

***TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT***

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



Wednesday, October 11, 2023

6:00 P.M.

Compton Park Recreation Building

16101 Compton Drive

Tampa, Florida

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Board Meeting Advanced Package October 11, 2023

Contents

1. Introduction
2. Agenda
3. Financial Statements
 - a. Financial Analysis
 - b. Financial Statements A/O 8/31/2023
 - c. Monthly Financial Summary
 - d. Project Driven Financial Reports
 - e. Check Registers & Other Disbursements
4. Strategic Planning and Capital Projects Planning
 - f. Focus 2023
 - g. Strategic Planning
5. September 13, 2023 Minutes
6. Consultant Reports
 - h. Community Updates
 - i. City-Owned Roadway Maintenance
 - j. Economy and Investments
 - k. Insurance Renewal
 - l. December Meeting

Tampa Palms Community Development District

**16311 Tampa Palms Blvd W
Tampa, Florida 33647**

October 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, October 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 September 13, 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**

**October 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 September 13, 2023 Minutes
5. Approval of District Disbursements
6. Consultant Reports
 - Neighborhood Updates
 - Economy & Investments
 - Maintenance of City-Owned Roads
 - Tampa Palms Blvd
7. Other Matters
8. Public Comments
9. Supervisor comments
10. Adjourn

Eleven Months Ending August 31, 2023

Executive Summary

As of August 31, 2023, The District has cash balances, net of liabilities, of \$ 4.2 M, with one month remaining in the fiscal year.

District budgeted financials remain within budget and are, after estimating the EOY expenses, 1st quarter reserves and community contingencies (see below), sufficient to conduct the business of the community for the foreseeable future. Note: there exists \$ 1.76 M remaining funds unallocated, a reasonable safety factor.

FY 2022-23 Budget Performance

Revenue

As of August 31st, the District collected 100.3% of the assessments and very slightly more (\$905.00) than the budgeted assessment income. Interest earnings from all sources, (excluding unrealized gains) stands at a very respectable \$92,452.00

Expenses

The general and project expenses are forecast to finish very slightly below budget, with a positive variance of less than \$24 K. at fiscal year-end.

- Administrative expenses are trending 9% over budget,
- Field & Operations are trending slightly under budget
- Projects are trending 7% under budget

Park attendant, guards, continue to be reflective of the inflationary effects of the substantial increases in personnel costs, along with power and water rates increasing.

Cash Flow Projections for Calendar 2023

(Shown in \$ 000)

Sources of Funds

Cash Balance 8/31/23	\$ 4,281	
Collections prior to December receipts _____	1	
Total Sources of Funds		\$ 4,282

Uses of Funds

Balance FY 22-23 Expenses	(\$ 240)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Pond Improvements	(700)	
1st Qtr FY 2023-24 Expenses Operations	(679)	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent) _____	(329)	
Total Uses of Funds		(\$ 2,583)
Projected Funds before December, 2023 receipts		\$ 1,699

FAQ The financial statements display two lines for insurance, one of which exceeds budget. Why two and what is covered by each?

The Tampa Palms CDD insurance is displayed in the financial statements in two separate line items:

- Administrative
- General Overhead

The CDD carries three types of insurance:

- | | | |
|---------------------------------------|---|---------------------------------------|
| 1. Property damage insurance | } | Shown together under General Overhead |
| 2. Liability insurance | | |
| 3. Directors' and officers' insurance |] | Displayed under Administrative |

Property damage insurance provides protection against most risks to CDD property such as fire, theft and some weather damage. The policy covers specific and named CDD property assets such the buildings, playground components, pumping stations, ESD cleaning station, tennis courts & fence, and racquetball courts.

Assets are covered at replacement value and no co-insurance applies. There is a general deductible of \$5K with an additional \$5K deductible that applies to named storm damage (hurricane).

General liability insurance protects the district from losses stemming from tort claims which are a civil wrongs that causes someone else to suffer loss or harm resulting in legal liability for the person or organization that commits the tortious act.

It is the general liability that applies to claims where a person might claim to be injured by or on CDD-owned property. At first glance the Tampa Palms CDD might appear to be a ready target for *get rich quick* lawsuit schemes but that is not true.

