

**TAMPA PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

***Agenda Package  
Board of Supervisors Meeting***

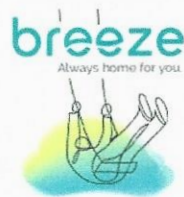


***Wednesday, November 8, 2023***

***6:00 P.M.***

***Compton Park Recreation Building  
16101 Compton Drive, Tampa, Florida***

**BREEZE MANAGEMENT**



# TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

## CDD Board Meeting Advanced Package November 8, 2023

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4. Strategic Planning and Capital Projects Planning
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5. October 13, 2023 Minutes
6. Consultant Reports
  - h. Community Updates
  - i. Economy and Investments
  - k. Staff Reviews
  - l. Officer Updates

# Tampa Palms Community Development District

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16311 Tampa Palms Blvd W  
Tampa, Florida 33647

Nov. 3, 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, November 8, 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 October 11, 2023 CDD Board Meeting and Budget Hearing and also the documents outlined in the table of contents.

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

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

Sincerely,

*Maggie*

Maggie Wilson  
Tampa Palms

cc: Patricia Thibault, Regional Manager Breeze Communities

**Tampa Palms  
CDD Board Meeting Agenda**

**November 8, 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 October 11, 2023 Minutes
5. Approval of District Disbursements
6. Consultant Reports
  - Neighborhood Updates
  - Cash Management Updates
  - Economy & Investments
  - Officer Updates
  - Tampa Palms Blvd
7. Other Matters
8. Public Comments
9. Supervisor comments
10. Adjourn



Executive Summary

As of September 30th, 2023, the District has cash balances net of liabilities of \$ 4.1 M. The District is ending Fiscal Year 2022-23 with \$ 1.7 M in presently unallocated funds with which to address future community needs.

FY 2022-23 Budget Performance

Despite a tumultuous financial year, District budgeted financials remain within budget limits and are sufficient to conduct the business of the community for the foreseeable future. Note: there exists \$ 1.7 M remaining funds unallocated, a reasonable safety factor.

Revenue

District revenue (without realized or unrealized gains on investments) ended the fiscal year with a favorable position over expenses of \$ 10 K, adjusted to not reflect the *realized and as yet unrealized gains* on District investments. The carryforward revenue used to balance the budget, was not used and remains secure.

Expenses

The total expenses for FY 2022-23 reflect a slightly positive variance of \$ 33K or 1.1%.

Normal operations were slightly negative (<\$12 K> or .4%) most notably due to increases in irrigation repairs, basic maintenance [mulch has doubled in cost] and minimal winter resulting in more growing time and higher mowing costs.

Project expenses displayed with a \$45 K favorable variance, primarily a function of deferred projects as was the plan to make certain that the CDD remained in budget, despite inflationary stresses.

Cash Flow Projections Prior to Late December Receipts (Shown in \$ 000)

Sources of Funds

Cash balance 9/30/23 \$ 4,019

Uses of Funds

Weather damage	( \$ 400)	
Community-Wide Walls & Monuments	( 100)	
Pond Improvements/Restoration	( 700)	
Q1 FY 2023-24 Expenses	( 679)	
Infrastructure Replacement	( 135)	
TP Signature Projects Not Completed	( 329)	( \$ 2,343) Total Uses

Projected 12/31/23 Cash Prior to December Receipts \$ 1,676

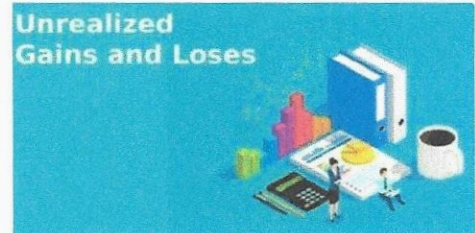
**FAQ Are the financial statements which include realized and unrealized gains figures correct as they are stated?**

***If they are correct, why was it noted in the financial summary above that the realized and unrealized gains were not taken into consideration when reporting financial position?***

The financial statements, including the Balance Sheet and General Fund P&L closing FY 2022-23 as presented are correct according to the Government Accounting Standards Board [GASB] and the CDD's auditors.

To be of use to the Board, the financial summary must contain decision support information that is absent any hypothetical or changeable information. For that reason, the summary on page one contains actual revenue and expense streams, and ties exactly to the balance sheet.

The term *unrealized gain* is probably the most challenging of the two as it refers to an increase in the value of an asset, such as the securities that the CDD has purchased, that have yet to be sold for cash. An unrealized gain is more of a theoretical profit in that it exists solely on paper, resulting from an investment that has not yet been sold for cash.



For decision purposes, the Chairman is always focused on exact funds on hand.

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

**GENERAL**

**ASSETS:**

CASH - Operating Account	\$	30,647
PETTY CASH		500
Wealth Fund Account- South State Bank		2,698,796
ICS Sweep- South State Bank		1,307,339
ACCTS. RECEIVABLE		7,902
RECEIVABLE FROM TAMPA PALMS HOA		-
ASSESSMENTS RECEIVABLE		-
RECEIVABLE EXCESS FEES		21,931
PREPAID ITEMS		36,039
<b>TOTAL ASSETS</b>		
	<b>\$</b>	<b><u>4,103,153</u></b>

**LIABILITIES:**

ACCOUNTS PAYABLE	\$	25,801
ACCRUED EXPENSES		22,020
DEFERRED REVENUE - ON ROLL ASSESSMENTS		-

**FUND BALANCE:**

NON-SPENDABLE		36,039
ASSIGNED		2,343,000
UNASSIGNED		1,676,293
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$</b>	<b><u>4,103,153</u></b>

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

Assigned Balance Breakdown:

