On Local Projects
 - l. Organization Review and Stewardship History
 - 1) Tampa Palms Organizational Documents
 - 2) Tampa Palms CDD Perspective & Metrics
 - 3) Tampa Palms CDD Stewardship History

Tampa Palms Community Development District

16311 Tampa Palms Blvd W
Tampa, Florida 33647

January 6, 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, January 11, 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 November 9, 2022 CDD Board Meeting and the documents outlined in the table of contents.

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

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

Sincerely,

Maggie

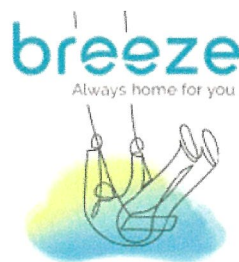
Maggie Wilson
Tampa Palms

cc: Patricia Thibault
Breeze

**Tampa Palms CDD Board Meeting
January 11, 2023 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. Board Member Discussion Items
3. Public Comments
4. Approval of the November 9, 2022 Minutes
5. Approval of District Disbursements
6. Consultant Reports
 - Community Appearance & Projects
 - Financial Conditions / Cash Management
 - Focus 2023 & Annual Organization
 - Transition To Breeze Management *Un Grand Succès*
 - Park Manual & CDD Employee Handbook
7. Other Matters
8. Public Comments
9. Supervisor comments
10. Adjourn

BREEZE MANAGEMENT



Two Months Ending November 30, 2022

Executive Summary

As of November 30, 2022, the District has cash balances net of liabilities of \$ 4.0 M. The CDD should end the calendar year with about \$1,371 K in presently unallocated funds with which to address future community needs.

Financial Model For 2023

The painfully high inflation and questions about how quickly inflation may recede in light the Federal Reserve’s aggressive efforts to quell it along with unending wage pressure continue to reenforce the Chairman’s warning “this is not business usual”.

Additional information regarding cash management can be found in Section 6, Tab K.

Initial Budget Performance

Revenue

Assessment revenue collected as of Nov 30th is net \$850 K (31%) which is slightly ahead of this time last year. An additional \$1.6 M was collected between Dec 1st and Dec 7th and not reflected as these are November financial statements. The new Balance Sheet provided by Breeze includes a display of non-collected assessments which is new. See FAQ following.

Expenses

Normal Operations

Normal expenses generally follow the path of negative variances in park support personnel and utilities, though not meaningfully at this time. Changes in the park attendant / security coverage that commenced in Dec will serve to substantially address the overages that occurred last fiscal year. Legal expenses reflect the need to engage counsel to certify the notice failures of DPF&G and are not are not anticipated to reoccur. Other items such as landscape and fountain maintenance are primarily issues of timing.

Project Driven

There are no unanticipated project expenses; further no funds were budgeted for Signature projects. As needed these funds, which are secured on the balance sheet, will be brought into the budget by amendment.

Cash Flow Projections for Calendar 2022 (Shown in \$ 000)

Sources of Funds

Cash Balance 11/30/22	\$ 3,909	
Collections prior to December 23 receipts	1,909	
Total Sources of Funds		\$ 5,818

Uses of Funds

Bal FY 2022-23 Expenses	\$ (2,414)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Pond Improvements/Restoration	(700)	
1st Qtr FY 2023-24 Expenses Operations	(369)*	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent)	(329)	
Total Uses of Funds		(\$ 4,447)
Projected Funds before December, 2023 receipts		\$ 1,371

* \$468K of 1st Qtr. Funding Appears on Balance Sheet & Included In Cash Balance For 11/30/22

FAQ The November, 2022 Balance Sheet reflects a substantially different approach to displaying the assets and operational liabilities of the Tampa Palms CDD. Do these represent a change in circumstances?

No they do not. For some time Chairman Field has approached the operation of the CDD as that analogous to a “small business” responsible to its shareholders, rather than a remote government agency. In many ways the Balance Sheet improvements made by Breeze support that orientation.

There are several changes this month, all are valid and with the exception of one which may be redundant, all may continue to be shown on the Balance Sheet, if approved by the Chairman.

1. Allocation By Month of Items Prepaid for the Year

	Total payment	Monthly expense	Term begin	Term end
Utility Payment Bond For TECO	\$520	43.33	10/1/2022	10/1/2023
FY 2022-2023 - Professional Liability Insu	3,690.75	307.56	10/1/2022	9/30/2023
FY 2022-2023 - Property/GL/ Coverage	14,698	1,224.83	10/1/2022	9/30/2023
Hoover Pumping-Annual Maintenance	7,961	663.42	11/1/2022	10/31/2023

This more correctly allocates the payment for insurance and other agreements (such as quarterly maintenance for the Area 1 & 2 pump stations) that are in effect for the entire year.

2. Notice of the Uncollected Assessment Revenue

While tracked carefully by the Tampa Palms CDD, the assessment collection position is not usually found on CDD balance sheets. (It appears this month both as an Asset and Liability and is effectively financially neutral to the balance sheet.)

Breeze has added this as a reminder and for clarity.

	(\$000)
Assessment Roll 2022-23	\$2,759
Collected A/O Nov 2022	<u>\$850</u>
Deferred Revenue On-Roll	\$1,909

3. Provision For a Portion 1st Quarter Expenses For Subsequent Year

Tampa Palms has for many years included in its fund’s allocations an amount for 1st quarter expenses that will be incurred before reasonable collections commence. Breeze is also making such an allocation on the Balance Sheet. The amount is less than reserved on the CDD reports and for this month staff simply reserved the difference on the CDD reports. (See pages 1 & 7 of the reports).

Breeze provided an allocation on the Balance Sheet. Staff left the allocation on the Balance Sheet this month. Though this is an excellent idea and kudo’s to Breeze for considering it, it will probably be removed on future financials so as not to add confusion.

	(\$000)
Normal CDD Allocation For 1st Qtr	\$837
Breeze Allocation	\$468
Bal of CDD Allocation	\$369

**Tampa Palms CDD
Balance Sheet
November 30, 2022**

GENERAL

ASSETS:

CASH - Operating Account	\$	106,645
PETTY CASH		500
INVESTMENTS:		
Excess Fund Account- South State Bank		1,514,145
Investment Account- South State Bank		2,776,321
ACCTS. RECEIVABLE		7,961
RECEIVABLE FROM TAMPA PALMS HOA		-
ASSESSMENTS RECEIVABLE		1,908,785
RECEIVABLE EXCESS FEES		-
PREPAID ITEMS		33,240

TOTAL ASSETS

\$ 6,347,596

LIABILITIES:

ACCOUNTS PAYABLE	\$	13,538
ACCRUED EXPENSES		15,092
DEFERRED REVENUE - ON ROLL ASSESSMENTS		1,908,785

FUND BALANCE:

NON-SPENDABLE		33,240
1/4 SUBSEQUENT YEAR EXPENDITURE		467,844
UNASSIGNED:		3,909,097

TOTAL LIABILITIES & FUND BALANCE

\$ 6,347,596

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.

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

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
ASSESSMENTS NON-ADVALOREM	\$ 2,874,474	287,447	929,125	\$ 641,677
EARLY PAYMENT DISCOUNT	(114,979)	(11,498)	(78,730)	(67,232)
INTEREST INCOME	20,000	3,333	886	(2,448)
EXCESS FEES	-	-	-	-
MISC. REVENUE	1,500	250	1,772	1,522
CARRY FORWARD	139,584	23,264	-	(23,264)
TOTAL REVENUES	2,920,579	302,797	853,052	550,255
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	1,833	1,800	33
FICA	5,824	971	412	559
FUTA/SUTA/PAYROLL FEES	6,624	1,104	135	969
<i>S/T PERSONNEL SERVICES</i>	<u>23,448</u>	<u>3,908</u>	<u>2,347</u>	<u>1,561</u>
PROFESSIONAL SERVICES				
ATTORNEY'S FEES	3,000	500	989	(489)
ANNUAL AUDIT	6,600	1,100	-	1,100
MANAGEMENT FEES	70,098	11,683	19,081	(7,398)
TAX COLLECTOR	56,668	56,101	6,585	49,517
ASSESSMENT ROLL	10,050	10,050	10,050	-
<i>S/T PROFESSIONAL SERVICES</i>	<u>146,416</u>	<u>79,434</u>	<u>36,705</u>	<u>42,729</u>
ADMINISTRATIVE SERVICES				
DIRECTORS & OFFICERS INSURANCE	3,811	3,811	615	3,196
MISC. ADMINISTRATIVE SERVICES	12,360	2,060	2,235	(175)
<i>S/T ADMINISTRATIVE SERVICES</i>	<u>16,171</u>	<u>5,871</u>	<u>2,850</u>	<u>3,021</u>
TOTAL ADMINISTRATIVE	186,035	89,213	41,902	47,311
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT OPERATING STAFF	182,395	30,399	29,457	942
PARK ATTENDANTS	79,873	13,312	15,092	(1,780)
PARK PATROLS (Security Co)	85,490	14,248	15,310	(1,062)
FIELD MANAGEMENT CONTINGENCY	20,800	3,467	-	3,467
<i>S/T FIELD MANAGEMENT SVCS</i>	<u>368,558</u>	<u>61,426</u>	<u>59,859</u>	<u>1,567</u>
GENERAL OVERHEAD:				
INSURANCE	16,500	16,500	2,450	14,050
IT (TEL / SECURITY)	26,095	4,349	2,184	2,165
WATER	44,000	7,333	9,434	(2,101)
REFUSE REMOVAL	20,330	3,388	2,250	1,138
ELECTRICITY	147,000	24,500	25,204	(704)
STORMWATER FEE	3,041	3,041	3,041	-
MISC. FIELD SERVICES	13,000	2,167	1,400	767
<i>S/T GENERAL OVERHEAD</i>	<u>269,966</u>	<u>61,279</u>	<u>45,963</u>	<u>15,316</u>
LANDSCAPE MAINTENANCE:				
LANDSCAPE & POND MAINTENANCE	1,130,000	188,333	167,317	21,016
LANDSCAPE MONITORING FEE	18,900	3,150	3,150	-
LANDSCAPE & REPLACEMENT	99,325	16,554	29,007	(12,453)
<i>S/T LANDSCAPE MAINTENANCE</i>	<u>1,248,225</u>	<u>208,038</u>	<u>199,474</u>	<u>8,563</u>
LANDSCAPE MAINTENANCE NEW & ENHANCED:				
PROPERTY MOWING	79,000	13,167	-	13,167
COUNTY POND	5,000	833	-	833
NPDES POND PROGRAM	49,409	8,235	13,958	(5,723)
<i>S/T LANDSCAPE NEW & ENHANCED</i>	<u>133,409</u>	<u>22,235</u>	<u>13,958</u>	<u>8,277</u>

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

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
FACILITY MAINTENANCE:				
IRRIGATION SYSTEM	111,059	18,510	20,016	(1,506)
FOUNTAIN	28,175	4,696	10,736	(6,040)
FACILITY MAINTENANCE	93,870	15,645	7,759	7,886
JANITORIAL/SUPPLIES	2,855	476	465	11
<i>S/T FACILITY MAINTENANCE</i>	<u>235,959</u>	<u>39,327</u>	<u>38,976</u>	<u>351</u>
PROJECT DRIVEN EXPENSES:				
SIGNATURE TP 2017	-	-	-	-
RENEWAL AND REPLACEMENT & DEFERRED MT	218,400	36,400	7,961	28,439
CAPITAL PROJECTS	197,600	32,933	35,840	(2,907)
NPDES CLEAN WATER	62,427	-	-	-
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>416,000</u>	<u>69,333</u>	<u>43,801</u>	<u>25,532</u>
TOTAL EXPENDITURES	<u>2,858,152</u>	<u>550,851</u>	<u>443,934</u>	<u>51,065</u>
EXPENDITURES	<u>62,427</u>	<u>(248,054)</u>	<u>409,118</u>	<u>443,338</u>
FUND BALANCE - BEGINNING	-	-	4,001,063	
FUND BALANCE - ENDING	<u>\$ 62,427</u>	<u>\$ (248,054)</u>	<u>\$ 4,410,181</u>	<u>\$ 443,338</u>

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU NOVEMBER 30, 2022
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$702,230		\$702,230
<u>Non Operating</u>			
Capital Projects		\$60,894	\$60,894
Renewal & Rel		\$68,032	\$68,032
Signature 2017		\$0	\$0
NPDES		\$19,238	\$19,238
Excess Fees			-
Interest	886		886
Misc Rev	\$1,772		\$1,772
Carry Forward Bal *			
Total	\$704,888	\$ 148,164	\$853,052
<u>Expenses</u>			
Operations	\$ 400,133		400,133
<u>Non Operating</u>			
Renewal & Rel		7,961	7,961
NPDES/EPA		0	0
Capital Projects		35,840	35,840
TP Signature 2017		<u>0</u>	<u>0</u>
Total	\$400,133	\$43,801	\$43,801
Total Expenditures			\$443,934

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU NOVEMBER 30, 2022
GENERAL FUND**

<u>General Fund</u>	11/30/2022	(\$000)
Cash		107
Cash Equivalent (Excess Cash ICS)		1,514
Insured Investment Account		2,776
Accounts Receivable		8
Assessment Receivable		1,909
Prepaid Items		33
Total Assets		\$ 6,347
Less:		
Payables		14
Accrued Expenses		15
Non Spendable A/C Prepaid		33
Deferred Revenue & Sub Year Allocation From Bal Sheet		2377
	Net Cash 11/30/2022	\$ 3,909
Allocation for:		
Weather Damage		400
Community-Wide Wall & Monument		100
Pond Improvements		700
1st Qtr Expenses (Amt Not On Bal Sheet)		369
Infrastructure Replacement Contingency		135
TP Signature Projects (unspent)		329
	Adjusted Net Cash	\$ 1,876
	Forecast	