As a unit of government, the CDD enjoys **sovereign immunity** which prevents laws suits against a government or government agency. In Florida the state has minimally waived its sovereign immunity to allow suits for damages not to exceed certain thresholds:

- \$200k to a single person
- \$300K total to all parties for a single incident

This is an important safeguard, especially in these litigious times. The language from the Florida statutes is shown below.

The state and its agencies and subdivisions shall be liable for tort claims in the same manner and to the same extent as a private individual under like circumstances, but liability shall not include punitive damages or interest for the period before judgment. Neither the state nor its agencies or subdivisions shall be liable to pay a claim or a judgment by any one person which exceeds the sum of \$200,000 or any claim or judgment, or portions thereof, which, when totaled with all other claims or judgments paid by the state or its agencies or subdivisions arising out of the same incident or occurrence, exceeds the sum of \$300,000.

The Directors' and officers' insurance protects the Board and appointed officers from personal liability in matters concerning decisions made for the CDD. It also protects the Board and appointed officers against "end runs" around sovereign immunity limits.

**Tampa Palms CDD
Balance Sheet
August 31, 2023**

	GENERAL
<u>ASSETS:</u>	
CASH - Operating Account	\$ 83,270
PETTY CASH	500
Wealth Fund Account- South State Bank	2,717,140
ICS Sweep- South State Bank	1,460,878
ACCTS. RECEIVABLE	7,902
RECEIVABLE FROM TAMPA PALMS HOA	-
ASSESSMENTS RECEIVABLE	-
RECEIVABLE EXCESS FEES	-
PREPAID ITEMS	10,952
TOTAL ASSETS	\$ 4,280,641
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$ 33,089
ACCRUED EXPENSES	10,521
DEFERRED REVENUE - ON ROLL ASSESSMENTS	-
<u>FUND BALANCE:</u>	
NON-SPENDABLE	10,952
ASSIGNED	2,343,000
UNASSIGNED	1,883,080
TOTAL LIABILITIES & FUND BALANCE	\$ 4,280,641

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
	\$ 2,343,000

Tampa Palms CDD
General Fund
8/31/2023
For the period from October 1, 2022 through August 31, 2023

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
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	18,333	5,141	(13,192)
INTEREST INCOME-WEALTH ACCOUNT	-	-	74,868	74,868
UNREALIZED GAIN/LOSS	-	-	28,725	28,725
S/T REALIZED GAIN/LOSS	-	-	12,444	12,444
MARKET FLUCTUATION-OTHER	-	-	(79)	-
EXCESS FEES	-	-	-	-
MISC. REVENUE	1,500	1,375	2,672	1,297
CARRY FORWARD	139,584	-	-	-
TOTAL REVENUES	2,920,579	2,788,258	2,892,320	104,141
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	10,083	7,815	2,268
FICA	5,824	5,339	4,762	577
FUTA/SUTA/PAYROLL FEES	6,624	6,072	1,135	4,937
S/T PERSONNEL SERVICES	<u>23,448</u>	<u>21,494</u>	<u>13,712</u>	<u>7,782</u>
PROFESSIONAL SERVICES				
ATTORNEY'S FEES	3,000	2,750	4,350	(1,600)
ANNUAL AUDIT	6,800	6,800	6,800	(200)
MANAGEMENT FEES	70,098	64,257	67,831	(3,575)
TAX COLLECTOR	56,668	56,406	56,406	-
ASSESSMENT ROLL	10,050	10,050	20,100	(10,050)
S/T PROFESSIONAL SERVICES	<u>146,416</u>	<u>140,063</u>	<u>155,487</u>	<u>(15,425)</u>
ADMINISTRATIVE SERVICES				
DIRECTORS & OFFICERS INSURANCE	3,811	3,811	3,691	120
MISC. ADMINISTRATIVE SERVICES	12,360	11,330	20,262	(8,932)
S/T ADMINISTRATIVE SERVICES	<u>16,171</u>	<u>15,141</u>	<u>23,952</u>	<u>(8,811)</u>
TOTAL ADMINISTRATIVE	186,035	176,698	193,152	(16,454)
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT OPERATING STAFF	182,395	167,195	162,587	4,609
PARK ATTENDANTS	79,873	73,217	59,830	13,396
PARK PATROLS (Security Co)	65,490	78,366	106,829	(30,463)
FIELD MANAGEMENT CONTINGENCY	20,800	19,067	426	18,640
S/T FIELD MANAGEMENT SVCS	<u>368,558</u>	<u>337,845</u>	<u>331,672</u>	<u>6,173</u>
GENERAL OVERHEAD:				
INSURANCE	16,500	16,500	15,218	1,282
IT (TEL / SECURITY)	26,095	23,920	9,663	14,258
WATER	44,000	40,333	38,265	2,068
REFUSE REMOVAL	20,330	18,836	9,256	9,380
ELECTRICITY	147,000	134,750	129,148	5,602
STORMWATER FEE	3,041	3,041	3,041	-
MISC. FIELD SERVICES	13,000	11,917	8,220	3,697
S/T GENERAL OVERHEAD	<u>269,966</u>	<u>249,098</u>	<u>212,811</u>	<u>36,287</u>
LANDSCAPE MAINTENANCE:				
LANDSCAPE & POND MAINTENANCE	1,130,000	1,035,833	1,045,956	(10,122)
LANDSCAPE MONITORING FEE	18,900	17,325	15,750	1,575
LANDSCAPE & REPLACEMENT	99,325	91,048	93,591	(2,543)
S/T LANDSCAPE MAINTENANCE	<u>1,248,225</u>	<u>1,144,206</u>	<u>1,155,296</u>	<u>(11,090)</u>
LANDSCAPE MAINTENANCE NEW & ENHANCED:				
PROPERTY MOWING	79,000	72,417	79,472	(7,055)
COUNTY POND	5,000	4,583	2,083	2,501
NPDES POND PROGRAM	49,409	45,292	46,857	(1,565)
S/T LANDSCAPE NEW & ENHANCED	<u>133,409</u>	<u>122,292</u>	<u>128,412</u>	<u>(6,120)</u>