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



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

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
<b>REVENUES</b>				
ASSESSMENTS NON-ADVALOREM	\$ 2,874,474	\$ 2,876,426	\$ 2,876,426	\$ -
EARLY PAY DISCOUNT	(114,979)	(107,876)	(107,876)	-
INTEREST INCOME-INVESTMENTS OTHER	20,000	20,000	7,754	(12,246)
INTEREST INCOME-WEALTH ACCOUNT	-	-	96,189	96,189
UNREALIZED GAIN/LOSS	-	-	31,979	31,979
S/T REALIZED GAIN/LOSS	-	-	12,414	12,414
MARKET FLUCTUATION-OTHER	-	-	989	989
EXCESS FEES	-	-	21,931	21,931
MISC. REVENUE	1,500	1,500	2,672	1,172
CARRY FORWARD	139,584	-	-	-
<b>TOTAL REVENUES</b>	<b>2,920,579</b>	<b>2,790,050</b>	<b>2,942,478</b>	<b>152,428</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES:</b>	<b>25800.76</b>			
<b>PERSONNEL SERVICES</b>				
BOARD OF SUPERVISORS	11,000	11,000	8,415	2,585
FICA	5,824	5,824	5,174	650
FUTA/SUTA/PAYROLL FEES	6,624	6,624	1,235	5,389
S/T PERSONNEL SERVICES	<u>23,448</u>	<u>23,448</u>	<u>14,824</u>	<u>8,624</u>
<b>PROFESSIONAL SERVICES</b>				
ATTORNEY'S FEES	3,000	3,000	4,350	(1,350)
ANNUAL AUDIT	6,600	6,600	6,800	(200)
MANAGEMENT FEES	25800.76	70,098	73,248	(3,150)
TAX COLLECTOR	56,868	56,406	56,406	-
ASSESSMENT ROLL	10,050	10,050	20,100	(10,050)
S/T PROFESSIONAL SERVICES	<u>146,416</u>	<u>146,154</u>	<u>160,904</u>	<u>(14,750)</u>
<b>ADMINISTRATIVE SERVICES</b>				
DIRECTORS & OFFICERS INSURANCE	3,811	3,811	3,691	120
MISC. ADMINISTRATIVE SERVICES	12,360	12,360	21,161	(8,801)
S/T ADMINISTRATIVE SERVICES	<u>16,171</u>	<u>16,171</u>	<u>24,852</u>	<u>(8,681)</u>
<b>TOTAL ADMINISTRATIVE</b>	<b>186,035</b>	<b>185,773</b>	<b>200,580</b>	<b>(14,807)</b>
<b>FIELD / OPERATIONS SERVICES</b>				
<b>FIELD MANAGEMENT SERVICES</b>				
DISTRICT OPERATING STAFF	182,395	182,395	177,596	4,799
PARK ATTENDANTS	79,873	79,873	61,837	18,036
PARK PATROLS (Security Co)	85,490	85,490	123,869	(38,379)
FIELD MANAGEMENT CONTINGENCY	20,800	20,800	3,426	17,374
S/T FIELD MANAGEMENT SVCS	<u>368,558</u>	<u>368,558</u>	<u>366,729</u>	<u>1,829</u>
<b>GENERAL OVERHEAD:</b>				
INSURANCE	16,500	16,500	15,218	1,282
IT (TEL / SECURITY)	26,095	26,095	10,574	15,521
WATER	44,000	44,000	43,119	881
REFUSE REMOVAL	20,330	20,330	10,047	10,283
ELECTRICITY	147,000	147,000	141,378	5,622
STORMWATER FEE	3,041	3,041	3,041	-
MISC. FIELD SERVICES	13,000	13,000	8,220	4,780
S/T GENERAL OVERHEAD	<u>269,966</u>	<u>269,966</u>	<u>231,598</u>	<u>38,369</u>
<b>LANDSCAPE MAINTENANCE:</b>				
LANDSCAPE & POND MAINTENANCE	1,130,000	1,130,000	1,143,935	(13,935)
LANDSCAPE MONITORING FEE	18,900	18,900	17,325	1,575
LANDSCAPE & REPLACEMENT	99,325	99,325	97,720	1,605
S/T LANDSCAPE MAINTENANCE	<u>1,248,225</u>	<u>1,248,225</u>	<u>1,258,979</u>	<u>(10,754)</u>
<b>LANDSCAPE MAINTENANCE NEW &amp; ENHANCED:</b>				
PROPERTY MOWING	79,000	79,000	92,142	(13,142)
COUNTY POND	5,000	5,000	4,415	585
NPDES POND PROGRAM	49,409	49,409	46,857	2,552
S/T LANDSCAPE NEW & ENHANCED	<u>133,409</u>	<u>133,409</u>	<u>143,414</u>	<u>(10,005)</u>



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

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
<b>FACILITY MAINTENANCE:</b>				
IRRIGATION SYSTEM	111,059	111,059	144,433	(33,374)
FOUNTAIN	28,175	28,175	23,205	4,970
FACILITY MAINTENANCE	93,870	93,870	82,737	11,133
JANITORIAL/SUPPLIES	2,855	2,855	1,997	858
<i>S/T FACILITY MAINTENANCE</i>	<u>235,959</u>	<u>235,959</u>	<u>252,371</u>	<u>(16,412)</u>
<b>PROJECT DRIVEN EXPENSES:</b>				
SIGNATURE TP 2017	-	-	-	-
RENEWAL AND REPLACEMENT & DEFERRED MTC	218,400	218,400	199,602	18,798
CAPITAL PROJECTS	197,600	197,600	175,996	21,604
NPDES CLEAN WATER	62,427	62,427	57,875	4,552
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>478,427</u>	<u>478,427</u>	<u>433,473</u>	<u>44,954</u>
<b>TOTAL EXPENDITURES</b>	<u>2,920,579</u>	<u>2,920,317</u>	<u>2,887,143</u>	<u>33,174</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	(0)	(130,268)	55,335	185,602
FUND BALANCE - BEGINNING	-	-	3,999,998	
<b>FUND BALANCE - ENDING</b>	<u>\$ (0)</u>	<u>\$ (130,268)</u>	<u>\$ 4,055,333</u>	<u>\$ 185,602</u>

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

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<b><u>Revenues</u></b>			
Operating	\$2,312,054		\$2,312,054
<b><u>Non Operating</u></b>			
Capital Projects		\$197,600	\$197,600
Renewal & Rel		\$218,400	\$218,400
Signature		\$0	\$0
NPDES		\$62,427	\$62,427
Unrealized Gain/Loss	31,979		\$31,979
Realized G/L	12,414		12,414
Interest	7,754		7,754
Interest/Wealth Account	96,189		96,189
Misc Rev	\$2,672		\$2,672
Mkt Flux	\$989		\$989
Carry Forward Bal *	-		-
<b>Total</b>	<b>\$2,463,062</b>	<b>\$ 478,427</b>	<b>\$2,942,478</b>
<b><u>Expenses</u></b>			
Operations	\$ 2,453,671		<b>2,453,671</b>
<b><u>Non Operating</u></b>			
Renewal & Rel		199,602	199,602
NPDES/EPA		57,875	57,875
Capital Projects		175,996	175,996
TP Signature 2017		<u>0</u>	<u>0</u>
<b>Total</b>	<b>\$2,453,671</b>	<b>\$433,473</b>	<b>\$433,473</b>
<b>Total Expenditures</b>			<b>\$2,887,143</b>



**TAMPA PALMS CDD  
SEPTEMBER, 2023  
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	91.7%	\$2,522	91.4%	-0.3%
January	\$2,474	94%	\$2,604	94.4%	0.2%
February	\$2,518	96%	\$2,640	96%	0%
March	\$2,573	98%	\$2,660	96%	-1.5%
April	\$2,602	99%	\$2,725	99%	0%
May	\$2,612	99%	\$2,746	99.5%	0%
June	\$2,630	100.1%	\$2,768	100.3%	0.2%
July	\$2,630	100.1%	\$2,769	100.3%	0.3%
August	\$2,630	100.1%	\$2,769	100.3%	0.3%
September	\$2,630	100.1%	\$2,769	100.3%	0.3%
<b>Year End</b>					
Total Assessed (Net Discount)		\$2,759			