(\$ 000)	2022-23 Fiscal Year		Monthly Bal
	<u>Receipts</u>	<u>Expenses</u>	
Dec			
CDD Operations	1,355	275	
R&R	131	31	
NPDES	37	12	
Signature Projects	0	0	
Capital Projects	117	11	
Total	1,640	329	\$ 3,187
Jan			
CDD Operations	138	265	
R & R	10	25	
NPDES	3	8	
Signature Projects	1	0	
Capital Projects	10	10	
Total	162	308	\$ 3,041
Feb			
CDD Operations	83	285	
R & R	6	9	
NPDES	2	6	
Signature Projects	1	0	
Capital Projects	6	18	
Total	98	318	\$ 2,821

**TAMPA PALMS CDD
NOVEMBER, 2022
GENERAL FUND**

(\$000)	Prior Year Collected \$	Prior Year Collected %	Current Year Collected \$	Current Year Collected %	Variance % Fav (Unfav)
October					
November	\$596	23%	\$850	30.8%	8%
December	\$2,410	92%			
January	\$2,474	94%			
February	\$2,518	96%			
March	\$2,573	98%			
April	\$2,602	99%			
May	\$2,612	99%			
June	\$2,630	100.1%			
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 11/30/2022	8
Total Funds Under Consideration	\$0
Budget Available as of 11/30/2022	\$190
Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2022-23 Budget	218
<u>Uses of Funds</u>	
Spent Thru 11/30/2022	36
Total Funds Under Consideration	\$0
Budget Available as of 11/30/2022	\$183
TP Signature Projects	
<u>Sources of Funds*</u>	
FY 2022-23 Budget	\$0
<u>Uses of Funds</u>	
Spent Thru 11/30/2022	\$0
Total Funds / Projects Under Consideration	\$0
Budget Available as of 11/30/2022	\$329

SUMMARY
FY 2022-23 RENEWAL REPLACEMENT PROJECTS

			Original Project	Nov. 30. 2022	Committed To Spend
Infrastructure					
	Hurricane Ian Restoration			\$21,840	
Landscape					
	Tree management along boulevards and in parks			\$14,000	
Irrigation					
Lighting (Park & Landscape)					
Other					
Total R&R Projects				\$35,840	\$0

**Capital Projects 2022-23
Budget Monitor**

30-Nov-22			
(\$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	
<i>Sub-Total TP Signature Projects</i>	<i>\$329</i>	<i>\$0</i>	<i>\$0</i>
Capital Projects			
Consulting Services			
Irrigation Systems		8	
Parks & Cameras			
Landscape & Lighting			
Signs, Infrastructure & Lighting			
<i>Sub-Total Capital Projects</i>	<i>\$0</i>	<i>8</i>	<i>\$0</i>
<i>Total TP Signature & Standard Capital Projects</i>		<i>\$8</i>	<i>\$0</i>

**Capital Projects Signature Projects
2022-23 Through November 30, 2022**

Tampa Palms Signature Projects (BB Downs)	Current Projects	Spent A/O 11/30/2022	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 Overhaul		8	
<i>Sub Total</i>	0	8	
Parks & Cameras			
			-
<i>Sub Total</i>		0	-
Landscape & Lighting			
Area 1 Entry			
Major Landscape (> 5 Years)			
<i>Sub Total</i>	-	0	-
Signs, Infrastructure & Lighting			
Drainage Easement Reconstruction			
Replacement Fountains (4)	40,000		
Speed Limits Sign(s) & Park Signs			
Walls - Reserve & Sanctuary			
<i>Sub Total</i>			
Sub-Total Normal Capital Projects	\$0	\$8	
Total TP Signature & Standard Capital Projects		\$8	

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
10/5/2022			Funds Deposit not booked by DPFG - confirmed it has cleared the bank	250,000.00		250,000.00
10/5/2022			Funds Deposit not booked by DPFG - confirmed it has cleared the bank			250,000.00
10/5/2022		Deposits Made To New Account	Funds Deposit not booked by DPFG - confirmed it has cleared the bank	12,524.41		262,524.41
10/5/2022			Funds Deposit not booked by DPFG - confirmed it has cleared the bank	151,889.60		414,414.01
10/5/2022			Funds Deposit not booked by DPFG - confirmed it has cleared the bank	1,278.16		415,692.17
10/5/2022		Transfer Made To ICS Account	Funds Transfer not recorded by DPFG that cleared the bank		253,600.00	162,092.17
10/13/2022	1024	ADB Landscaping Materials, Inc.	Plants purchased directly		6,890.00	155,202.17
10/13/2022	1025	Artemis Connected LLC CDD	Professional Management Monthly Fee		5,416.66	149,785.51
10/13/2022	1026	AT&T	Long Distance phone service		15.86	149,769.65
10/13/2022	1027	CINTAS	Urnl mat, logo mat, safety mats		151.54	149,618.11
10/13/2022	1028	FEDEX	Shipping		28.10	149,590.01
10/13/2022	1029	FLORIDA DEPT OF ENVIRONMENTAL PRO	FY22-23 Special District Fee		175.00	149,415.01
10/13/2022	1030	FLORIDA FOUNTAIN MAINTENANCE, INC.	Fountain Mtc Reserve & Turnbury		660.13	148,754.88
10/13/2022	1031	FRONTIER COMMUNICATIONS	Communications (for cameras) Amberly Park		421.30	148,333.58
10/13/2022	1032	LOWE'S	Supplies		218.37	148,115.21
10/13/2022	1033	IRON MOUNTAIN	Document storage		472.44	147,642.77
10/13/2022	1034	REDI - ROOTER PLUMBING	plumbing repairs Amberly Park		230.00	147,412.77
10/13/2022	1035	SECURITAS SECURITY SERVICES USA, INC.	Roving Security Guard		6,822.72	140,590.05
10/13/2022	1037	TECO	Summary bill for electricity		12,989.14	127,600.91
10/13/2022	1038	TAMPA PALMS OWNERS ASSOCIATION	Hampton Park- Attendant payroll		7,521.02	120,079.89
10/13/2022	1039	TERMINIX	Pest Control		181.00	119,898.89
10/13/2022	1115	SiteOne Landscape Supply	Landscape Maintenance		292.50	119,606.39
10/18/2022			Funds Transfer	250,000.00		369,606.39
10/24/2022	1000	CINTAS	Urnl mat, logo mat, safety mats		328.80	369,277.59
10/24/2022	1001	ABM Landscape & Turf Services	Basic maintenance contract		71,033.96	298,243.63
10/24/2022	1002	ADVANCED ENERGY SOLUTIONS	Repair landscape lighting and replace fountain timer		837.78	297,405.85
10/24/2022	1003	ARCHITECTURAL FOUNTAINS, INC	Replace damaged cables Area1 entry rear		1,100.00	296,305.85
10/24/2022	1004	CINTAS	Urnl mat, logo mat, safety mats		151.54	296,154.31
10/24/2022	1005	CROWELL PLUMBING & HEATING COMPANY	Backflow inspection required by City		69.95	296,084.36
10/24/2022	1006	FEDEX	Shipping		60.70	296,023.66
10/24/2022	1008	HOME DEPOT	Misc supplies		48.82	295,974.84
10/24/2022	1009	FRONTIER COMMUNICATIONS	Telephone & Internet CDD		479.34	295,495.50
10/24/2022	1010	OLM, INC.	Landscape Inspection		1,575.00	293,920.50
10/24/2022	1011	Pinwheel Nursery	Annual plants		12,361.80	281,558.70
10/24/2022	1012	REDI - ROOTER PLUMBING	Plumbing repairs - CDD Mtc center		579.00	280,979.70
10/24/2022	1014	SECURITAS SECURITY SERVICES USA, INC.	Guard Service- Hampton Park		2,716.26	278,263.44
10/24/2022	1015	SiteOne Landscape Supply	Landscape supplies for annuals (soil)		525.00	277,738.44
10/24/2022	1016	SOLITUDE LAKE MANAGEMENT	County pond- Area 2		3,704.74	274,033.70
10/24/2022	1018	TURNBURY WOOD HOA	Shared eletricity (fountain and lighting)		580.61	273,453.09
10/24/2022	1019	Straley Robin Vericker	Legal Services		24.45	273,428.64
10/24/2022	1020	WESCO TURF, INC	Field radio controls for irrigation timers		808.80	272,619.84
10/24/2022	1021	XEROX FINANCIAL SVCS	Copier lease		138.93	272,480.91
10/24/2022	1022	Zeno	Copier supplies		23.68	272,457.23
10/24/2022	1023	ABM Landscape & Turf Services	Base monthly landscape agreement		73,631.70	198,825.53
10/24/2022	1036	SiteOne Landscape Supply	Landscape supplies (soil)		292.50	198,533.03
10/24/2022	1040	ADVANCED ENERGY SOLUTIONS	Multiple invoices / irrigation wiring, landscape lighting Huntington,		3,295.78	195,237.25
10/24/2022	1041	Andrea A Braboy	Compensation Direct a/c DPFG could not process		2,692.31	192,544.94
10/24/2022	1042	CINTAS	Urnl mat, logo mat, safety mats		75.77	192,469.17
10/24/2022	1043	CLEAN SWEEP SUPPLY COMPANY	Paper supplies		141.45	192,327.72
10/24/2022	1044	DOUGLAS CLEANING SERVICE	Cleaing CDD Mtc Ctr, Amberly Park & Guardhouse		1,510.00	190,817.72
10/24/2022	1045	ESD WASTE2WATER, INC.	Clean cartridge filter, chk hoses/connections, check & clean sumps, sludge removal, svc pumps		300.00	190,517.72
10/24/2022	1046	FLIGHT OF ANGELS	Delivery service		46.00	190,471.72
10/24/2022	1047	HOOVER PUMPING SYSTEMS	Pump state valve adj		339.31	190,132.41
10/24/2022	1048	FR LLC Mulch & Soil	Fall mulch		6,782.00	183,350.41
10/24/2022	1049	SiteOne Landscape Supply	Landscape supplies (soil)		520.00	182,830.41
10/24/2022	1050	TERMINIX	Pest control		80.90	182,749.51
10/24/2022	1051	Tracey Falkowitz	Oct 10/12/22 meeting entered by MG		200.00	182,549.51
10/24/2022	1053	Richard Diaz	10/12/22 meeting Entered by MG		200.00	182,349.51
10/24/2022	1054	Eugene R. Field	Oct meeting		200.00	182,149.51
10/24/2022	1055	Donald O'Neal	10/12/22 meeting Entered by MG		200.00	181,949.51
10/24/2022	1056	MARY-MARGARET WILSON	Consultant Compensation		9,344.00	172,605.51
10/24/2022	1057	Andrea A Braboy	Direct compensation due DPFG		2,692.31	169,913.20
10/24/2022	1058	SECURITAS SECURITY SERVICES USA, INC.	Guard services Hampton Park		2,626.42	167,286.78
10/24/2022	1059	Void				
10/31/2022	1060	DPFG	Final months mgmt service and billables (shipping)		19,799.87	147,486.91
10/31/2022	614		Refund counterfeit check - 10.05.2022	3,600.00		151,086.91
10/31/2022	614		Insurance reimbursement for accident damage	1,772.00		152,858.91
10/31/2022	614		City of Tampa water - auto pay		5,333.40	147,525.51
10/31/2022	614		City of Tampa water - auto pay		750.00	146,775.51
10/31/2022				671,064.17	524,288.66	146,775.51

Please note that the check register this month is very unusual for a number of reasons:

1. It covers two months, Oct and November
2. The chairman did not have an opportunity to do an in-depth review.

The form is unusual for several reasons:

- It includes checks signed in Tampa by the chairman after DPFG's manager was unable to sign.
 - The details of these checks were provided to DPFG but they were not reliably entered.
- After the fraud occurred a new account was opened and ALL checks were issued on temporary checks provided to the district office and signed by the chairman
 - The check details (date, check number, amount, payee) were provided to DPFG but not properly entered into the financials systems.
- The bank recorded all/most of the temporary checks with the same number on their systems.

Breeze received the financial software from DPFG as of 11/15/22 and when received it was incredibly incomplete. Breeze has done incredible work to make logical the presentation of this register.

It can be confirmed that

- The money shown expended is correct and ties in with the bank records
- The bank transfers are correct and confirmed by the bank records.