**Tampa Palms CDD
General Fund
8/31/2023**

For the period from October 1, 2022 through August 31, 2023

	<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	101,804	124,692	(22,887)
FOUNTAIN	28,175	25,827	22,475	3,353
FACILITY MAINTENANCE	93,870	86,048	75,655	10,393
JANITORIAL/SUPPLIES	2,855	2,617	1,842	775
<i>S/T FACILITY MAINTENANCE</i>	<u>235,959</u>	<u>216,296</u>	<u>224,663</u>	<u>(8,367)</u>
PROJECT DRIVEN EXPENSES:				
SIGNATURE TP 2017	-	-	-	-
RENEWAL AND REPLACEMENT & DEFERRED MTC	218,400	200,200	192,202	7,998
CAPITAL PROJECTS	197,600	181,133	165,116	16,018
NPDES CLEAN WATER	62,427	57,225	51,984	5,261
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>478,427</u>	<u>438,558</u>	<u>409,282</u>	<u>29,276</u>
TOTAL EXPENDITURES	<u>2,920,579</u>	<u>2,684,992</u>	<u>2,655,287</u>	<u>29,705</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)	103,267	237,033	133,846
FUND BALANCE - BEGINNING	-	-	3,999,998	
FUND BALANCE - ENDING	<u>\$ (0)</u>	<u>\$ 103,267</u>	<u>\$ 4,237,031</u>	<u>\$ 133,846</u>