## Summary- Project Driven Expenses

	Fiscal Year 2022-23 Final
<b>Operating Capital Projects</b>	(\$000)
<u>Sources of Funds</u>	
FY 2022-23 Budget	\$198
<u>Uses of Funds</u>	
Spent Thru 9/30/2023	176
Total Funds Under Consideration	\$0
<b>Budget Available as of 9/30/2023</b>	<b>\$22</b>
 <b>Renewal &amp; Replacement</b>	
<u>Sources of Funds</u>	
FY 2022-23 Budget	218
<u>Uses of Funds</u>	
Spent Thru 9/30/2023	200
Total Funds Under Consideration	\$0
<b>Budget Available as of 9/30/2023</b>	<b>\$19</b>
 <b>TP Signature Projects</b>	
<u>Sources of Funds*</u>	
FY 2022-23 Budget	\$0
<u>Uses of Funds</u>	
Spent Thru 9/30/2023	\$0
Total Funds / Projects Under Consideration	\$0
<b>Budget Available as of 9/30/2023</b>	<b>\$329</b>

**SUMMARY**  
**FY 2022-23 RENEWAL REPLACEMENT PROJECTS**

			Original Project	September 2023	Committed To Spend
<b>Infrastructure</b>					
	Hurricane Ian Restoration			\$21,840	
	Holiday Lighting Support			\$2,000	
	Monument Walls BB Downs/ Amberly			\$3,300	
	Entry Median Accident Repair			\$1,500	
<b>Landscape</b>					
	Tree management along boulevards and in parks			\$87,923	
	Holiday Pointsettias			\$11,600	
	Cul de Sac Restorations			\$30,428	
	Special Tree Work (Repaving)			\$13,630	
	Rejuvenate Westover Entry			\$4,920	
	Asbuty/Belmont Improvements			\$1,160	
<b>Irrigation</b>					
	Calibrate Flow Meters			\$7,061	
	Disk Cleaning Pump Station			\$4,003	
	Pump Sta Mtc			\$1,635	
<b>Lighting (Park &amp; Landscape)</b>					
<b>Other</b>					
	Drinking Fountain Repair			\$368	
	Completely Rebuild Area 1 - Back Entry Fountain			\$8,234	
<b>Total R&amp;R Projects</b>				\$199,602	\$0

**Capital Projects 2022-23  
Budget Monitor**

30-Sep-23			
(\$000)	Current Projects	Spent 2022-23	Pending Commitments
<b>Tampa Palms Signature Projects (BB Downs)</b>			
Consulting Services	10	0	-
Irrigation	20	0	
Main Entry Restorations	21	0	
Area 2 Pond		0	
Bruce B Downs Improvements	172	0	
<b>Sub-Total TP Signature Projects</b>	<b>\$329</b>	<b>\$0</b>	<b>\$0</b>
<b>Capital Projects</b>			
Consulting Services			
Irrigation Systems		12	
Parks & Cameras		12	
Landscape & Lighting		59	
Infrastructure (Signs and Lighting)		93	
<b>Sub-Total Capital Projects</b>	<b>\$0</b>	<b>176</b>	<b>\$0</b>
<b>Total TP Signature &amp; Standard Capital Projects</b>		<b>\$176</b>	<b>\$0</b>



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

<b>Tampa Palms Signature Projects (BB Downs)</b>	<b>Current Projects</b>	<b>Spent A/O 9/30/2023</b>	<b>Pending Commitments</b>
<b>Consulting Services</b>			
Restoration Designs	9,850		
Survey & Staking & MOT	400		
<i>Sub Total</i>	<u>10,250</u>		
<b>Irrigation</b>			
Area 1 & 2 Irrigation (Incl BB Downs)	20,000		
<i>Sub Total</i>	<u>20,000</u>		
<b>Main Entry Restorations</b>			
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>		
<b>Area 2 Pond</b>			
Littoral Plantings & Noxious Removal			
<i>Sub Total</i>			
<b>Bruce B Downs Improvements</b>			
Wall restorations 4 villages + drainage & additional landscape buffer	171,577		
<i>Sub Total</i>	<u>171,577</u>		
<b>Sub-Total Tampa Palms Signature</b>	<b>329,340</b>	<b>\$0</b>	
<b>Normal Capital Projects</b>			
	<b>Current</b>		<b>Pending</b>
<b>Irrigation Systems</b>			
Pump Station Extending Life		11,965	
<i>Sub Total</i>	0	11,965	
<b>Parks &amp; Cameras</b>			
Volleyball Removal w/ Irrigation Install		12,260	
<i>Sub Total</i>		12,260	-
<b>Landscape &amp; Lighting</b>			
Area 1 Entry			
Major Landscape (> 5 Years)		48,362	
New Fountain Manchester		10,300	
<i>Sub Total</i>	-	58,662	-
<b>Infrastructure (Signs and Lighting)</b>			
Speed Limits Sign(s) & Park Signs		9,475	
Walls - Reserve & Sanctuary & Kensington New Wall		83,634	45
<i>Sub Total</i>		93,109	
<b>Sub-Total Normal Capital Projects</b>	<b>\$0</b>	<b>\$175,996</b>	
<b>Total TP Signature &amp; Standard Capital Projects</b>		<b>\$175,996</b>	