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

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
						146,775.51
11/4/2022	1061	ESD WASTE2WATER, INC.	Clean cartridge filter, chk hoses/connections, check & clean sumps, sludge removal, svc pumps		300.00	146,475.51
11/4/2022	1062	Richard Diaz	Monthly honorarium		200.00	146,275.51
11/4/2022	1063	TERMINIX	Pest control		80.90	146,194.61
11/4/2022	1064	ABM Landscape & Turf Services	Basic landscape and monthky projects including tree triming, hurrucane recovery, flowers		164,006.96	-17,812.35
11/4/2022	1065	ADVANCED ENERGY SOLUTIONS	Electrical repair		175.00	-17,987.35
11/4/2022	1066	CINTAS	Urnlal mat, logo mat, safety mats		75.77	-18,063.12
11/4/2022	1067	CITY OF TAMPA	Annual stormwater fee		3,041.38	-21,104.50
11/4/2022	1068	FRONTIER COMMUNICATIONS	Communications & internet Hampton Park		475.79	-21,580.29
11/4/2022	1069	HOOVER PUMPING SYSTEMS	flowmeter calibration on well, onsite and remote overrides to bypass flowguard controls		7,961.00	-29,541.29
11/4/2022	1070	INSECT I.Q., INC	Dangerous insect removal Oak Park		375.00	-29,916.29
11/4/2022	1072	REPUBLIC SERVICES 696	Garbage collection CDD & Hampton Park		750.00	-30,666.29
11/4/2022	1073	TERMINIX	Pest Control		80.90	-30,747.19
11/4/2022	1074	Straley Robin Vericker	Legal services in conujnction with DPGF notice problems		964.50	-31,711.69
11/4/2022	1075	XEROX FINANCIAL SERVICES	Copier lease		138.93	-31,850.62
11/4/2022	1076	Zeno Office Solutions, Inc.	Copier supplies		18.48	-31,869.10
11/4/2022	1111	HOOVER PUMPING SYSTEMS	Duplicate check issued from statement - check refunded by Hoover		7,961.00	-39,830.10
11/4/2022	1114	ESD WASTE2WATER, INC.	Clean cartridge filter, chk hoses/connections, check & clean sumps, sludge removal, svc pumps		300.00	-40,130.10
11/4/2022	620		City of Tampa auto pay for water		4,101.01	-44,231.11
11/4/2022			Funds Transfer	200,000.00		155,768.89
11/16/2022	1100	Lowes Business Acct/ SYNCB	Office Supplies		311.68	155,457.21
11/16/2022	1101	SECURITAS SECURITY SERVICES USA, INC.	Park security guards		7,430.99	148,026.22
11/16/2022	1102	SiteOne Landscape Supply	Landscape supplies (soil)		1,045.00	146,981.22
11/16/2022	1103	TERMINIX	Pest Control		181.00	146,800.22
11/16/2022	1112	IRON MOUNTAIN	Information storage Service - 11/01/22-11/30/22		472.44	146,327.78
11/17/2022	1104	TECO	Summary Bill for electricity		11,870.99	134,456.79
11/17/2022	1105	Wayne Gill'	Restorations of guardhuse/ monuments (2) at south boundary of BB Down		5,300.00	129,156.79
11/17/2022	1116	Donald O'Neal	November Meeting		200.00	128,956.79
11/17/2022	1117	DOUGLAS CLEANING SERVICE	November Cleaning Service		1,530.00	127,426.79
11/17/2022	1118	Eugene R. Field	November		200.00	127,226.79
11/17/2022	1119	Richard Diaz	Nov meeting and reimburse for stop payment that occurred during fraud		212.00	127,014.79
11/17/2022	1120	Tracey Falkowitz	November Meeting		200.00	126,814.79
11/18/2022	PAYROLLACH	Engage PEO	Payroll period 10/03/22 thru 11/13/22 Andrea Braboy		2,983.27	123,831.52
11/21/2022	1106	ADB Landscaping Materials, Inc.	Plants		7,084.25	116,747.27
11/21/2022	1107	ADVANCED ENERGY SOLUTIONS	Change time clocks for Area 1- Replaced bad fountain time clock.		554.97	116,192.30
11/21/2022	1108	AT&T	Long Distance phone service- balance		142.54	116,049.76
11/21/2022	1109	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies - Liners, gloves, paper towels, toilet desinfectant, kitchen towels		323.10	115,726.66
11/21/2022	1110	FRONTIER COMMUNICATIONS	Communications service for Amberly Park		234.94	115,491.72
11/21/2022	1113	CINTAS	Urinal mat, Logo mat, safety mat		303.08	115,188.64
11/21/2022	1121	MARY-MARGARET WILSON	December		10,185.00	105,003.64
11/29/2022	1122	ADB Landscaping Materials, Inc.	Landscape Maintenance - Replacements		7,290.00	97,713.64
11/29/2022	1123	ADVANCED ENERGY SOLUTIONS	Multiple invoices pd for electrical work		2,533.00	95,180.64
11/29/2022	1124	Air West A/C Inc	Clean drain line, checked and found 4.80 Kw eheat operational.		125.00	95,055.64
11/29/2022	1125	CINTAS	Safety supplies		75.77	94,979.87
11/29/2022	1126	CORE & MAIN LP	Irrigation Repair Supplies		1,100.71	93,879.16
11/29/2022	1127	ESD WASTE2WATER, INC.	Clean cartidge filter, check hoses & connections		300.00	93,579.16
11/29/2022	1128	FLORIDA FOUNTAIN MAINTENANCE, INC.	November fountain svc- Reserve		500.00	93,079.16
11/29/2022	1129	FLORIDA FOUNTAIN MAINTENANCE, INC.	November fountain svc-turnbury		160.13	92,919.03
11/29/2022	1130	FLORIDA FOUNTAIN MAINTENANCE, INC.	Motor and pump replacement - Reserve		1,757.00	91,162.03
11/29/2022	1131	OLM, INC.	Landscape inspections - Noovember		1,575.00	89,587.03
11/29/2022	1132	REDI - ROOTER PLUMBING	plumbing repairs Amberly Park		215.00	89,372.03
11/29/2022	1133	REDI - ROOTER PLUMBING	plumbing repairs CDD mtc ctr		295.00	89,077.03
11/29/2022	1134	REPUBLIC SERVICES 696	Solid Waste pick up		750.00	88,327.03
11/29/2022	1135	SECURITAS SECURITY SERVICES USA, INC.	SecurityGiards Hampton Park - 10/23/22-10/05/22		2,626.42	85,700.61
11/29/2022	1136	FRONTIER COMMUNICATIONS	Phone & Internet CDD Mtc Ctr		475.45	85,225.16
11/29/2022	1137	TERMINIX	Pest Control: November		80.90	85,144.26
11/29/2022	1138	TURNBURY WOOD HOA	Shared Electrical Expense October 2022		298.15	84,846.11
11/29/2022	1139	TURNBURY WOOD HOA	Shared Electrical Expense October 2022		257.03	84,589.08
11/29/2022	1140	XEROX FINANCIAL SERVICES	Copier Lease -11/04-12/03		138.93	84,450.15
11/29/2022	1141	Zeno Office Solutions, Inc.	Copier supplies		128.40	84,321.75
11/29/2022	1142	DPFG	Annual Fee: Assessment Administration - FY 2022		10,050.00	74,271.75
11/30/2022				200,000.00	272,503.76	74,271.75

Focus For 2022-23

Re-Presented Jan, 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 Jan 2023

	Next Steps	Timing
Tampa Palms Blvd Restoration		
(1) Hold Balance of Signature	Repaving Impact on Entries	Mid-2023
Monitor Projects in Tampa Palms		
(1) Wetland Destruction	EPC Agreement w/ Developer Plan	Scheduled Mid-Jan 2023
(2) Possible DRI Changes	Engage City and CDD Counsel	On-going
(3) Bike Path Improvements	Inventory Areas of Significant Danger	Complete By Feb 2023
Monitor Issues Impacting Tampa Palms		
(1) District Management Transition	Review w/ Board	Post Transition
(2) Monitor Inflation Impacts	Update Board	Monthly
(3) Evaluate Investment Options	Chairman to Review With Board	On Going
Monitor Major Transportation Projects Impacting Tampa Palms		
(1) FDOT Presentation		Feb CDD Meeting

Next Step Date Responsible

I. Signature Projects

II Capital Projects & Restoration Projects

- 1) **Wayfinding, Walls & Misc. Signs**
 - a) Report on Signs & Lighting
 - b) Wayfinding Lighting

2) Infrastructure

- a) Kensington
- b) Wall Improvement Options

III Keeping Tampa Palms Upscale (Landscape)

1) Assessment YTD Weather Impacts

2) Restoration Projects

- a) Cul de Sacs
- b) Monument Lighting Assessment
- d) Sign Assessment

3) LED Landscape Lighting

Deffered Until Further Notice

Deffered Until Further Notice

Review Improved Options Mar Staff

Report to board Jan Staff
 Discuss w/ Board Mar Staff

Report To Board On Going Staff

Update Feb Staff
 Update Board Feb Staff
 Update Board Feb Staff

Future Consideration TBD Staff

IV Park Reviews

- a) Inspections & ADA
- b) Park Security

V. Misc and Local Government

- a) Tampa Palms Blvd
- b) Multi-Modal Path Repaving [COT]
- c) Illegal Construction

VI Financial Conditions & Investments

- a) Update Conitions

<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
Update Process	Feb	Staff
Update Board	Jan	Staff
Report To Board	Jan	Staff
Report To Board	Feb	Staff
Report To Board	Jan	TPOA Bus Mgr
Report To Board	Jan	Staff & Chairman

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

6 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community
7 Development District was held on Wednesday, November 9, 2022 at 6:00 p.m. at the Compton
8 Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

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

11 Mr. Field called the meeting to order.

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

13
14 Present and constituting were:

15 Gene Field	Chairman*
16 Tracy Falkowitz	Supervisor*
17 Richard Diaz	Supervisor*
18 Don Oneal	Supervisor*

19
20 * Constituting quorum

21
22 Also present were:

23 Patricia Thibault	Director, Breeze Management
24 Maggie Wilson	Consultant/Resident
25 Warren Dixon	TPOA Business Consultant
26 Brian Koerber	TPOA Property Manager
27 Chris Ferguson	Resident

28
29
30
31 Mr. Field established that a quorum of the Board was present.
32

33 **Pledge of Allegiance**

34 Mr. Diaz led the recitation of the Pledge of Allegiance.
35

36 **SECOND ORDER OF BUSINESS- Strategic Focus**

37 Mr. Field reviewed the most current strategic items, focusing on those issues which
38 have immediate impact and noting that the Board Book contained the full examination. The
39 full strategic plans and focus events were included in the advance Board Package; a copy of
40 which is attached hereto and made a part of the public record.
41

1 **THIRD ORDER OF BUSINESS - Public Comments.**

2 Warren Dixon, TPOA Business Manager, discussed the progress made by the EPC
3 noting that the EPC had ordered full restoration and that the illegal developers had until
4 12/19/22 to appeal.

5 Mr. Dixon also noted that there were indications that the developers were interested in
6 using the land for a mitigation farm and that would indeed be the highest and best use for the
7 interests of Tampa Palms.

8
9 **FOURTH ORDER OF BUSINESS - Board Member Discussion Items**

10 Supervisor Diaz asked a question about owners the four owners whose unpaid
11 assessments are material in amount. A discussion followed about how tax certificates are sold
12 and the conditions that lead to non-sale of a couple unpaid tax certificates in Tampa Palms.

13 Supervisor Falkowitz discussed the County Commission elections noting two
14 incumbents were not returned including Mariella Smith and Kimberly Overman.

15
16 **FIFTH ODER OF BUSINESS - Approval of the October 12, 2022 Board Meeting**
17 **Minutes**

18
19 On MOTION by Mr. Oneal, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
20 approved the Minutes of the Oct 12, 2022 Board Meeting.

21
22
23 **SIXTH ODER OF BUSINESS - Approval of District Disbursements**

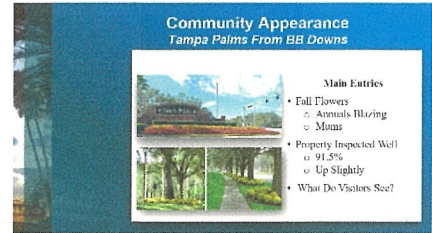
24 Mr. Field noted that the check register had been audited by him for consistency. Ms.
25 Wilson noted that the check register displayed some missing check numbers and the ditrict was
26 waiting for final confirmation from DPFPG that the checks were voided.

27
28 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
29 approved the Disbursements for the month ending September 30, 2022 in the amount of
30 \$234,101.60.

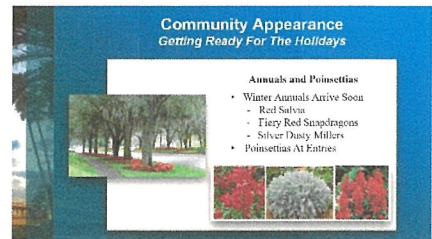
1 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

2 **◆ Community Appearance**

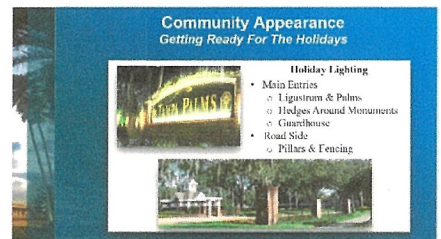
3 Ms. Wilson reported that Tampa Palms had fared
4 well during the Hurricane Nichole “near miss”. The
5 property inspection reflected both the fact that there was no
6 substantial damage and that the clean up was successful.



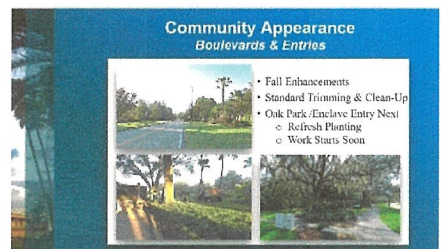
7
8 Ms. Wilson noted that the winter poinsettias were
9 planted and that even with the rather unseasonable warm
10 weather they were expected to do well due to the shady
11 locations. She mentioned that the fall annuals were being
12 removed and the beds would be treated for weeds and new
13 the winter annuals planted the second week of December.



14
15 The next weeks will include holiday decorations at
16 the main entries. Traditionally only white lights will be
17 used along with garland and gold or silver ribbons. Some
18 owners decorate their entries but only with white lights.



19
20 Winter cutback and clean up has commenced on the
21 medians and some of the areas adjacent to Oak Park as well
22 as the power corridor.