**Tampa Palms Community Development District Check
Register - 8/31/2023**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
07/31/2023						114,093.47
8/23/2023	2	Frank McMahon, Plumber	Repair/Maint Restroom		168.00	113,925.47
8/31/2023	637	CITY OF TAMPA UTILITIES	Water payments Aug bank stmt		3,615.29	110,310.18
8/31/2023	638	South State Bank	Paper statement fee		2.00	110,308.18
8/1/2023	1548	FLORIDA DEPT OF ENVIRONMENTAL PROTECT	Phase II MS4 NOI		5,625.00	104,683.18
8/1/2023	1549	Zeno Office Solutions, Inc.	Copier Lease		37.00	104,646.18
8/2/2023	1550	CINTAS	Inv 4163025395		81.98	104,564.20
8/2/2023	1551	Frank McMahon	VOID: Repair/Maint-Per Maggie Void			104,564.20
8/2/2023	1552	Forestry Resources LLC	Pinebark Nuggets	3,373.00		101,191.20
8/2/2023	1553	Forestry Resources LLC	Pinebark Nuggets	3,373.00		97,818.20
8/2/2023	1554	TURNBURY WOOD HOA	Shared Electrical Expense- Fountain Apl		365.52	97,452.68
8/2/2023	1555	TURNBURY WOOD HOA	Shared Electrical Expense- Fountain May		347.57	97,105.11
8/2/2023	1556	TURNBURY WOOD HOA	Shared Electrical Expense- Fountain June		367.89	96,737.22
8/7/2023	1557	TAMPA PALMS OWNERS ASSOCIATION	VOID: Hampton Park- Attendant payroll			96,737.22
8/8/2023	1558	ADVANCED ENERGY SOLUTIONS	maint/repair		558.50	96,178.72
8/8/2023	1559	ADVANCED ENERGY SOLUTIONS	maint/repair		3,086.40	93,092.32
8/8/2023	1560	Andrea A Braboy	Reimbursement for Supplies		267.25	92,825.07
8/8/2023	1561	CINTAS	Inv 4163730886		81.98	92,743.09
8/8/2023	1562	FEDEX	Shipping		146.64	92,596.45
8/8/2023	1563	FRONTIER COMMUNICATIONS	Act # 81397256990514915 - Service 07/28-8/27/23		171.76	92,424.69
8/8/2023	1564	SECURITAS SECURITY SERVICES USA, INC.	7/1-7/31 Security		5,680.95	86,743.74
8/8/2023	1565	SOLITUDE LAKE MANAGEMENT	Routine lake fountain maint-Aug 2023		294.00	86,449.74
8/11/2023	1566	FEDEX	Shipping		129.07	86,320.67
8/11/2023	1567	FRONTIER COMMUNICATIONS	Act #81355802910720065 - Svc 8/1-8/31/23		199.49	86,121.18
8/11/2023	1568	IRON MOUNTAIN	Information storage Service -8/1-8/31/23		560.88	85,560.30
8/11/2023	1569	Lowes Business Acct/ SYNCB	Office Supplies-statement closing 8/2/23		161.09	85,399.21
8/11/2023	1570	Frank McMahon Plumber	Repair/Maint CDD Ofc		115.00	85,284.21
8/11/2023	1571	TERMINIX	Inv 4736272588		122.00	85,162.21
8/11/2023	1572	TERMINIX	Inv 436272740		81.32	85,080.89
8/11/2023	1573	ABM Landscape & Turf Services	Project work, multiple		67,200.00	17,880.89
8/11/2023	1574	ABM Landscape & Turf Services	Landscape Maint & Performance -August 2023		73,875.32	(55,994.43)
8/16/2023	1575	Arete Industries	SO18160 Signs		1,103.00	(57,097.43)
8/16/2023	1576	Arete Industries	SO16911 Signs		1,517.00	(58,614.43)
8/16/2023	1577	TECO	Summary Bill July Service		12,889.97	(71,504.40)
8/16/2023	1578	Arete Industries	SO19492 Signs		1,209.00	(72,713.40)
8/16/2023	1579	CINTAS	Inv 4164422117		81.98	(72,795.38)
8/16/2023	1580	EI SECURITY, INC.	Monitoring		89.85	(72,885.23)
8/16/2023	1581	ESD WASTE2WATER, INC.	Clean Cart filter/check hoses & connections		300.00	(73,185.23)
8/16/2023	1582	FEDEX	Shipping		62.35	(73,247.58)
8/16/2023	1583	FLORIDA FOUNTAIN MAINTENANCE, INC.	Aug Maint-Reserve		550.00	(73,797.58)
8/16/2023	1584	FLORIDA FOUNTAIN MAINTENANCE, INC.	Aug Maint-Turnbury		180.00	(73,977.58)
8/16/2023	1585	TECO	Summary Bill August Service		13,711.17	(87,688.75)
8/16/2023	1586	Eugene R. Field	08-09-23 BOS MTG		200.00	(87,888.75)
8/16/2023	1587	TERMINIX	Pest Control: 8/23/23		95.00	(87,983.75)
8/16/2023	1588	Richard Diaz	08-09-23 BOS MTG		200.00	(88,183.75)
8/16/2023	1589	Tracey Falkowitz	08-09-23 BOS MTG		200.00	(88,383.75)
8/16/2023	1590	Donald O'Neal	08-09-23 BOS MTG		200.00	(88,583.75)
8/16/2023	1591	TAMPA PALMS OWNERS ASSOCIATION	Hampton Park- Attendant payroll		79.80	(88,663.55)
8/22/2023	1592	DOUGLAS CLEANING SERVICE	Aug 2023 Cleaning Service		1,520.00	(90,183.55)
8/22/2023	1593	VOID	VOID			
8/22/2023	1594	M Wilson Consulting	FY 2022-23		9,625.00	(99,808.55)
8/22/2023	1595	Wayne Gill'	CDD Monument Walls		3,300.00	(103,108.55)
8/25/2023	1596	Florida Municipal Insurance Trust	Utility Payment Bond Policy # A-3 Bonds/ Policy # 105483534		520.00	(103,628.55)
8/25/2023	1597	ADVANCED ENERGY SOLUTIONS	Electrical maint/repair		259.96	(103,888.51)
8/25/2023	1598	CINTAS	Inv 4165132020		81.98	(103,970.49)
8/25/2023	1599	CITY OF TAMPA UTILITIES	water pmt		7.50	(103,977.99)
8/25/2023	1600	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		230.60	(104,208.59)
8/25/2023	1601	CORE & MAIN LP	Irrigation Repair Supplies		1,986.04	(106,194.63)
8/25/2023	1602	FEDEX	Shipping		76.71	(106,271.34)
8/25/2023	1603	FRONTIER COMMUNICATIONS	Act #81397739330707895- Svc 08/16-9/15/23		435.07	(106,706.41)
8/25/2023	1604	HOOVER PUMPING SYSTEMS	Maint/Repair Pump Station 2		1,017.68	(107,724.09)
8/25/2023	1605	HOOVER PUMPING SYSTEMS	Maint/Repair Pump Station 1		570.21	(108,294.30)
8/25/2023	1606	OLM, INC.	Landscape inspections --Aug 2023		1,575.00	(109,869.30)
8/25/2023	1607	REPUBLIC SERVICES 696	Solid Waste pick up - service (9/1-9/30/23)		802.50	(110,671.80)
8/25/2023	1608	XEROX FINANCIAL SERVICES	Copier Lease -8/4-9/3		140.52	(110,812.32)
8/25/2023	1609	CINTAS	Inv 5172476496		21.28	(110,833.60)
8/11/2023	081123ACH	Engage PEO	Payroll		2,948.27	(113,781.87)
8/25/2023	082523ACJ	Engage PEO	Payroll		2,948.26	(116,730.13)
8/11/2023			Funds Transfer	100,000.00		(16,730.13)
8/11/2023			Funds Transfer	100,000.00		83,269.87
07/31/2023				200,000.00	230,823.60	83,269.87