**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
08/31/2023				1,600,071.98	770,587.34	83,269.87
9/26/2023		3 BROWN AND BROWN OF FLORIDA, INC.	Ins. FY 2023-2024 Check Written From On Site Stock		25,570.75	57,699.12
9/30/2023	ACH 630	CITY OF TAMPA UTILITIES	Water payments Sept bank stmt ACH		4,854.33	52,844.79
9/30/2023	631	South State Bank	Paper statement fee		2.00	52,842.79
9/6/2023	1610	Affordable Backflow Testing	Backflow preventor testing (City Required)		2,500.00	50,342.79
9/6/2023	1611	CINTAS	Inv 4165827285		81.98	50,260.81
9/6/2023	1612	CINTAS	Inv 4166458436		81.98	50,178.83
9/6/2023	1613	CORE & MAIN LP	Irrigation Repair Supplies		318.37	49,860.46
9/6/2023	1614	CORE & MAIN LP	Irrigation Repair Supplies		1,071.29	48,789.17
9/6/2023	1615	FEDEX	Shipping		77.08	48,712.09
9/6/2023	1616	SECURITAS SECURITY SERVICES USA, INC.	8/1-8/31/23 Security		5,840.25	42,871.84
9/6/2023	1617	SOLITUDE LAKE MANAGEMENT	Pond Mtc County Pond-Sept 2023		294.00	42,577.84
9/6/2023	1618	Zeno Office Solutions, Inc.	Copier Lease		64.23	42,513.61
9/19/2023	1619	CINTAS	Inv 4167246251		81.98	42,431.63
9/19/2023	1620	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		154.85	42,276.78
9/19/2023	1621	IRON MOUNTAIN	Information storage Service -9/1-9/30/23		624.56	41,652.22
9/19/2023	1622	Lowes Business Acct/ SYNCB	Office Supplies-statement 9/2/23		364.31	41,287.91
9/19/2023	1623	SECURITAS SECURITY SERVICES USA, INC.	7/1-7/31/23 Security		4,668.27	36,619.64
9/19/2023	1624	TECO	Summary Bill		12,230.60	24,389.04
9/19/2023	1625	Creations By Christina	Prep of Area 1, 2, plus 4 corners on Amberly		3,000.00	21,389.04
9/19/2023	1626	ESD WASTE2WATER, INC.	Clean Cart filter/check hoses & connections		300.00	21,089.04
9/19/2023	1627	FEDEX	Shipping		57.89	21,031.15
9/19/2023	1628	FLORIDA FOUNTAIN MAINTENANCE, INC.	Maint/Repair-new high flow valve-Reserve		396.00	20,635.15
9/19/2023	1629	FLORIDA FOUNTAIN MAINTENANCE, INC.	Maint/Repair-Replace Hudson Valve-Reserve		240.00	20,395.15
9/19/2023	1630	FLORIDA FOUNTAIN MAINTENANCE, INC.	Sept Maint-Reserve		550.00	19,845.15
9/19/2023	1631	Artemis Connected LLC CDD	Professional Management Services - Monthly fee 6/2023		5,416.66	14,428.49
9/19/2023	1632	FLORIDA FOUNTAIN MAINTENANCE, INC.	Sept Maint-Turnbury		180.00	14,248.49
9/19/2023	1633	FRONTIER COMMUNICATIONS	Act #81397256990514915- Svc 8/28-9/27/23		181.00	14,067.49
9/19/2023	1634	FRONTIER COMMUNICATIONS	Act #81355802910720065-- Svc 09/1-9/30/23		202.08	13,865.41
9/19/2023	1635	TERMINIX	Pest Control: 8/23/23		122.00	13,743.41
9/19/2023	1636	TERMINIX	Pest Control: 8/23/23		81.32	13,662.09
9/19/2023	1637	Artemis Connected LLC CDD	Professional Management Services - Monthly fee 7/2023		5,416.66	8,245.43
9/19/2023	1638	Artemis Connected LLC CDD	Professional Management Services - Monthly fee 8/2023		5,416.66	2,828.77
9/19/2023	1639	Artemis Connected LLC CDD	Professional Management Services - Monthly fee 9/2023		5,416.66	(2,587.89)
9/19/2023	1640	ABM Landscape & Turf Services	Landscape Maint & Performance August 2023		68,487.00	(71,074.89)
9/19/2023	1641	ABM Landscape & Turf Services	Landscape Maint & Performance -September 2023		73,875.32	(144,950.21)
9/19/2023	1642	Business Observer	July Budget Hearing Ads		382.81	(145,333.02)
9/19/2023	1643	Business Observer	July Budget Hearing Ads		67.81	(145,400.83)
9/20/2023	1644	Wayne Gill	Repair Damaged Area 1 Entry Median		1,500.00	(146,900.83)
9/20/2023	1645	DOUGLAS CLEANING SERVICE	Sept 2023 Cleaning Service		1,520.00	(148,420.83)
9/20/2023	1646	M Wilson Consulting	Field Consultant		9,625.00	(158,045.83)
9/21/2023	1647	Eugene R. Field	9-13-23 BOS MTG		200.00	(158,245.83)
9/21/2023	1648	Richard Diaz	09-21-23 BOS MTG		200.00	(158,445.83)
9/21/2023	1649	Tracey Falkowitz	09-21-23 BOS MTG		200.00	(158,645.83)
9/26/2023	1650	ADVANCED ENERGY SOLUTIONS	Power systems maint/repair		180.00	(158,825.83)
9/26/2023	1651	ADVANCED ENERGY SOLUTIONS	Power systems maint/repair		1,890.00	(160,715.83)
9/26/2023	1652	CINTAS	Inv 4168677352		81.98	(160,797.81)
9/26/2023	1653	CINTAS	Inv 4167930470		81.98	(160,879.79)
9/26/2023	1654	CINTAS	Inv 5176211768		40.09	(160,919.88)
9/26/2023	1655	CITY OF TAMPA CENTRAL CASHIERING	False Burglar Alarm		40.00	(160,959.88)
9/26/2023	1656	EEL SECURITY, INC.	Monitoring		89.85	(161,049.73)
9/26/2023	1657	FEDEX	Shipping		63.96	(161,113.69)
9/26/2023	1658	FRONTIER COMMUNICATIONS	Act #81397739330707895-- Svc 09/16-10/15/23		435.07	(161,548.76)
9/26/2023	1659	OLM, INC.	Landscape Inspection --Sept 2023		1,575.00	(163,123.76)
9/26/2023	1660	TERMINIX	Pest Control:9/5/23		95.00	(163,218.76)
9/26/2023	1661	WESCO TURF, INC	Maint/repair Irrigation Radio		300.76	(163,519.52)
9/26/2023	1662	XEROX FINANCIAL SERVICES	Copier Lease -9/4-10/3		140.52	(163,660.04)
9/8/2023	090823ACH1	Engage PEO	Admin Payroll		2,948.28	(166,608.32)
9/22/2023	092223ACH	Engage PEO	Admin Payroll		2,948.27	(169,556.59)
9/19/2023			Funds Transfer	150,000.00		(19,556.59)
9/21/2023			Funds Transfer	50,000.00		30,443.41
9/30/2023			Deposit	203.29		30,646.70
09/30/2023				200,203.29	252,826.46	30,646.70

# Focus For 2023-24

Re-Presented November, 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.

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

The majority of the CDD budget addresses community aesthetics - making residents proud of their homes which demands seamless care of both publicly-owned property, as well as, Tampa Palms CDD-owned property.

- City-County property 40%
- CDD Property 60%
- City Potable Water Costs 79% / Irrigation City-County Property

Tampa Palms defines the *standard of care* as that which is observed from a vehicle .... at 35 mph.

Specific considerations A/O November, 2023

	Next Steps	Timing
<b>Tampa Palms Blvd Restoration</b>		
(1) Hold Balance of Signature	Repaving Impacts	TBD
(2) Establish Long Term & Short Term Blvd Sign needs	Review With Board	Jan
<b>Monitor Projects in Tampa Palms</b>		
(1) Wetland Destruction	EPC Agreement w/ Developer Plan	On-going
(2) Repaving Tampa Palms Blvd	CDD (Landscape /Irrigation/Signs)	Review Monthly
(3) Bike Path Improvements	Report Progress	On-going
<b>Monitor Issues Impacting Tampa Palms</b>		
(1) Monitor Impacts of Economy	Update Board	Monthly
(2) Evaluate Investment Options	Chairman to Review W/ Board	On-Going
(3) City of Tampa Budget That Impacts on Tampa Palms	Report To Board	Nov Update

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
<b>I. Signature / Boulevard Projects</b>	Evaluation of Needs + Post construction	Hold <sup>1</sup>	Staff
<b>II Capital Projects &amp; Restoration Projects</b>			
<b>1) Wayfinding, Walls &amp; Misc. Signs</b>			
a) Report on Signs & Lighting	Post Construction Eval	Jan	Staff
b) Wayfinding Lighting	Review Improved Options	TBD	
<b>2) Infrastructure</b>			
a) Kensington	Report to Board	Nov	Staff
b) Wall Improvement Projects	Next Report	Nov	Staff
<b>III Keeping Tampa Palms Upscale (Landscape)</b>			
<b>1) Assessment YTD Weather Impacts</b>	Report To Board	On Going	Staff
<b>2) Restoration Projects</b>			
a) Cul de Sacs / Replacement Palms	Update	Nov	Staff
b) Monument Lighting Review	Update Board	TBD	Staff
d) Sign Assessment	Update Board	TBD	Staff
<b>3) LED Landscape Lighting</b>	Future Consideration	TBD	Staff