23 There are plans to complete the project to update the small
24 seating area at the corner of TP Blvd and Yardley, at the
25 corner of Oak Park with mulch and a few new plantings.

26
27 Ms. Wilson reviewed an upcoming project to
28 address the traffic control and other signs along the
29 boulevards that are leaning and making them appear
30 unkempt.

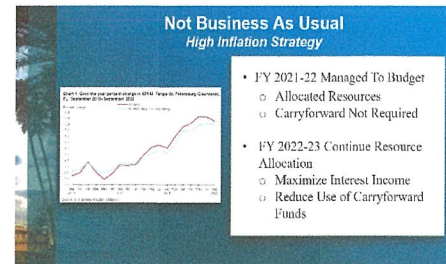


31 ABM is slated to do this work which will commence after
32 the first of the year

33

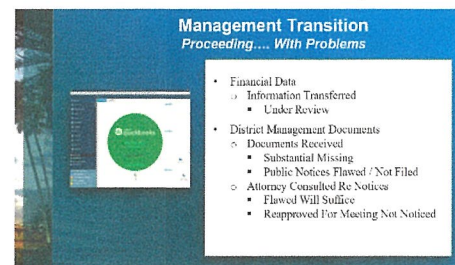
1 ♦ **Not Business As Usual**

2 Ms. Wilson reviewed the impact of current
3 financial circumstances and noted that the FY 2021-22
4 operations were managed to not require the use of any
5 carry forward funds. She reviewed the strategies in place
6 for FY 2022-23 which depend on proper resource
7 allocation and will benefit from maximized interest income.



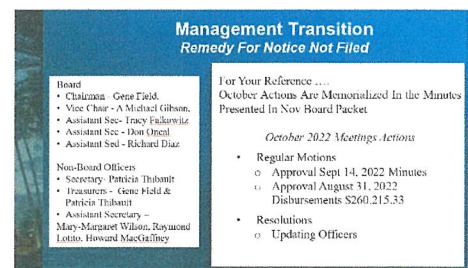
9 ♦ **Management Company Transition**

10 Ms. Wilson and Ms. Thibault noted that with five
11 days left in the current agreement, DPFG had transferred
12 the information and that it was being reviewed.



13 Ms. Wilson noted with surprise that there appear
14 to have been flaws in the noticing of the Budget Hearing
15 and the 2023 meetings. She stated that this matter had been referred to the District Counsel by
16 Ms. Thibault and the attorney opinion was that the Budget notifications will suffice. That said
17 public notification of the FY 202-23 meetings had to be made and Ms. Thibault was able to
18 get that done in time for this, the November meeting.

19
20 Ms. Wilson noted that due to the lack of public meeting
21 notice, all actions taken at the October 2022 meeting
22 (which is the first meeting of FY 2022-23) must
23 reapproved by the board, this effectively providing the
24 proper opportunity for public involvement.



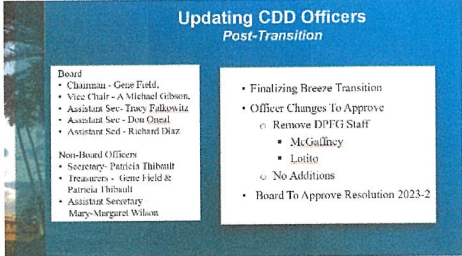
25
26 As a remedy for notices not filed, the following actions were taken:

27
28 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
29 approved the Minutes of the Sept 14, 2022 Board Meeting.

1 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
2 approved the Disbursements for the month ending August 31, 2022 in the amount of
3 \$260,215.33

4
5 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
6 Resolution 2023-1 Election of Officers was approved: Gene Field (Board Member) as
7 Chairman; Mike Gibson (Board Member) as Vice Chairman; Tracey Falkowitz (Board
8 Member) as Assistant Secretary; Donald Oneal Jr. (Board Member) as Assistant Secretary;
9 Richard Diaz Jr. (Board Member) as Assistant Secretary; Mary-Margaret Wilson as Assistant
10 Secretary; Raymond Lotito and Howard McGaffney as Assistant Secretary; Gene Field &
11 Patricia Thibault as Treasurers; Patricia Thibault as Secretary.

12
13 As the final step in the transition from DPF
14 Management to Breeze Management, the board was asked
15 to approved Resolution 2023-2 which removed the
16 remaining DPF staff members from officer positions at
17 Tampa Palms and recertify the officers.



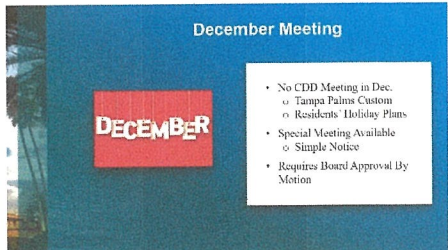
**Updating CDD Officers
Post-Transition**

- Board
 - Chairman - Gene Field,
 - Vice Chair - A Michael Gibson,
 - Assistant Sec - Tracey Falkowitz
 - Assistant Sec - Don Oneal
 - Assistant Sec - Richard Diaz
- Non-Board Officers
 - Secretary - Patricia Thibault
 - Treasurers - Gene Field & Patricia Thibault
 - Assistant Secretary - Mary-Margaret Wilson
- Finalizing Breeze Transition
- Officer Changes To Approve
 - Remove DPF Staff
 - McGaffney
 - Lotito
 - No Additions
- Board To Approve Resolution 2023-2

18
19 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
20 Resolution 2023-2 Election of Officers was approved: Gene Field (Board Member) as
21 Chairman; Mike Gibson (Board Member) as Vice Chairman; Tracey Falkowitz (Board
22 Member) as Assistant Secretary; Donald Oneal Jr. (Board Member) as Assistant Secretary;
23 Richard Diaz Jr. (Board Member) as Assistant Secretary; Mary-Margaret Wilson as Assistant
24 Secretary; Gene Field & Patricia Thibault as Co-Treasurers; Patricia Thibault as Secretary.

25
26 ♦ **December Meeting Action**

27 Ms. Wilson noted that it has been the practice for
28 the Tampa Palms CDD that the Board does not meet in
29 December. Should a situation come to the front during
30 December that requires immediate Supervisor action, an
31 emergency meeting, with a quorum of three Supervisors
32 could be convened.



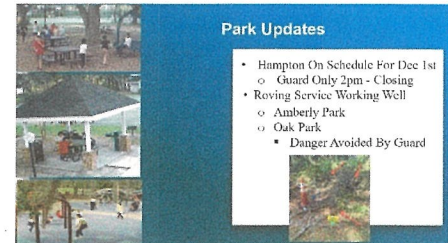
December Meeting

- No CDD Meeting in Dec.
 - Tampa Palms Custom
 - Residents' Holiday Plans
- Special Meeting Available
 - Simple Notice
- Requires Board Approval By Motion

33
34 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
35 approved cancellation of the December 2022 meeting.

1 ◆ **Park Updates**

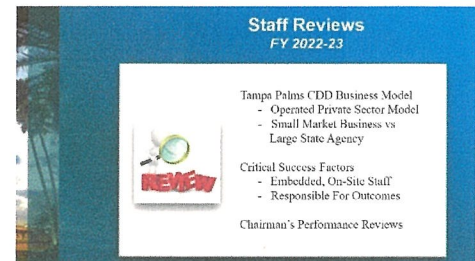
2 Ms. Wilson described the progress in transitioning
3 to a single park staff member in the afternoon and evening,
4 as had been the process for many years. Securitas staffing
5 sole staffing from 2 Pm to closing (with a 1 Pm to 2 PM
6 overlap with the single park guard) is slated to commence
7 on the first week of December.



8 She also reported on the success of the “roving guard” patrols for Amberly and Oak
9 parks. She noted that two weeks prior, the Securitas guard observed and reported a dangerous
10 situation that could have resulted in injury for residents using the park paths. The guard noticed
11 unusual flying insect activity and it was discovered that a substantial yellow jacket series of
12 underground nest sites had been created. The district called in a company specializing in insect
13 removal and problem was handled.

14
15 ◆ **Staff Reviews**

16 Ms. Wilson excused herself from the meeting.
17 Chairman Field advised that the district’s private-sector
18 business model produces favorable outcomes come from
19 repeatable, reliable business systems, processes and
20 capable staff. The chairman recommended a 3%
21 increase for Ms. Wilson commencing Oct 1, with the start of the fiscal year.



22
23 ◆ **Additional Advanced Board Package Materials:**

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

26
27 **EIGHTH ORDER OF BUSINESS – Other Matters**

28 There being none, the next item followed.

29
30 **NINTH ORDER OF BUSINESS – Public Comments**

31 There being none, the next item followed.

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TENTH ORDER OF BUSINESS - Supervisor Comments

Mr. Diaz and Mr. Oneal further discussed the collections of unpaid CDD fees and it was noted that the amounts this year are rather typical and are ultimately paid.

ELEVENTH ORDER OF BUSINESS - Adjournment

There being no further business,

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

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

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

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

Signature

Patricia Thibault
Printed Name

Title:

- Secretary**
- District Manager**

Signature

Gene Field
Printed Name

Title:

- Vice Chairperson**
- Chairperson**

..... Around the Neighborhoods

General Landscape

Over-all, the community fared well through the holidays despite the first multi-days of temperatures below freezing in more than fifteen years. During the period from 12/23 to 12/26 the area recorded the 4th coldest end of December on record.

- Dec 23rd low 27° at 3 AM, remained below freezing until 9:30 AM*
- Dec 24th low 28° around 3 AM, remained below freezing until 10 AM*
- Dec 25th low 26° degree around 3 AM, remained below freezing until 10 AM*

*NWS data for the Tampa Palms area, areas even slightly north of Tampa Palms such as Arbor Greene were actually a degree or two colder.

The OLM inspection earlier this week rated the property at a 92.5 which is more than respectable considering what the ABM teams had to work with, eg holidays and cold.



Irrigation Management

The ABM team had quite a bit of work shutting down and / or protecting the exposed portions of the two pump stations.

The small submersible pump on the well located at the end of Yardley was also completely drained and winterized.

The fountains at the Reserve and Turnbury were adjusted to keep the main pumps running 24 X 7.



There were no restart problems due to freezing pipes, though some timers, especially on the holidays lights, had to be repaired as they froze in place and the tabs popped off.

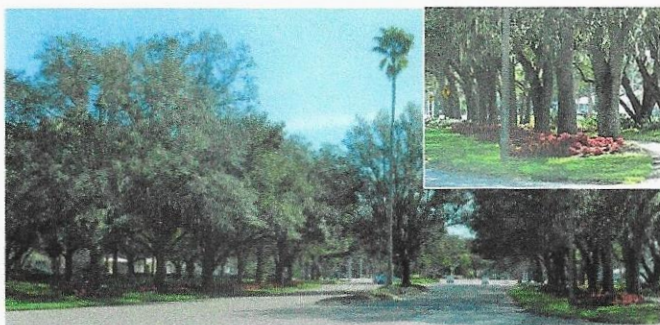
Landscape Weather Impacts

The cold, followed by a combined high humidity and frequent fog has created spotty damage to the turf across the property. Shrub damage is being evaluated at this time and is minimal due to the plant types used.

The annual plants were scheduled for installation two weeks before the cold snap; a cold snap that was well forecasted. For that reason, ABM decided not to plant salvia as salvia will not survive cold under 40°. The snapdragons were selected for pre-bloom stage. (Snapdragons will survive the cold but the blooms will die and rebloom takes weeks.) The plants are in the process of putting out blooms at this time but are a bit of a disappointment visually. Fortunately, the Dusty Millers and alyssum provide color/

Oddly the poinsettias which provide a welcome into Tampa Palms on both sides of Bruce B Downs succumbed to the cold on the Area 2 stretch along City Plaza.

They literally shriveled up while across the boulevard there were a few damaged plants but no widespread failure. The dead poinsettias were removed and the area mulched.



The cold and humidity with attendant fog set the right situation for fungus and interspersed with cold damage, some of the turf is displaying the characteristic yellowing.

At this time Joe feels that with treatment, most of the turf will survive. (Untreated fungus will invade the turf rhizome (root) making survival unlikely.)

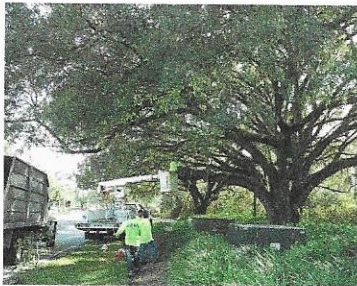
There are a number of products used including:

- Protect- used on a regular protective spray program to minimize the risk of fungus damage and can generally be accomplished with lower rates and less frequent fungicide applications.
- Heritage - a preventative and post-emergent fungicide that works by inhibiting the mitochondria of the fungi from respirating, stopping their growth and killing them. Heritage is used on ornamental plants as well as the turf

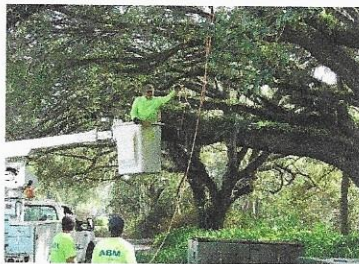


Tampa Palms Trees

Without a question the trees in Tampa Palms are THE major contributor to the general upscale look of the community – both along the boulevards and in the villages.



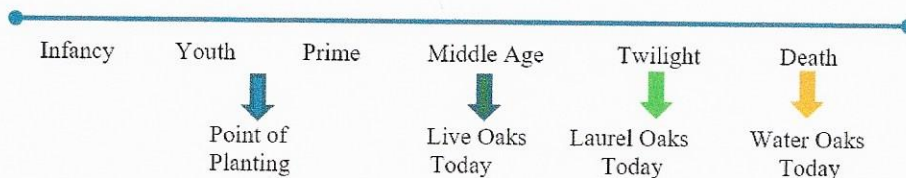
As trees age, especially those along the paths on the boulevards, they must be watched for sudden limb drop which creates a danger to pedestrians. ABM watches for these potential dangers.



Such was the case with some major oaks along Tampa Palms Blvd near Amberly, across from City Plaza. ABM made the necessary trims and the area is more secure/

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

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



Projects - Current

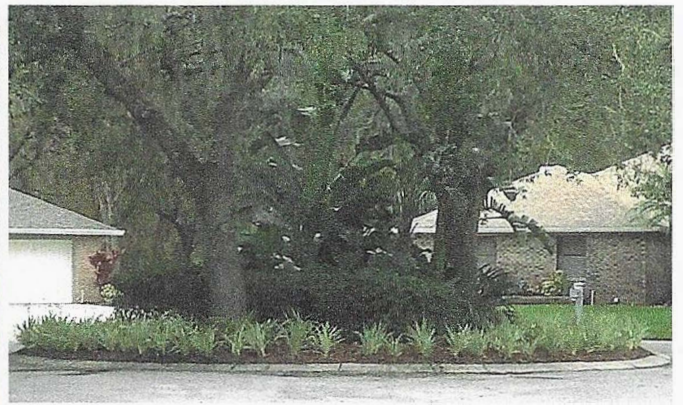


Small projects aimed at improving the curb appeal of the boulevards and a few cul de sacs were completed.

The first was a restoration of the small seating area that is located across from the Wyndham pond at the corner of Yardley and Tampa Palms Blvd.

Nothing elaborate, just the plants were replaced.

Likewise aging plants were removed and replaced on several cul de sacs, effectively freshening the look of the areas without major investment. This is Ainsworth in Cambridge II, both the east and west street sides.



Projects – Upcoming

The next phase in the continual process of keeping Tampa Palms looking upscale without major investments is to address some of the walls where aging vines have been removed and the next step will be to pressure wash and repaint them.

This will be done in segments, addressing the areas most in need but not uncovering adjacent wall segments which do not require restoration.

This both manages costs and given that the staff to complete the projects is not always available, it limits the time the walls are “uncovered”.



Fountain Replacement

As was mentioned in previous meetings, the pond fountain in the Manchester pond is in need of replacement. Despite having the pump retooled and float repaired – using parts from the former Asbury fountain – it is again listing and barely 30% of its normal height and looks pathetic rather than enhancing.



The proposed cost for a new fountain is \$10,300 and the funds were earmarked in Capital Projects.

This project should be approved by the board in order to proceed.

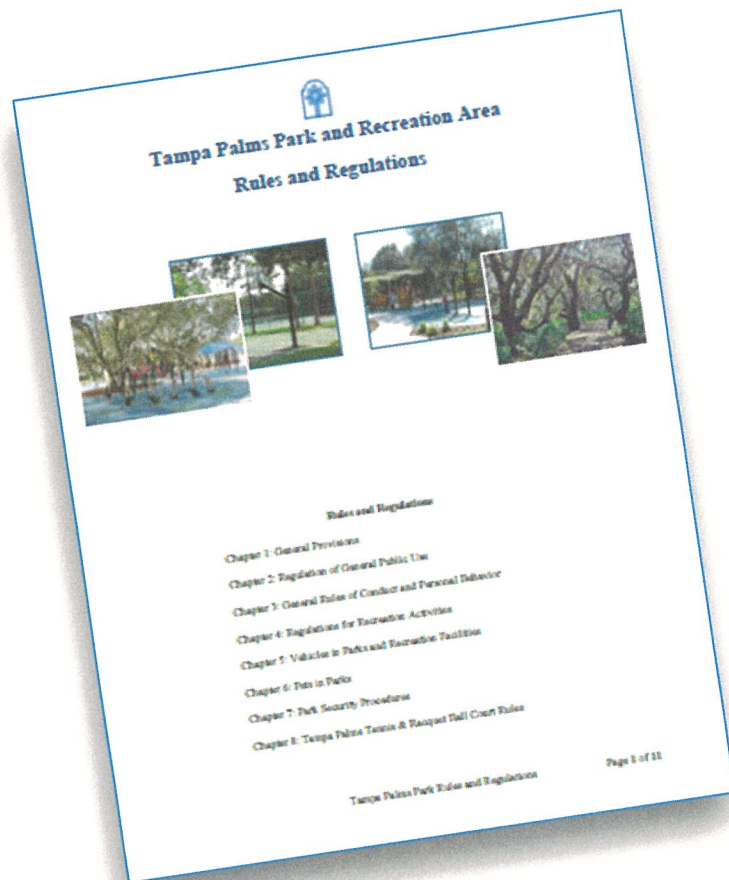
Tampa Palms Park Manual 2023

Twice each year staff provides a copy of the park rules and regulations to the Board for review and consideration of proposed changes, if any. This year staff is not proposing any material modifications, though there are some refinements primarily as applying to reservations for events at Compton Park and a more complete definition of service dogs and emotional support dogs, as defined by the ADA.

These regulations are shared resource with the TPOA in order that residents have a common set of guidelines for the community parks. The sole exception due the consistent rules is that Hampton and Amberly parks allow memberships and the TPOA parks do not.

As mentioned, this year there are some changes proposed for the TPOA relative to the reservation and use of Compton Park; no changes are proposed for the CDD portion.

The regulations are posted on the Tampa Palms website. A copy follows for Board consideration.



Tampa Palms Park and Recreation Area

Rules and Regulations



(Last updated 12/22/2022)

Chapter 1: General Provisions

Chapter 2: General Regulations for Park Use

Chapter 3: General Rules of Conduct and Personal Behavior

Chapter 4: Regulations for Recreation Activities

Chapter 5: Vehicles in Parks and Recreation Facilities

Chapter 6: Pets in Parks

Chapter 7: Park Security Procedures

Chapter 8: Tampa Palms Tennis & Racquet Ball Court Rules

Chapter 1: General Provisions

Section 1: Purpose

The Tampa Palms™ Community, both the CDD and the TPOA, believe it necessary to have rules and regulations to allow all who participate in park activities to enjoy a safe and pleasing environment. These rules are also intended to provide for the ongoing enjoyment and protection of the natural resources in the area.

Exceptions to these rules may only be approved by the TPOA staff, CDD staff consultant or designee, who will be acting under the guidance of the applicable Boards.

Section 2: Authority

Any law enforcement officer or park employee or CDD/TPOA designated security company officer has authority to ask any person who is violating these rules to stop whatever behavior that is contrary to the rules. If they refuse to comply with the request, the officer, park employee or CDD/TPOA designated security company officer may then order that person to leave the park for the remainder of that calendar day.

Section 3: Definitions

- a. "ALCOHOL" means any intoxicating beverage including 3.2 beer, wine, wine coolers or any other malt liquor beverage.
- b. "BOARD" means the Tampa Palms CDD Board and/or the TPOA Board.
- c. "FACILITIES" means any structures including but not limited to buildings, courts, playground equipment, bridges, trails, fields and pathways, shelters, fences that are built, installed or established on park property to serve a particular park or recreation purpose.
- d. "DESIGNATED AREAS" means any area on park property or in park facilities and buildings which provides direction and instruction to the residents and members ensuring a safe environment.
- e. "PARKS" means any park, building, recreation center, open space, athletic field, tennis court, racquet ball court or any other area owned, improved, maintained, operated, or otherwise controlled by the Tampa Palms CDD or TPOA for recreation.
- f. "PARKS DIRECTOR" means the Tampa Palms Parks & Amenities Manager who oversees issuance of reservations for exclusive use of shelters and oversees park attendant assignments.
- g. "PERSON" means any individual, firm, partnership, corporation, or group.
- h. "WATERCRAFT" means any device used for navigation on water.
- i. "WEAPON" means any device which may or has caused harm to another person in a park.
- j. "DRONE" means any remotely piloted aircraft or device.
- k. "RESIDENT" is defined as an OWNER, RENTER, or member of the immediate family residing in TAMPA PALMS AREAS 1 or 2, which consists of the following Villages in the chart below; RESIDENTS have access to parks and facilities (** Eagles Point & Landmark at Grayson Park only have access to the CDD Parks, Hampton, Amberly & Oak Park.)

“RESIDENT” (Continued)

Amberly Place	Faircrest	Reserve
Asbury	Henley	Sanctuary
Ashmont	Huntington	Sterling Manor
Cambridge	Kensington	Stonington
Cambridge II	Manchester	Tremont
Cambridge III	Mezzo at Tampa Palms	Turnbury Wood
Canterbury	Nottingham	Wellington
Coventry	Palma Vista Condominiums	Westover
Enclave	Palma Vista Townhomes	Wyndham
Estates at River Park	Eagles Point **	The Dawson**

Chapter 2: General Regulations for Park Use

Section 1: Hours and Access

Tampa Palms parks and recreation facilities are open to everyone who is a resident of the Tampa Palms Areas 1 and 2 (see above) regardless of race, gender, age, creed, national origin, sexual orientation, physical and mental abilities and/or limitations. Non-residents may purchase a park membership for **ONLY THE CDD PARKS OF HAMPTON, AMBERLY & OAK, Compton Park, and River Park facilities are reserved for residents of Areas 1 and 2 only and no memberships are available.** ID showing residence in Tampa Palms Areas 1 or 2, or park membership, may be required if a member is not recognized by the staff.

- a. Compton Park is open daily: 8 AM to 9 PM, M-Thur (10 PM Fri & Sat, 8 PM Sun)
- b. River Park is open Summer: Sun - Sat 8 AM -7 PM. Winter: 8 AM-6 PM.
- c. Hampton Park is open 8 AM to 9 P.M. M-Sat, (8 PM Sun) unless otherwise posted, and shall be considered closed after 9 P.M. even if the park does not have gates or barriers which prevent access to the park.

No person should be in Hampton Park between the hours of 9 P.M. and 8 AM unless they are performing maintenance at the direction of the CDD staff.

- d. Amberly Park is open from daylight to 6 P.M., unless otherwise posted, and the restroom facilities shall be considered closed after 6 P.M. even if the park does not have gates or barriers which prevent access to the park. No person should be in Amberly Park between the hours of 6 P.M. and daylight unless they're walking through the park on the pathway or unless they have written permission from the CDD staff.
- e. Any park or section of park may be closed by the a CDD/TPOA employee, or CDD/TPOA designated security company officer at any time, e.g., inclement weather, site emergencies or holidays. A notice will be posted in any area which is closed.
- f. Individuals who have reserved tennis courts, racquetball courts or pickleball courts or who are arriving to use the courts, should present themselves to the CDD/TPOA employee or CDD/TPOA designated security company officer upon arrival and sign in with any guest to prevent interruption of their game for ID checks.
- g. Duties of the employees and security personnel at the parks do not permit providing day care for children. Parents must exercise their own judgment as to whether their children are mature enough to be unaccompanied at the parks and playgrounds.

Section 2: Reservations

- a. A reservation is required if any person wants the exclusive use of a specific area, building, or other park facility or for special events of a cultural, educational, political, religious, or recreational nature. **Any person with a reservation must follow the RULES AND REGULATIONS listed in this document and in the applicable Reservation Form, including any attachments. Failure to follow the Rules and Regulations and attachments may result in forfeiture of the event deposit.**

- b. Reservations for exclusive use are issued for the following park facilities.
- the pavilion area of Hampton Park, excluding the restrooms, water fountain and soft drink machines, all of which may be used by all park attendees
 - the cabana area at Hampton Park
 - the pavilion area at Amberly Park
 - the meeting rooms at Compton Park.

Members who have reserved a facility within the buildings may also use the playground; however, the playground will not be reserved. The pool may not be used or reserved during a scheduled event.

- c. **A resident is allowed to reserve a TPOA event room once per quarter. They must provide an Event Deposit** in an amount set by the TPOA Board when booking a reservation in a TPOA facility that requires such deposit. Any person with a reservation is liable for any loss, damage, or injuries to the park or to any person associated with the reservation holder. Such loss, damage or injury shall be forfeited from the Event Deposit. In addition, any resident who does not attend the full duration of the event to which guests are invited, or who violates any of the Rules and Regulation set forth in this manual and in the Event Reservation Form may forfeit the entire Event Deposit and have their use rights to the facility suspended. If damages exceed the amount of the Event Deposit, the resident will be billed for the difference. Some reservations may require additional insurance coverage with the TPOA listed as an additional insured.
- d. The person granted a reservation cannot transfer that reservation to another person without the written permission of the Tampa Palms Parks & Amenities Manager or TPOA staff.
- e. Any reservation may be revoked for violation of these RULES AND REGULATIONS.
- f. It is not permitted to disturb, harass, or interfere with any person in possession of a valid permit or with their property or equipment.
- g. **The following applies only to the TPOA Compton Park facilities, including the clubhouse and the park; all foregoing provisions of Section 2 above continue to apply:**
- A resident of Tampa Palms who is a member of an organization that may have members who are not Tampa Palms residents may reserve use of Compton Park facilities for use by the organization. **Nonresidents may not make park reservations nor use TPOA facilities.**
 - Tampa Palms residents may schedule social functions only for themselves or for immediate family members (who may be nonresidents). In order to preserve availability of the Compton Park clubhouse for Tampa Palms residents, social functions such as wedding events, graduation parties, baby showers and the like may not be scheduled by a TPOA resident for nonresidents who are not immediate family members, even if the Tampa Palms resident is invited as a guest.
 - Because evening events often require extensive cleanup which may delay park closing, **a cleanup fee may be charged if needed and the resident will be notified.** This charge

is in addition to the event deposit and would be collected to facilitate the ability to clean and close the park and be prepared for future events the next day.