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



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

9 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community  
10 Development District was held on Wednesday, October 11, 2023 at 6:00 p.m. at the Compton  
11 Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

12  
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19

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

20 Mr. Field called the meeting to order.

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

22 Present and constituting were:

23 Gene Field	Chairman*
24 Tracy Falkowitz	Supervisor*
25 Richard Diaz	Supervisor*
26 Don Oneal	Supervisor*

27 \* Constituting quorum

28 Also present were:

29 Patricia Thibault	Director, Breeze Management
30 Maggie Wilson	Consultant/Resident
31 Warren Dixon	TPOA Business Consultant
32 Brian Koerber	TPOA Community Director

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

34  
35  
36  
37

**Pledge of Allegiance**

38 Mr. Oneal led the recitation of the Pledge of Allegiance.

39  
40  
41

**SECOND ORDER OF BUSINESS- Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Supervisor Comments**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS – CDD Focus For 2023.**

Mr. Field reviewed the topics that are front and center for the CDD for 2023-24 with discussion to follow on many of the items.

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

2

3 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diez WITH ALL IN FAVOR, the Board  
4 approved the Minutes of the October 11, 2023 CDD Board Meeting.

5

6 On MOTION by Mr. Diez, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board  
7 approved the Minutes of the October 11, 2023 CDD Workshop Meeting.

8

9 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

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

12

13 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board  
14 approved the Disbursements for the month ending August 31, 2023 in the amount of  
15 \$198,684.42.

16

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

18

19 ♦ **Neighborhood Updates**

20 Ms. Wilson reported on the results of the OLM  
21 inspection that occurred earlier in the week and that the  
22 property continues to provide an upscale appearance. She noted  
23 that the Fall annuals had been planted and were comprised of  
24 two types of Marigolds. She noted that there were few types of  
25 annuals available.

26 Additionally, the mums have arrived and been installed.  
27 This year the plan is for all yellow mums, to provide additional  
28 color at the entrances and contrast with the turf.

29  
30 She noted that the mums' blooms are barely showing  
31 but should begin to open in a week or so.





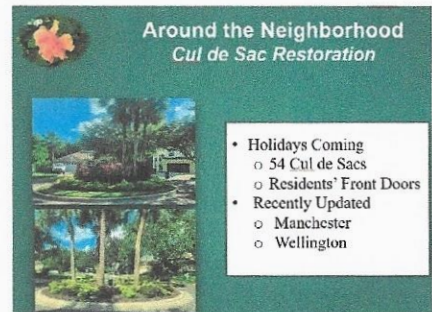
1     ◆     **Reserve Entry**

2           Ms. Wilson briefed the meeting on a serious and  
3     difficult to repair irrigation mainline break at the entrance to  
4     the Reserve. Extra equipment was ordered to effect high  
5     velocity pumping and the was repaired. Water supply was  
6     retuned to the entrance area and the annuals installed. It was  
7     determined that there was damage to the entry fountain pump  
8     and that was replaced.



9  
10    ◆     **Cul de Sac Improvements**

11           Ms. Wilson reported on the projects to  
12    revitalize the cul de sacs, especially at this time of year with  
13    the approaching holidays as the cul de sacs are right in front  
14    of residents' homes.



15           She reported on the work in Manchester and  
16    Wellington.

17  
18    ◆     **Commercial Area Wall Restorations**

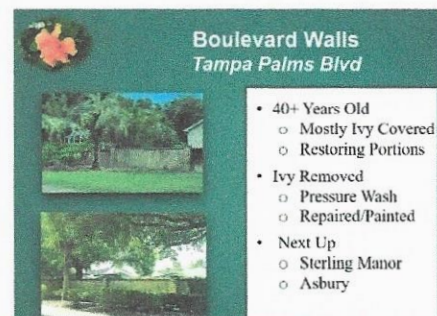
19           Further Ms. Wilson reviewed work on the walls  
20    associated with the commercial facilities at Amberly / BB  
21    Downs. The walls were very unsightly, some landscape  
22    behind the sign hid a "hangout" for some folks, possibly  
23    homeless. She noted that the walls were cleaned, repaired in  
24    places and painted.



25  
26    ◆     **Future Wall Projects**

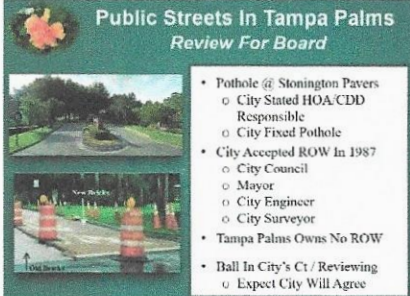
27           Ms. Wilson reviewed the next wall projects which  
28    include unsightly walls along Tampa Palms Blvd adjacent to  
29    Asbury and Sterling Manor.

30           They will be restored with pressure washing to  
31    repainting as was done with the others.



1 ♦ **City Street Repairs**

2 Ms. Wilson reported on initial City reluctance to  
3 make repairs to City-owned streets with pavers, stating in  
4 part that they were the responsibility of the TPOA or CDD.  
5 The dedication documents from the 1980's – which are  
6 public record – indicate that is not a fact. It appears that the  
7 City agrees and the staff was to check with the legal dept  
8 and nothing was heard after they did that.

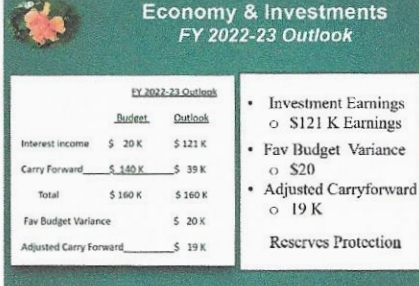


**Public Streets In Tampa Palms**  
*Review For Board*

- Pothole @ Stonington Pavers
  - City Stated HOA/CDD Responsible
  - City Fixed Pothole
- City Accepted ROW In 1987
  - City Council
  - Mayor
  - City Engineer
  - City Surveyor
- Tampa Palms Owns No ROW
- Ball In City's Ct / Reviewing
  - Expect City Will Agree

9  
10 ♦ **Economy & Investments**

11 Ms. Wilson reviewed the outlook for the FY 2022-  
12 23 investments which have been designed by the chairman  
13 and confirmed by the board to reduce the effects of the  
14 hyper inflation on the CDD. She noted that at this time it  
15 appears that the use of the reserves will be minimal.