- **Event reservations include only space and setup of tables and chairs.** No staff will be provided to wait tables, tend bar, cook, or perform other functions. Tablecloths, room or table decorations, signs, announcements, or the like are the sole responsibility of the event organizers.

- Special requests for use of electronic equipment such as microphones, speaker stands, connectors, the display screens and the like will be accommodated if such is available. Requests for separate rooms will be honored so long as available facilities permit. Windows may not be covered. Special requests for male or female park attendants to be on duty for events will be honored only if scheduling and staff availability permits.

- **The TPOA does not have authority to grant permission for use of the TECO power corridor or the Tampa Palms Elementary School parking lot for event parking.** If use is desired, it must be coordinated by the event organizers directly with TECO or the school.

Section 3: Memberships

- a. Any individual seeking to use any CDD park that is not a resident of the Tampa Palms CDD may purchase an annual membership to the CDD-owned parks **ONLY**
- b. Such annual membership cost shall be equal to the general cost of park maintenance and restoration costs paid by the assessments of the residents of the Tampa Palms CDD.
- c. The annual cost of a membership is set at \$300. Membership must be obtained from the CDD staff or designee. For information on memberships call 813 977-3933.
- d. Memberships are available to:
 - Individuals
 - Families to include parents and any minor children

Section 4: Guest Use

- a. Residents of Tampa Palms may bring **two guests** to any park for general park use. (Children under 18, accompanied by a resident, are not considered "guests" for the purpose of establishing *only two guests*.)
- b. Residents who will be playing doubles tennis and Pickleball may bring three guests for the use of the tennis and pickleball courts only.
- c. The resident must sign-in all guests.
- d. No guest may remain in the park unless the responsible resident is also in the park.
- e. All rules and regulations which apply to residents also apply to guests.

Section 5: Commercial use

Tampa Palms parks are open to the residents of Tampa Palms and members for **private and personal** recreational use. The parks are not available for commercial purposes, which is to say that they may not be used by anyone, resident or member, advertising for activities conducted in the parks.

- a. Selling merchandise of any type on park property is not allowed other than for Board-approved charitable events primarily benefitting the Tampa Palms community as a whole. Charges or donations may not be accepted by anyone else for activities conducted in the parks.
- b. Commercial photography of any kind is not allowed on park property without the proper permit and/or written permission from the TPOA or CDD staff.
- c. Advertising of any kind, including the distribution of fliers, leaflets, or pamphlets either in the park or by placing them on vehicles parked within any park, is not allowed.
- d. Permits for commercial photography use may be available by calling the CDD staff at 813-977-3933 or the TPOA staff at 977-3337.

Chapter 3: General Rules of Conduct and Personal Behavior

Section 1: General Conduct

The Tampa Palms CDD and TPOA regulations state that a person may be expelled from a park for a period of 24 hours or longer if there is reasonable cause to believe that person violated the following rules of general conduct by intentionally disrupting the orderly operation of a park, program, or event.

A person may also be expelled for an extended period and be reinstated only when there is evidence that the person's presence will no longer threaten the orderly operation of the park.

- a. The following conduct is not allowed on park property: fighting; offensive, abusive, or obscene language, gestures, or behavior; disturbing, harassing, or interfering with any park employee, another visitor, or their property; intentionally disrupting the orderly operation of the park; and/or disregarding the rights or safety of others.
- b. No person shall interfere with the orderly conduct of games or other recreational activity in a park or park facility.
- c. The high-volume use of loudspeakers, car stereos, boom boxes, compact disc players or other loud sound systems is not allowed in and around parks, buildings, or ball fields without written permission from the CDD or TPOA staff.
- d. The flying of remote-control drones or powered model aircraft in all of the parks, including open fields, is forbidden.
- e. Individuals refusing to show proof of residence in Tampa Palms Areas 1 or 2 or a CDD Park membership to a park attendant or CDD/TPOA designated security company officer which results in a request for law enforcement assistance, will be asked to leave the park for no less than 24 hours. New residents who have not obtained ID reflecting a valid Tampa Palms Area 1 or 2 address may show a utility bill or other official document addressed to them at an Area 1 or 2 address.

Section 2: General Conduct in Park Facilities

- a. The use of roller skates, in-line skates, skateboards, scooters, bicycles or any other type of propelled vehicle or equipment is not allowed on the playground, the tennis courts, basketball courts, pickleball courts or racquetball facilities.
- b. Resident, members and guests shall enter park facilities only at designated street entrances, and shall only park in the parking spaces provided.
- c. No parking along the maintenance entrance to Hampton Park or along the power line easement shall be allowed without written permission from the CDD staff and then only in situations where the normal parking lot is unavailable.

Section 3: General Conduct on Park Property

- a. Entering into any pond, designated natural area, native plant area or restored natural area is not permitted.
- b. Placing any foreign object, solid or liquid, into the water of any pond, or fountain is not allowed.
- c. Digging holes, cutting trees or plants, attaching signs to trees, or damaging any park property is not allowed.
- d. Harassing or otherwise disturbing wildlife in any manner is not allowed. Fishing is not allowed in the parks.

- e. Garbage, bottles, cans, paper, and other refuse shall be placed in designated trash receptacles.
- f. Glass containers are not allowed in any park, except where designated, or where the use is specifically permitted by the TPOA or CDD staff.

Section 4: Smoking in Tampa Palms Parks – Both the CDD and TPOA Parks

- a. Smoking is not permitted in the pavilions, restrooms, offices, court areas or anywhere around the playground areas of Compton, Hampton or Amberly Parks.
- b. Smoking by Tampa Palms TPOA or CDD employees, or employees of security companies which may be retained by the TPOA or CDD, is not permitted at any time in Tampa Palms - owned parks.

Section 5: Consumption of Alcohol

- a. The Tampa Palms CDD specifically prohibits the possession or consumption of alcohol in all CDD parks. There will be no exceptions.
- b. Holders of reservations for exclusive use of facilities within the CDD parks may not use or possess alcohol in the park during their functions.
- c. Anyone found consuming or possessing alcohol will be asked to leave the park.
- d. Serving and consuming alcohol during private event at Compton Park (limited to the meeting rooms) must be approved in writing by the TPOA Parks & Amenities Manager. **Alcohol may not be consumed in the Compton Park recreational areas.**

Section 6: Use of Fireworks and Weapons

- a. Fireworks, model rockets and remote-control vehicles (including drones and model aircraft) are not allowed without written approval from the respective CDD or TPOA staff.
- b. **Weapons**, except by City of Tampa, Hillsborough County or State of Florida law enforcement officers, **shall not be openly displayed or carried by any person**, whether a resident, employee, member, guest, or visitor, in any park property or in any park facility. The term “Weapons” includes real weapons, replicas, and toys.
- c. The CDD or TPOA staff may remove any obstructing article, or item, found on park property at the expense of the owner, and if not claimed within 60 days, may sell, or destroy such items.

Chapter 4: Regulations for Recreation Activities

Section 1: Picnicking

- a. Picnicking is allowed in designated areas.
- b. Assuming control over a complete pavilion without a reservation is not allowed.
- c. A permit and approval from TPOA Parks & Amenities Manager or CDD staff are required for the use of tents, canopies, inflatable's, large games and rides in the parks. Requests for permits will be evaluated on an individual basis with safety of the park the overriding consideration. No motorized (moving) games or rides will be permitted. **Inflatable "bounce houses" will not be permitted at Compton Park or River Park.**

Section 2: Grilling and Outdoor Cooking

- a. Grilling and outdoor cooking is allowed in areas designated and equipped for that purpose.
- b. Individuals are not allowed to bring their own grill for outdoor cooking without written permission from the TPOA Parks & Amenities Manager or CDD staff.

Section 3: Recreational Fires

- a. Recreational fires are not allowed in the parks except for in the Amberly Park fireplace or the River Park fire pit.
- b. Fires in the Amberly fireplace and River Park fire pit shall not be left unattended and must be extinguished no later than 6:00 PM.
- c. Only cut logs and charcoal briquettes are allowed to be burned. The harvesting of live or dead wood from any park area is not allowed.
- d. Portable fire pits are not allowed.

Section 4: Swimming, Boating and Fishing

- a. No bathing, wading, or swimming is allowed in ponds or lakes in Tampa Palms CDD parks.
- b. Fishing is not allowed in Tampa Palms parks, except on River Park dock.
- c. No boats, canoes, rafts, or any other flotation device is allowed in Tampa Palms Park lakes or ponds.
- d. Canoes may be launched into the Hillsborough River from the TPOA's River Park dock.

Section 5: Paths and Trails

- a. Designated pathways, trails and surfaces may be used by bicyclists, pedestrians, and other users.
- b. Pedestrians shall have the right-of-way at all times. Bicycle riders shall observe and obey all traffic laws, traffic signals and directional signs.
- c. Bicycle riders shall operate in a safe and controlled manner.
- d. Designated bicycle racks are provided for bike parking. Bikes should not be left out where they may endanger other park visitors.
- e. The use of in-line skates, skateboards, roller skates, roller skis, freestyle or mountain and off-road bicycling and self-propelled scooters is prohibited in the parks.
- f. Permanent and/or temporary pathway or trail markings shall not be placed on any CDD, TPOA or City pathway or trail without written permission from the respective CDD or TPOA staff.
- g. Motorized vehicles shall not be used on park paths and sidewalks.
- h. People with mobility, circulatory, respiratory, or neurological disabilities may use power devices for mobility such as powered wheelchairs and scooters and other "power-driven mobility devices" (OPDMD).

Section 6: Wildlife and Environmental Protection

- a. Attempts to kill, injure, harass, remove, or unnecessarily disturb fish, waterfowl, singing or other birds, deer or any wildlife creatures within park property is not allowed.
- b. The feeding of any wildlife creatures within park property is not allowed without written permission from the CDD or TPOA staff.
- c. Tampa Palms is home to many species and varieties of wildlife that both reside in or transit the area, especially the conservation and wetland areas as well as its parks. Some of these varieties can be or are dangerous if approached. They include, by example and not by limitation, alligators, snakes, coyotes, foxes, bobcats, owls, hawks, bears, Florida panthers, feral hogs, raccoons, armadillos, and snapping turtles. There are also some species that are protected by law, such as Sandhill Cranes, soft-shelled turtles, and box turtles. **Do not approach or feed wild animals.** Feeding wild animals makes them associate humans with food and increases the danger. Neither the CDD nor the TPOA will be responsible for injury from wild animals.
- d. The abuse of any natural resource within the park system is not allowed, nor is the removal of any natural resource from within the park system without written permission from the CDD or TPOA staff. This includes but is not limited to trees, plants, shrubs, flowers, soil and turf.

Chapter 5: Vehicles in Parks and Recreation Facilities

Section 1 Operation of Motor Vehicles

- a. The operation of any motor vehicle within a park is only allowed in designated parking areas.
- b. Motor vehicle parking is not allowed in any area designated "no parking" either by painted curb, signage, or both.
- d. Motor vehicles parked illegally on park property may be tagged and/or towed at owner's expense.
- e. Children and/or pets shall not be left unattended in vehicles.

Chapter 6: Pets in Parks

Section 1: Service Animals

Service animals are defined by the Americans with Disabilities Act (ADA) as a dog that is trained and certified to assist persons with disabilities are allowed in all park areas and facilities. The tasks performed by a service animal must be directly related to the person's disability, and the dog must be harnessed, leashed, or tethered while in public spaces, include our parks and courts unless these devices interfere with the service animal's work or the person's disability prevents use of these devices. Most dogs trained as service animals are NOT carried but remain on the ground. Park staff and security personnel may inquire whether the animal is required because of a disability, and what tasks the animal is trained to perform. Members may NOT be asked for documentation of the service animal's training or the nature of the member's disability.

Section 2: Dogs

Section 2: Emotional Support Animals

Emotional support animals are defined by the Americans with Disabilities Act as those that can provide comfort and support just by being with people with any of many different emotional conditions (by way of example and not exclusion, anxiety, depression, bipolar disorder, mood disorder, panic attacks, fear or phobias, etc.) It can be any animal and is not limited to being a dog. Generally, a letter from a licensed mental health professional stating the need for an emotional support animal is necessary (especially if the animal is a "exotic" one), and persons being asked to accept an emotional support animal as such may request such certification.

Section 3: Safety Concerns

The ADA does not override legitimate safety concerns of a community. Because of such concerns, it is recognized that any animal running free on our courts can present a danger, especially by being a trip hazard, to residents using the courts or to the animal itself. As a result, no animals of any kind are permitted on tennis, pickleball or racquetball courts, though they are allowed in the other areas of the parks if properly controlled and housebroken (sanitation is a safety concern as well). Trained and certified service animals, as distinguished from emotional support animals, are allowed in CDD and TPOA buildings (as distinguished from the courts). Any dogs or other domestic animals other than service animals are not allowed inside buildings in the parks without written permission from the TPOA or CDD staff. Residents or their guests with animals violating these rules may be required to leave the parks, and may be barred from the parks for repeated violations.

Section 4: Dogs

In general dogs are welcome in TPOA and CDD parks other than the courts and buildings, with the following restrictions:

- a. Dogs must be effectively restrained on a leash, harness or tether no longer than six feet held by the owner or a responsible person.
- b. Owners and/or handlers of dogs must prevent their animals from the pursuit or harassment of wildlife or wildlife nests, burrows, or habitat in any park property.
- c. An owner or person handling a dog is responsible for solid waste clean-up and must carry a device for such clean-up.
- d. Any member or guest violating these rules may be asked to leave the parks. Persons who commit repeated violations may be barred from the parks from the pursuit or harassment of wildlife or wildlife nests, burrows, or habitat in any park property.

Chapter 7: Park Security Procedures

Section 1: Access to Parks

Tampa Palms CDD parks are available to residents of the Tampa Palms CDD and those who are members. TPOA-owned parks are available only to residents of Tampa Palms (TPOA Areas 1 and 2).

- a. All individuals entering the parks **may be** requested to show proof that they are Tampa Palms residents or members unless they are known to the park employee or CDD/TPOA designated security company officer on duty. Even residents and members known to the park attendants will be asked to show ID from time to time.
- b. It is required that those who arrive to use the tennis courts “sign in” with the attendant before beginning their game to avoid interruption in the event the attendant or security personnel require proof of ID.

Section 2. Acceptable forms of ID include

- a. TPOA- issued resident identification
- b. A driver’s license that indicates an address included in the Tampa Palms Area 1 or 2 street list (see attached).
- c. A utility bill or other official correspondence addressed to the individual at a Tampa Palms Area 1 or 2 street address.

Section 3: Residents Without ID

Residents who live in the Tampa Palms but whose driver’s license does not carry a street address within the Tampa Palms and who do not have a TPOA resident ID will:

- a. Be required to fill out a resident card to include name, address, driver’s license number and telephone number.
- b. Will be admitted to the park for a single day (or weekend for River Park)
- c. Be required to contact the CDD (813 977-3933) or TPOA Parks & Amenities Manager (813 977-3337) for a permanent ID card or confirmation of residency.
- d. All resident cards will be retained and checked when a new request to enter. If an individual has previously claimed residency and been granted temporary access but did not obtain an ID, they will not be admitted.

Section 4. Guest

- a. Each Tampa Palms resident (resident shall mean “household”) may bring two guests to the parks. Residents must sign-in guests (see attached sheet).
- b. Family members under 18, accompanied by a resident, are not considered “guests” for the purpose of establishing only two guests.

Section 5. Non-Residents

Non-residents who come to any park unaware that Tampa Palms parks are private will be treated with respect and greeted as guests of the community.

- a. The TPOA/CDD Park attendant or security officer will explain that the park(s) are private and why [because they are paid for solely by the owners of Tampa Palms property].
- b. The TPOA/CDD park attendant or security officer will ask that the visitor sign in for the day and the visitor will be allowed to remain in the park for the day, though not granted use of the pool, tennis, racquetball, pickleball or canoe launch facilities. If a non-resident has once been granted temporary access, they will not be readmitted on subsequent days.
- c. The TPOA/CDD park attendant or security officer will provide the visitor with a handout describing other nearby parks which are open to the public in the general area, along with driving directions.

Chapter 8: Tampa Palms CDD Tennis & Racquetball Court Rules and TPOA Tennis & Pickleball Rules

For the convenience of all, the use rules for the Tampa Palms CDD tennis courts are consistent with the use rules of the Tampa Palms Owners Association tennis courts.

- a. All players must wear non-marking tennis shoes and appropriate tennis or racquet ball attire.
- b. Courts are for tennis only and may not be used for any other purpose. Roller skates, skateboards, scooters, bicycles, lacrosse equipment etc. are strictly prohibited.
- c. Courts are for the exclusive use of Tampa Palms residents (see village list page 12) and members (Hampton only). The courts are also open to any guest playing with a Tampa Palms resident. That guest may be a coach.
- d. Owners/members may bring three guests to play tennis to facilitate doubles play. Only one court may be used: there must be a resident/owner/member on every court.
- e. Owners or members may reserve courts only one and a half hours a day. **Owners must leave the courts promptly at the end of their reservation.** If no one is scheduled or waiting to play, the park attendants will reassign a court for continued play. (One reservation per day per household.)
- f. Reservations start on the hour or the half hour and are void if not used by 15 minutes after reservation time.
- g. To discourage ineligible use of the courts, **all owners/members and guests must sign-in before each session and will be assigned a court for use.**
- h. Players may not make comments or express complaints to or about other players, or even approach other players to trade courts or times. Any such requests should be discussed with the park attendants.
- i. Reservations are accepted from owners no more than 24 hours in advance. Reservation requests may be left on the voice answering system but if left more than 24 hours in advance of the requested time, the reservation request will not be honored.
- j. When making court reservations, owners or members should provide their name and address. All players should have Tampa Palms CDD or TPOA appropriate ID when checking in.
- k. To encourage fair playing times during peak hours of use for the tennis, racquetball, and pickleball courts, they are to be reserved on Saturday and Sunday's at the specific starting times of 8:00am, 9:30am, 11:00am, and 12:30pm.

The Tampa Palms parks are a place for recreation and enjoyment. The Tampa Palms CDD and the TPOA take very seriously their responsibility to provide a safe and peaceful environment where owners and members may take pleasure in their parks.

These tennis court use rules have been established to provide a framework for assuring a safe and tranquil environment. Failure to adhere to these rules will result in removal of park-use privileges.

1st offense 1 week

2nd offense 1 month

3rd offense 3 months

Financial Conditions / Cash Management

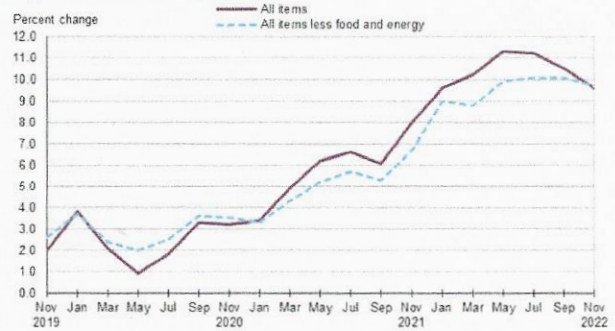
Both the adopted mission and direction statements for the Tampa Palms CDD focus on protecting and preserving the safety and quality of life in Tampa Palms through maintenance of CDD assets while mitigating the impact of externally-driven changes.

Without a doubt the current economic conditions constitute externally driven changes that effect every resident of Tampa Palms, as well as, the operation of the CDD. As the Chairman has said frequently, 2022-23 is not business as usual.

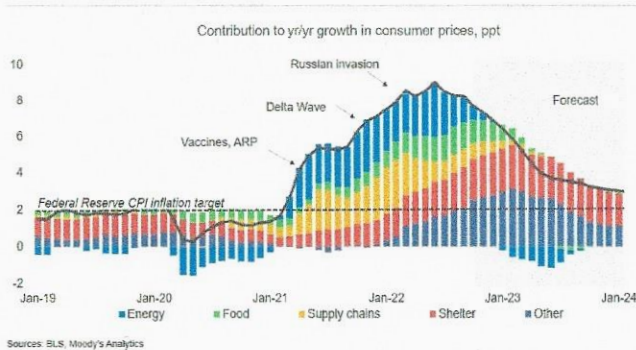
Inflation is impacting virtually every aspect of CDD operation and it continues to be painfully high. As of November, the year-over-year CPI for the Tampa / St Pete region was 9.6%, down about the 1% peak in September but well above the Federal Reserve's inflation target of 2%. This amounts to a 22% compounded increase since 2019.

As calculated by Mark Zanzi of Moody's, for context the typical American household earning the median annual income of \$70,000 must spend nearly \$4,800 more in 2023 to purchase the same goods and services as only one year ago.

Chart 1. Over-the-year percent change in CPI-U, Tampa-St. Petersburg-Clearwater, FL, November 2019–November 2022



Source: U.S. Bureau of Labor Statistics.



When will the situation moderate? Who knows and experts certainly do not agree.

Definitely the U.S. economic outlook as presented by Fed staff at last month's FOMC meeting suggested that the battle to lower prices may last longer than anticipated and the participants reaffirmed their objective of returning inflation to the 2% level.

There are a number of items at play including wages, shelter costs and much more and as depicted by another analyst at Moody's, using BLS data. The chart above anticipates that there will be material impacts throughout 2023.

Looking Ahead - What Can the CDD Do?

The Board lead by the Chairman has purposely invested some reserve revenue as a source of income to assist in protecting the residents from assessment increases, while providing the funds to maintain the CDD assets and shielding the reserves.

In the following pages you will find charts depicting the following:

- The current investments and secured earnings
- The CDD's operating metrics in this inflation-saturated time
- A cash flow chart displaying the funds available for investing
- The area inflation from 2019 through 2022



Account Holdings As of September 30, 2022

Estimated Annual Income \$61,334.00

Cash and Cash Equivalents

Description	Current Balance
Cash ³	(\$30.78)
Total Cash and Cash Equivalents	(\$30.78)

Certificates of Deposit

Security ID / Description	Quantity Price (\$)	Market Value (\$)	Cost Basis (\$)	Unrealized Gain / Loss (\$) Accrued Int (\$)	Estimated Annual Income (\$) ^a Est 30-Day Yield ^a
07371A3A9 BEAL BANK PLANO TX CD FDIC #32574 IAM CPN 2.050% DUE 06/14/23 DTD 06/15/22 FC 06/14/23	244,000 \$100.00	244,000.00	244,003.53	(3.53) 1,480.04	5,002 2.05%
07371C6J3 BEAL BANK USA LAS VEGAS NV CD FDIC #57833 IAM CPN 2.150% DUE 06/14/23 DTD 06/15/22 FC 06/14/23	244,000 \$100.00	244,000.00	244,003.53	(3.53) 1,552.24	5,246 2.15%
084601XS7 BERKSHIRE BANK PITTSFIELD MA CD FDIC #23621 IAM CPN 2.000% DUE 06/16/23 DTD 06/17/22 FC 06/16/23	244,000 \$100.00	244,000.00	244,003.56	(3.56) 1,417.21	4,880 2.00%
05600XF2 BMO HARRIS BANK NA CHICAGO IL CD FDIC #16571 IAM CPN 2.050% DUE 06/09/23 DTD 06/10/22 FC 06/09/23	244,000 \$100.00	244,000.00	244,003.46	(3.46) 1,548.56	5,002 2.05%
149159QT5 CATHAY BANK LOS ANGELES CA CD FDIC #18503 IAM CPN 2.650% DUE 02/13/23 DTD 08/12/22 FC 02/13/23	246,000 \$100.00	246,000.00	246,003.68	(3.68) 893.01	6,519 2.65%
254673F84 DISCOVER BANK GREENWOOD DE CD FDIC #05649 IAM CPN 2.000% DUE 06/07/23 DTD 06/07/22 FC 06/07/23	244,000 \$100.00	244,000.00	244,003.42	(3.42) 1,550.90	4,880 2.00%
33616CJ24 FIRST REPUBLIC BANK SAN FRANCISCO CA CD FDIC #59017 IAM CPN 2.650% DUE 02/10/23 DTD 08/10/22 FC 02/10/23	246,000 \$100.00	246,000.00	246,003.61	(3.61) 928.73	6,519 2.65%
38150VBW8 GOLDMAN SACHS BANK USA NEW YORK NY CD FDIC #33124 CPN 2.250% DUE 09/08/23 DTD 06/08/22 FC 12/08/22	244,000 \$98.5425	240,443.70	244,003.75	(3,560.05) 1,729.73	5,490 2.28%
78658RJX0 SAFRA NATL BANK OF NY NEW YORK NY CD FDIC #26876 IAM INSTL CPN 2.650% DUE 02/10/23 DTD 08/10/22 FC 02/10/23	246,000 \$100.00	246,000.00	246,003.61	(3.61) 928.73	6,519 2.65%

Certificates of Deposit continued on next page...

³ Debits balances are typically from advisory fees, IRA annual custodial fees, and inactivity fees. For Trade balances, please remit payment by settlement date.
^a Refer to the statement message titled ESTIMATED ANNUAL INCOME (EAI) AND ESTIMATED YIELD (EY) for information on how this figure is calculated.

Account Holdings As of September 30, 2022 Continued

Certificates of Deposit Continued

Security ID / Description	Quantity Price (\$)	Market Value (\$)	Cost Basis (\$)	Unrealized Gain / Loss (\$) Accrued Int (\$)	Estimated Annual Income (\$) ^a Est 30-Day Yield ^a
82669GCP7 SIGNATURE BANK NEW YORK NY CD FDIC #57053 IAM CPN 1.950% DUE 06/09/23 DTD 06/10/22 FC 06/09/23	244,000 \$100.00	244,000.00	244,003.46	(3.46) 1,473.03	4,758 1.95%
92237VAC7 VAST BANK NA TULSA OK CD FDIC #23737 IAM CPN 2.650% DUE 02/13/23 DTD 08/12/22 FC 02/13/23	246,000 \$100.00	246,000.00	246,003.68	(3.68) 893.01	6,519 2.65%
Total of Certificates of Deposit		2,688,443.70	2,692,039.29	(3,595.59) 14,395.19	61,334

Total Account Holdings	Market Value (\$)	Cost Basis (\$) Purchase Cost (\$) ^a	Unrealized Gain / Loss (\$)	Estimated Annual Income (\$) ^a
	2,688,412.92	2,692,008.51 (30.78)	(3,595.59)	61,334

Cash Activity Summary

	Since last statement 09/01 - 09/30/2022	3rd Quarter 07/01 - 09/30/2022	Year to Date 01/01 - 09/30/2022
Securities Purchased	—	(\$984,020.00)	(\$2,692,055.00)
Securities Sold	—	—	—
Cash Inflows	—	\$984,000.00	\$2,692,000.00
Cash Outflows	—	—	—
Dividends	—	—	—
Interest	—	\$18.84	\$24.22
Capital Gains	—	—	—
Other Distributions	—	—	—
Reinvestments	—	—	—

^a Refer to the statement message titled ESTIMATED ANNUAL INCOME (EAI) AND ESTIMATED YIELD (EY) for information on how this figure is calculated.