**Economy & Investments**  
*FY 2022-23 Outlook*

	Budget	Outlook
Interest Income	\$ 20 K	\$ 121 K
Carry Forward	\$ 180 K	\$ 39 K
<b>Total</b>	<b>\$ 160 K</b>	<b>\$ 160 K</b>
Fav Budget Variance		\$ 20 K
Adjusted Carry Forward		\$ 19 K

- Investment Earnings
  - \$121 K Earnings
- Fav Budget Variance
  - \$20
- Adjusted Carryforward
  - 19 K
- Reserves Protection

16 Ms. Wilson reviewed the FY 2023-24 investments  
17 noting that as in place at this time the earnings equal \$125K.  
18 In addition, the interest on the operating account has been  
19 increased to 3.5%. Directionally it appears that interest  
20 from investments and bank accounts will result in \$20K  
21 favorable position and no use of reserve funds in the carry  
22 forward.  
23



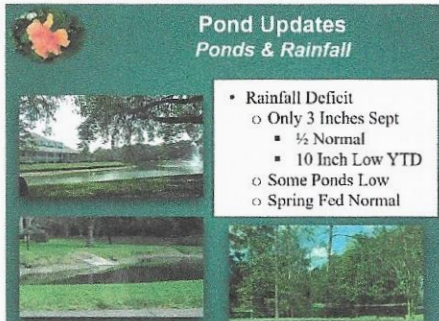
**Economy & Investments**  
*FY 2023-24 Investments*

	Budget	Outlook
Interest Income	\$60 K	\$126.0 K
Investments		\$ 37.5 K
Operating @3.5%		
Carry Forward	\$ 83 K	0
<b>Total</b>	<b>\$143 K</b>	<b>\$163.5 K</b>
Favorable		\$20.5 K

- Investments In Place
  - \$126 K Earnings
- Budget Improvement
  - Operating Interest Increase 3.5%
  - Est \$37.5 K Interest
- FY 2023-24 Direction
  - Budget \$143 K
  - Forecast \$163.5 K
  - \$20.5 K Fav

24  
25 ♦ **Pond and Rainfall**

26 Ms. Wilson reviewed the condition of the ponds  
27 many of which are very low due to the lack of rainfall. She  
28 mentioned that while Sept is normal a low rainfall month,  
29 this year the CDD received less than half the normal  
30 amount. Some ponds are higher as they receive water from  
31 springs.  
32



**Pond Updates**  
*Ponds & Rainfall*

- Rainfall Deficit
  - Only 3 Inches Sept
    - ½ Normal
    - 10 Inch Low YTD
  - Some Ponds Low
  - Spring Fed Normal



1 ♦ **Insurance Renewal**

2 Ms. Wilson reported that it is not just residents who  
3 are afflicted with ever increasing insurance rates. The CDD  
4 insurance was renewed and the property increased 72% (note  
5 there was no increase last fiscal year). She mentioned that  
6 the rates paid by the CDD are similar to those paid by other  
7 communities.

**Insurance Renewal**  
*It's Not Just Homeowners*

Insurance Renewal FY 2023-23 Increase		
	% Incr.	Amt Incr.
Property	72%	\$6.6 K
Liability	10%	5 K
Total		\$7.1 K Unfav.

- Property & Liability 48% Incr.
  - Property 72% Incr.
  - Liability 10% Incr.
- Directors & Terrorism 0% Incr.
- No Property Increase FY 22-23

Directors & Terrorism	
% Incr.	Amt Incr.
0%	0\$

8  
9  
10 ♦ **December Meeting**

11 Ms. Wilson noted that it has been the practice of  
12 the CDD not to meet in December. If a meeting were  
13 required, a simple notice would be published and the  
14 meeting could be held.

**DECEMBER**

**December Meeting**  
*It's almost That Time of Year*

- No CDD Meeting In Dec.
  - Tampa Palms Custom
  - Residents' Holiday Plans
- Special Meeting If Needed
  - Simple Notice
- Requires Board Motion

15 She asked the board if that was their plan for Dec  
16 2023.

17  
18 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board  
19 approved cancellation of the December 2023 meeting.

20  
21 ♦ **Supervisor Resignation**

22 Ms. Wilson read to the board and attendees a letter she received via email moments  
23 before the meeting began from Supervisor Mike Gibson.

24 Supervisor Gibson stated that due to “personal family circumstances”. He noted that it was his  
25 privilege to work alongside such a dedicated team and expressed his heartfelt gratitude to  
26 Chairman Gene Field for his experience, wisdom and leadership.

27 A copy of the letter follows these minutes.

28  
29 On MOTION by Mr. Diaz, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board  
30 with a great deal of regret accepted the resignation of Supervisor A. Michael Gibson.

1   ♦   **Additional Advanced Board Package Materials:**

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

4

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

6           There being none, the next item followed.

7

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

9           There being none, the next item followed.

10

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

12           Supervisor Diaz discussed and the confusions associated with the Budget Hearings and  
13   questionable outcomes.

14           It was also discussed that 40% of the land managed by the CDD for the good of the  
15   community, are owned by public entities, the City of Tampa and Hillsborough County.

16

17   **ELEVENTH ORDER OF BUSINESS - Adjournment**

18           There being no further business,

19

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

22

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

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

28

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

3

4

\_\_\_\_\_

\_\_\_\_\_

5 **Signature**

**Signature**

6

7 Patricia Thibault

Gene Field

8 **Printed Name**

**Printed Name**

9 **Title:**

**Title:**

10  **Secretary**

**Vice Chairperson**

11  **District Manager**

**Chairperson**



Dear Members of the Board,

I am writing to officially tender my resignation from the Tampa Palms Board of Directors, effective immediately, due to personal family circumstances. It is a decision that was not taken lightly, and I have grappled with it considerably. Yet, we often encounter events in our lives that necessitate flexibility and the need to make challenging decisions in the best interest of our loved ones.

During my tenure, I have had the privilege of working alongside a team whose commitment and dedication to Tampa Palms have been both commendable and inspiring. The collective effort, vision, and passion of this team have played an instrumental role in making Tampa Palms the exceptional community it is today.

In particular, I would like to extend my heartfelt gratitude to Gene Field. Sir, your experience, wisdom, and leadership capabilities have immensely benefited Tampa Palms. Your unwavering commitment and guidance have been pivotal in shaping the direction and achievements of our community.

Furthermore, I cannot conclude without expressing my deep appreciation for you Maggie. Your dedication, keen attention to detail, and relentless effort have ensured that Tampa Palms remains a coveted and wonderful place to reside. Your constant vigilance and drive have truly made a difference, and I am profoundly grateful for your contributions, not just as a board member, but as a resident.

While I must step away from my official capacity on the board, I remain a proud member of the Tampa Palms community. I believe in the future of Tampa Palms and trust that with the continued dedication of the board and community members, it will flourish and grow even further.

Please accept my gratitude for the opportunity to serve alongside all of you. I wish the board and the entire Tampa Palms community continued success and prosperity.

Warm regards,

Mike Gibson



## Neighborhood Updates

### General Appearance

The OLM inspection of the property took place Nov 1<sup>st</sup> and the property was deemed by the inspector to be in excellent shape, receiving a 93 rating.



Given that this was the time of the year when folks really step-up entraining at their homes, special care was taken to review the majority of the cul de sacs where landscape is a few feet from many front doors. The inspector noted that he was impressed not only with the revitalization of the some of the cul de sacs but also with the health and vitality of the many others that were not improved.

The Marigolds at the main entry and throughout the community are very showy and they proved to be a good choice for Fall color, so much so that the CDD has received questions about where they were purchased.



They must have been appreciated as someone appeared to stop and try to remove a few plants. Luckily Brian Koerber was driving nearby and the potential thief left without doing much damage. There have been thefts in the past but usually at night; this was 1:30 in the afternoon.



Labor shortages, even if augmented by temporary help that is untrained, makes completion of landscape tasks slower, not contributing to a finished look for the community.

To combat this, ABM has invested in modestly expensive Ventrac equipment that requires far less labor to complete one tedious and time consuming task, edging. Both sides of every roadside and both sides of every sidewalk or jogging path can be edged in a fraction of the time required for handheld edgers. Manual edging will still be required around signs and light poles.

Ventrac also make a boom mowing attachment that will be excellent for pond banks. Not only is much faster than a worker with a weed wacker, it is safer for the workers who sometimes come in contact with both alligators and deadly snakes when working too close to pond banks. ABM will most likely acquire one of these after their fiscal year which begins now in November.



The first week of December will be busy: the winter holiday annuals will be also arrive. This winter Joe Laird had arranged to have Dusty Millers to be planted on the outer edge of the beds.

Behind the Dusty's will be deep red dwarf snap dragons. This shorter dwarf variety is used so that winds do not cause the blooms to sag or fall over.



.Depending on the weather, the current plan is to remove the mums the week after Thanksgiving and plant the poinsettias the first week of December. (Picture to the right is from a prior year.)



Hopefully by that time more seasonable temperatures will prevail (four days last week had temperatures in Tampa Palms in the high 80's, though cooler nights).

### Wall Projects

The third phase of the Kensington wall restoration is commencing. This is a situation where the wall was deteriorating, in part due to trees but also in part due to “not the best construction”. This is a wall located on owner property and is a complex wall:

- Two courses of block
- Brick covered
- Impacted in places by trees

The walls in Tampa Palms are close to forty years old and in some places, they show their age and do not compliment the community ambiance. For that reason, a series of small projects to remove vines and pressure wash and repaint the outside of the walls are in progress.

The question is often asked, who owns the walls. The wall ownership is mixed and so is responsibility:

#### Walls located on adjacent owner properties

1. In some locations, the developers mandated that the CDD would be responsible for the walls on owner properties and the CDD boards at that time accepted that responsibility. [Developer boards] The CDD maintains the outsides only of these walls. This includes the following community walls (and note these are the very expensive walls):
  - Kensington
  - Reserve
2. In many locations the walls are located on owner property, with no stated requirement that the CDD maintain them. The CDD has accepted that responsibility for the outsides for “the good of the community”. This includes:
  - Wyndham
  - Sanctuary
  - Nottingham

#### Walls located on CDD-owned land tracts along the boulevards.

The CDD maintains the outsides only of these walls as well. This includes the following villages:

- Asbury
- Sterling Manor
- Westover
- Cambridge 1 & Cambridge 2
- Ashmont (along BB Downs)
- Faircrest (along BB Downs)

This month work was done on a portion of the Sterling Manor and Asbury walls.



The Sterling Manor needed only pressure washing and painting.



This was a long stretch of wall and in need of some tender loving care. With this work complete, ABM is edging the beds and freshening with Fall mulch.

The Asbury wall was more of a challenge as the wall was severely impacted by neighboring trees. Removal of the tree was to be avoided if possible, as the trees provide needed noise abatement from the traffic on Tampa Palms Blvd (this location is very near City Plaza).



The damaged area was successfully patched and then painted. ABM is doing some pruning of the tree.



Certainly this is a better view from Tampa Palms Blvd.





The next wall project will be the end of Cambridge 2 wall as it turns into the pond site between Cambridge 1 & Cambridge 2.

The end of the wall has crumbled a bit at the end columns but after inspection it was found to be still functionally stable so restoration is not complicated.

The outside wall areas will be cleaned and restored.

### Wastewater Problems, Area 2

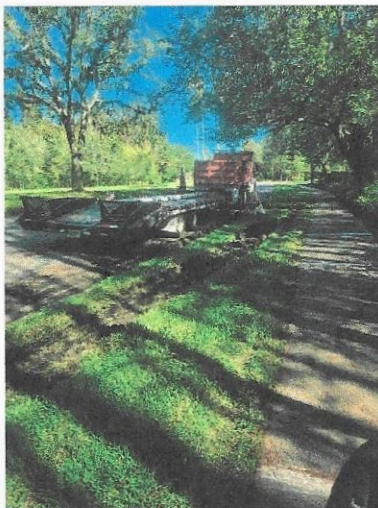
One lane of Tampa Palms Blvd and all sidewalks from Sterling Manor to the second entrance to Manchester have been closed for three days.



There was what appears to have been a cascading series of wastewater problem which were first identified in Huntington. From Huntington it was determined that a blockage existed somewhere outside of Huntington and while it affected the lift station between and Westover, the problem was found to be on opposite of Tampa Palms Blvd.

The City opened and checked manholes along Tampa Palms Blvd trying to isolate the problem, then came into Hampton Park where there are two lift stations are located (one for the park which is City-owned and a second behind the tennis courts which is CDD-owned). They turned both stations off in their work to isolate the problem.

The blockage was apparently located almost directly across from the Westover lift station.



It appears that the work has been finished because the hole has been covered but not yet closed and the equipment has not been removed.

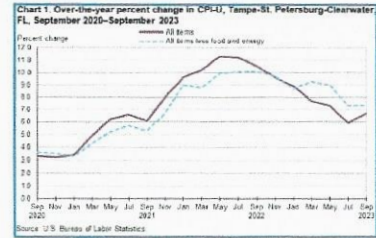
There is considerable turf damage along Tampa Palms Blvd; the City may restore but that is unlikely.





## CDD Financial News & Economy and Investments – Recap

The day after the October CDD meeting, the CPI for the Tampa St. Pete MSA was published for September by the Bureau of Labor Statistics showing a two-month inflation increase of 1.1% and a year-over-year CPI increase of 6.7% .



This is in dramatic contrast to the US CPI year-over-year for Sept of 3.7%. The next Tampa St Pete CPI figures will be issued in Dec and reflect economic conditions through November.

Also of interest, on Nov 1st the Federal Reserve declined to raise interest rates and the Chairman Powell stated while raising interest rates might be finished for now, he was careful not to rule out future rates. Pressed on the if rates were to a level that would be sufficient to bring down inflation, Chairman Powell said, “We’re not confident that we haven’t, but we’re not confident that we have.”

This information further highlights the critical nature of the board’s work to invest funds safely and wisely to protect reserves from being diminished by use as carryforward to balance the operations budget.

The FY 2023-24 investments at this time, along with the forecasted impact were presented last month and are represented below.