⁴ Purchase Cost equals Cost Basis less any reinvested dividends, interest, Fixed Income and Alternative Investments.

1/5/2023

Cash Flow Model

Month	Beginning Balance	Actual / Not Estimated			Investment Options - Funds Available			
		Receipts	Expenses	Ending Balance	Investment	Term	Ending Balance	Potential Earnings *
9/30/2022	1,348							
Oct		34	261	1,121			1,141	
Nov		816	273	1,664			1,664	
Dec		1,638	263	3,039	-2,000	90 days	1,039	
Jan		67	241	2,865			865	
Feb		112	241	2,736			736	
Mar		92	241	2,587	2,000		2,587	?
					-1,100	90 days	1,487	
Apr		34	241	2,380			1,280	
May			241	2,139			1,039	
Jun			241	1,898	1,100		1,898	?
Jul			241	1,657			1,657	
Aug			241	1,416			1,416	
Sep			245	1,171			1,171	
s/t		2,759	2,970					
Oct			251	920			920	
Nov		572	270	1,222			1,222	
Dec		1,745	284	2,683			2,683	?

* Potential Earnings Not Estimated

TP CDD

January, 2023

Comparitive Operating Metrics

	CDD Assessments	Tampa/ St Pete/Clw CPI	ABM CPI Adjustments *
3 Year Compound Total	5.0%	22.2%	12.8%
CY 2022	5.0%	9.6%	8.6%
CY 2021	0%	8.0%	5.0%
CY 2020	0%	3.2%	0%

* ABM CPI Applied Is *May Year Over Year* & US, Not Tampa/ St
Pete/ Clw MSA

BLS B-Monthly CPI**Tampa/ Ste Pete/Clearwater MSA****Inflation Layer Added By Month & Year****December , 2022**

Month	Jan	Mar	May	July	Sept	Nov
3-Year Compound Total Inflation	18.10%	18.00%	19.30%	20.70%	21.10%	22.20%
CY 2022 Vs 2021	9.6%	10.2%	11.3%	11.2%	10.5%	9.6%
CY 2021 Vs 2020	3.4%	4.9%	6.2%	6.6%	6.1%	8.0%
CY 2020 Vs 2019	3.8%	2.1%	0.9%	1.8%	3.3%	3.2%
Base Year CY 2019						

FDOT Briefing On Interstate Projects In Tampa

Tampa Bay Next is a program to modernize Tampa Bay's transportation infrastructure and prepare for the future.

In late December David Gwynn, District Secretary for FDOT Area 7 [Tampa Bay] provided a briefing to the Tampa Bay Business Journal on the progress of major road projects in Hillsborough County. He noted among other things that his team had created an outreach program to make citizens aware of the projects, the objective of the projects and the progress.



The projects are complicated and include far more than the interstate system, with elements of improvement to even local roads.

One of the most important to Tampa Palms is the future express lanes, designed to commence at BB Downs and run all the way to South Hillsborough County.

Tampa Palms was contacted by the FDOT Outreach Team and is scheduled to provide a mini-briefing at the February CDD meeting.



Florida Department of Transportation Investing in the Future of Transportation

Interested in learning more about the future of transportation in the Tampa Bay Area? Then mark your calendars for February 8th when the Florida Department of Transportation's Tampa Bay Next program will provide a program update to the Tampa Palms Community at the monthly CDD meeting. The meeting will be held at **6 p.m.** at the Compton Park Community Center, 16101 Compton Drive, Tampa.

Tampa Bay Next is a program to modernize the Tampa Bay region's transportation system. The program includes around 100 centerline miles along the I-275, I-4 and I-75 corridors. Improvements have been planned as over 20 projects in Hillsborough, Pinellas, and Pasco Counties that will improve safety, provide additional capacity, relieve congestion, and provide more reliable travel time options for passenger and transit vehicles. Many projects will add bicycle and pedestrian facilities to local streets, reconnect local streets, add aesthetic treatments, and accommodate transit.

- Hear construction updates on many projects including the Howard Frankland Bridge replacement, the I-275 Corridor Improvements north of Downtown Tampa, and interchange improvements along I-75 at SR 56 (Diverging Diamond), Big Bend Road and Dr. Martin Luther King Jr. Boulevard.
- Learn more about upcoming major projects such as the Downtown Tampa Interchange (I-275/I-4) Safety and Operational Improvements which will begin construction in early 2023 and the reconstruction of Tampa's Westshore Interchange which is anticipated to begin construction in 2024.
- Ask questions and share your feedback with FDOT!

Include FDOT and TB Next logo
TampaBayNext.com

CDD Organization Matters

Organization Documents

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

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

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

The documents follow include:

The Organization Documents for the Tampa Palms CDD

Tampa Palms CDD Perspective & Metrics

Tampa Palms CDD Stewardship History

Tampa Palms CDD

CDD Direction Statement

Re-Presented
(1/11/23)

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

Tampa Palms CDD

Re-Presented
1/11/23

Mission Statement

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

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

Tampa Palms CDD

Re-Presented
(1/11/23)

Core Values

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

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

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

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

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

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

Board Leadership Roles

Jan 11, 2023

Leadership

Field

Financial Management

Facilitate Board oversight role by providing:

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

Board Leadership Roles

Jan 11, 2023

Leadership

Field

Financial Management

Facilitate Board oversight role by providing:

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- Provide financial leadership and direction to the treasury management effort, particularly as relates to efforts to achieve maximum (and safe) return on investments.

Board Leadership Roles

Jan 11, 2023

Leadership

Local and State Government Liaison

Falkowitz

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

Board Leadership Roles

Jan 11, 2023

Leadership

Landscaping and Community Appearance

Oneal

- Monitor landscape maintenance performance and coordinate with OLM and ABM.
- Oversee development and implementation of routine improvement activities.
- Develop, implement & monitor a community program to evolve the Tampa Palms community to drought-resistant and winter resistant landscape.
- Provide leadership and direction to the continual branding effort from a landscape perspective.
- Work with staff and consultants to develop, implement and monitor Board programs to continually revitalize and keep fresh community landscape.
- Provide leadership and direction to the water conservation effort from the perspective of the complex irrigation system infrastructure.

Board Leadership Roles

Jan 11, 2023

Leadership

Parks & NPDES

Gibson

- Work with staff and consultants to develop, implement and monitor Board-approved programs to continually enhance parks.
- Monitor preventive maintenance programs (such as Sunshine One Call) and District response to problems.
- Monitor compliance with watering restrictions and annual usage restriction reporting.
- Monitor emerging NPDES requirements.
- Oversee changes in NPDES requirements and the District plans to comply.
- Work with staff and consultants to develop, implement and monitor programs to continually revitalize irrigation.

Board Leadership Roles

Jan 11, 2023

Leadership

Infrastructure and Facility Oversight

Diaz

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

Tampa Palms CDD Perspective

5 Member Board, Elected for Four-Year Terms

Focused Mission..... Empowered by Florida Statutes

Sunshine Laws AKA Open Meeting Laws

Organization Foundation: Written

Mission, Core Values, Direction Statement, Five Year Models

Board Leadership: Shared.... Centers of Excellence

Annual Financial & Internal Audit Control

Nineteen-Years No Comment Audits

Re-presented 11-Jan-23

Tampa Palms CDD Metrics

2,700 Acre Community w/ Conservation Lands

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

70 Retention Ponds

54 cul de sacs

8 Lake Fountains

4 Land Fountains

143 Acres of Maintained Landscape

100,000 Annual Plantings Provided Yearly

3,800 Trees

20 miles of Irrigation Systems

11,000 Sprinkler Heads

600 Lighting Fixtures (Landscape, Monument, Entry)

3 Parks Hampton, Amberly & Oak

3 Pavilions

4 Tennis Courts 1 Racquetball Court

Re-presented 11-Jan-23

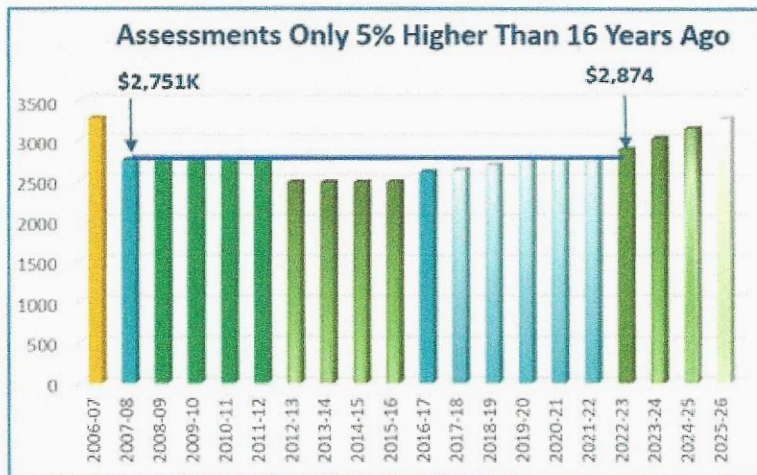
District Value Created _____ 21 Years of Board Stewardship through September 30, 2022

Major high-value area metrics includes, but are not limited to the following....

<u>Board Professionalism And Effectiveness</u>	Advanced Board Book.....Professionally Informed Board Power Point Presentations Improved Meeting Communications
<u>Long-Term Partnerships</u>	<u>Toro Beta Site</u> (Mowing Ended June 2017 Due To Corporate Relocation) Turf maintenance, equipment & irrigation systems & controls Savings: 19 years of Turf mowing costs... Total \$2.0 M One-time irrigation control system & software \$ 100 K OneSource/ABM landscape maintenance effective as of 2002 Created business systems & processes for effective implementation Preserved \$ 300 K/Yr cost savings by interim negotiation Expense increase limited to compound annual growth rate of less than 2.0 % per year over 18-year period
<u>Retirement of Debt</u>	Retired TP infrastructure debt Annual principal & interest \$ 1.3 M Reduced CDD taxes \$ 650 K per year in aggregate Transitioned TP to 100% non-ad valorem assessments
<u>Restore TP to Premier Community</u>	TP was debt-free 30 Yr old community that looked 30 Yrs old. Retained \$ 650 K of debt service for 5 years Launched \$ 5.0 M Visioning TP 2017 to restore 'Premier' status
<u>Reduced Community Assessments</u>	Visioning TP 2017 completed Reduced assessments 10 % \$ 265 K/Yr For three years Total 3-year reductions \$ 800 K
<u>Financial Stewardship</u>	Private Sector Financial Reporting Standards 3.2 M Budget Major Project financial management & internal controls \$ 9 M Projects 19 years of "No Comment" independent audits Cash Management QPD protection Interest income totals over \$ 350 K Multi-Year Financial Models Longer-term Vision
<u>Maintain District Financial Health</u>	Created Financial Model - no surprises Publicly Examines - history and reasonableness of CDD assessments Provides insight into the future consequences of current financial decisions.

Maintain District
Financial Health (Cont'd)

Increased assessments 2.2 % in FY 2017/18 & 2018-19 to meet needs
 Modeled TP probable annual increase of 2.2% - 2.4% for 5 years
 Revised to 0 increase 2020 -2022 assessments due to pandemic impact on residents
 5% Increase in 2023



Environmental
Compliance

NPDES (EPA) Plan & Audit District savings \$ 30 K every 5 years
 SWFWMD partnership Water use approval & monitoring
 Alternative to potable water Annual savings \$ 500K / Year
 19 Year Achievement \$ 95M

Conserve
Resources

Resource Conservation Programs
 Water conservation Reduced SWFWMD water allowance by 25 %
 Energy conservation Reduced KWH use by 33 %

Eminent Domain

Florida Gas Transmissiontaking of CDD Property \$ 400 K
 Area I exit to Bruce B Downs...taking of CDD Property \$ 477 K

Non-Ad-Valorem
Assessments

Research: Florida Supreme Court Cases re: Assessment Process
 Developed and Implemented TP Process...for Assessments Savings \$ 30 K

Mitigation
BBD Expansion

Numerous Design Changes...Flagship Corner Pond,
 BBD Fencing Design, Area II Median, etc Cost Avoidance \$ 300-400 K

Research
Priceless

Deed: Grace Church specific Land Use Restrictions
 Avoidance : Cell Tower and Commercial Use of TP Flagship Corner

Government
Relations

Initiated and Maintained constructive & co-operative relationships
with all state, county, & city management and operating constituencies
 Secure cooperation to maximize public services for TP CDD

Project
Management

Board & staff implemented over \$ 17.0 M to \$18.0 M in community projects
Quoted, sourced, budgeted and controlled all projects
Internal controls 19-Years of successful audits

Resident
Communication

Initiated and maintain TP CDD website required by State of Florida
Posts CDD public records to inform interested residents
Provide Board and CDD e-mail & phone contacts to ease communication
Fund TPOA newsletter as communication vehicle to inform residents

Allocation of
Resources

Monthly, professional landscape maintenance review with formal rating
Board, staff and OneSource/ABM actively participate
Priorities established for ABM/One Source service 19 Yr total \$15.0 to \$16M