(\$ 000 s)	<u>Budget</u>		<u>Forecast</u>
Interest Income	\$ 60 K	Wealth Account Income	\$ 125.7 K
Carry Forward	83	Operating Account Income	37.8
Total	\$ 143 K		\$ 163.5 Fav Variance \$ 20.5 K

### Wealth Account Investments A/O 9/30/23 For FY 2023-24 (3,6,9 and 12 Month Securitie

Issued By	Cusip Number	Maturity Date	Principal (\$)	Interest Rate	Interest (\$)	Total Proceeds (\$)	Proceeds Due
<b>FY 2023-24</b>							
<b>3 Mth Securities</b>		<b>Maturing Dec, 2023</b>					
City Nat'l	17801DHB5	12/21/2023	\$241,000	5.35	\$3,223	\$244,223	12/21/2023
<b>Total</b>			<b>241,000</b>		<b>3,223</b>	<b>244,223</b>	
<b>6 Mth Securities</b>		<b>Maturing March, 2024</b>					
Valley Nat'l	919853KE0	3/21/2024	\$237,000	5.5	\$6,517	\$243,517	3/21/2024
<b>Total</b>			<b>237,000</b>		<b>6,517</b>	<b>243,517</b>	
<b>9 Mth Securities</b>		<b>Maturing June 2024</b>					
Bank of America	06051V3C8	6/20/2024	235,000	5.4	9,518	244,518	6/20/2024
<b>Total</b>			<b>235,000</b>		<b>9,518</b>	<b>244,518</b>	
<b>12 Mth Securities</b>		<b>Maturing Sept 24</b>					
US Treasury**	912797GL5	9/5/2024	1,226,162	5.377	65,838	1,292,000	9/5/2024
US Treasury**	912797GL5	9/5/2024	243,983	5.379	13,017	257,000	9/5/2024
US Treasury**	912797GL5	9/5/2024	58,984	5.403	3,016	62,000	9/5/2024
Wells Fargo	949764FX7	9/18/2024	232,000	5.45	12,644	244,644	9/18/2024
First Foundation	32026UZ90	9/20/2024	221,000	5.4	11,934	232,934	9/20/2024
<b>Total</b>			<b>1,982,129</b>		<b>106,449</b>	<b>2,088,578</b>	
<b>FY 2023-24 Total</b>			<b>\$2,695,129.00</b>		<b>\$125,707.00</b>	<b>\$2,820,836.00</b>	

## Updating District Officers

During the October 11, 2023 CDD Board Meeting, with a great deal of regret, the Board accepted the resignation of A Michael Gibson, who leaves the Board due to family emergencies.

The next step is for the Board to approve a resolution re-defining the officers of the CDD: in particular removing Mr. Gibson as a Board member and appointing a new Vice Chairman.

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

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

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

The Board previously elected Gene Field as Chairman. Unless there is a desire to make a change, that position can remain as it is. The Vice Chair position was held by Mike Gibson and recommendation is to appoint Donald Oneal to fill that position.

Staff has created Resolution 2024-1 designating the officers of the District with the only action the removal of Mr. Gibson and designation of Mr. Oneal as Vice Chairman.

A copy of Resolution 2024-1 for Board approval follows.



RESOLUTION 2024-01

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

WHEREAS, the Board of Supervisors of the Tampa Palms Community Development District at the business meeting held on November 8, 2023 desires to appoint the below recited persons to the offices specified.

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

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

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

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

Adopted this 8th day of November, 2023

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

## CDD Staff Reviews

In the following pages please find the Chairman's analysis of salary administration for FY 2023-24 for the two CDD-compensated positions; the administrative assistant position and the consultant position.

Included in the attached are:

- The scope of assignment and the context in which the Tampa Palms CDD operates, e.g. using a business model, not a government bureaucracy model.
- Chairman's analysis for the administrative assistant position, including determination of the proportion of compensation paid by the CDD and the TPOA
- Chairman's analysis for the consultant position, including district value created



If the actions recommended meet with your approval, they should be formally approved by motion at the CDD meeting.



Position: Administrative Assistant

17 months in this position

Tampa Palms Business Model & Strategy

The District staff of 1.75 is professional, competent, and respected by public and private constituencies. Staff compensation is private sector based. The District does not have "positions", we have "hands-on" jobs requiring, a "do-what-it-takes" mindset with a very broad skillset.

Compensation Trends

Five compensation and consulting surveys, indicate 2024 salary budgets averaging 3.0 to 4.0 % increases, based on the relative position in the job grade range.

Performance: The Administrative Assistant is an experienced self-starter, capable and willing to accept full responsibility for a, **normally routine**, segment of CDD transactions, permitting the General Manager to focus on the remaining variable mission critical issues.

**Accomplishments:** The normal responsibilities of the position changed quickly due to.....**The Protected TP interests during Vesta acquisition of DPF, converting to HOA business model, loss of internal controls and fraud.** The TP business model was inoperable under Vesta. The employee willingly accepted a "do what it takes" role to protect the District. As a result, contributing to...Outstanding effort produced twenty-first "no comment" CPA audits. And....conversion to new District Management firm.

Administrative Assistant Compensation

Effective June,2002			\$ 74,068
Proposed Oct 1, 2023	+ 4.0 %	3,000	\$ 77,068

(The proposal is within FY 2023-24 budget)

The employee joined the CD at the top of the salary range for the position, but deserves recognition for special efforts dealing with the Vesta debacle.

The compensation is shared; The CDD 75 % ( \$ 57, 801) and the TPOA 25 % ( \$ 19, 267).

Position: District Consultant

General Manager

21 years in position

Tampa Palms Business Model & Strategy

The District staff of 1.75 is professional, competent, and respected by public and private constituencies. Staff compensation is private sector based. The District does not have "positions", we have "hands-on" jobs requiring, a "do-what-it-takes" mindset with a very broad skillset.

Compensation Trends

Five compensation and consulting surveys, indicate 2024 salary budgets averaging 3.0 to 4.0 % increases, based on the relative position in the job grade range.

Performance: The community benefits from the multiple relationships the Consultant nurtures as the Tampa Palms leader, respected as a valuable and professional partner by all. The Consultant's leadership routinely achieves costs savings and cost avoidance to offset staff compensation.

Accomplishments: The Tampa Palms leader has nurtures City, County and State relationships. Worked City contractor for re-paving of TP Blvd. **Protected TP interests during Vesta acquisition of DPF, converting to HOA business model, loss of internal controls and fraud.** Outstanding effort produced twenty-first "no comment" CPA audits. And....conversion to new District Management firm.

District Consultant Compensation

Effective Oct 1, 2019	+ 2.4 %	2,500	\$ 107,940
Oct. 1, 2020	+ 1.9 %	2,000	\$ 109,940
Oct 1, 2021	+ 2.0 %	2,200	\$ 112,140
Oct 1, 2022	+ 3.0 %	3,360	\$ 115,500
Proposed Oct 1, 2023	+ 3.0 %	3,000	\$ 118,500

(The proposal is within FY 2023-24 budget)

Longer-term Perspective

FYE 9/30/2002	Field Operations Mgr.	T. Pisano	\$ 80,500
Proposed Oct. 1, 2023	Consultant		\$ 118,500
Total 21-year Increase	Amount:	\$ 38,500	Average per year 2.2 %

The Consultant is an **independent contractor**. TP incurs no employment taxes. The proposed compensation, recast in private sector terms, equates to a salary in the \$ 80 K to \$ 90 K range plus benefits, to manage \$ 20.0 Million in community assets, \$ 3.0 M in annual revenue and expenses and heavily influencing in the range of \$ 1.2 Billion in residential and business property values.