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU AUGUST 31, 2023
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$2,290,700		\$2,290,700
<u>Non Operating</u>			
Capital Projects		\$197,600	\$197,600
Renewal & Rel		\$218,400	\$218,400
Signature 2017		\$0	\$0
NPDES		\$62,427	\$62,427
Unrealized Gain/Loss	28,725		\$28,725
Realized G/L	12,444		12,444
Interest	4,485		4,485
Interest/Wealth Account	74,868		74,868
Misc Rev	\$2,672		\$2,672
Carry Forward Bal *	-		-
Total	\$2,413,893	\$ 478,427	\$2,892,320
<u>Expenses</u>			
Operations	\$ 2,246,005		2,246,005
<u>Non Operating</u>			
Renewal & Rel		192,202	192,202
NPDES/EPA		51,964	51,964
Capital Projects		165,116	165,116
TP Signature 2017		<u>0</u>	<u>0</u>
Total	\$2,246,005	\$409,282	\$409,282
Total Expenditures			\$2,655,287

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU AUGUST 31, 2023
GENERAL FUND**

<u>General Fund</u>	8/31/2023	(\$000)
Cash		84
Cash Equivalent (Excess Cash ICS)		1,461
Insured Investment Account		2,717
Accounts Receivable		8
Assessment Receivable		0
Prepaid Items		11
Total Assets		\$ 4,281
Less:		
Payables		33
Accrued Expenses		11
Non Spendable A/C Prepaid		11
Deferred Rev On Roll		
	Total Assigned and Planned Funds	4236
Allocation for Assigned:		
Weather Damage		400
Community-Wide Wall & Monument		100
Pond Improvements		700
1st Qtr Expenses		679
Infrastructure Replacement Contingency		135
TP Signature Projects (unspent)		329
		\$ 2,343
	Net Adjusted Cash	\$ 1,893

(\$ 000)	2022-23 Fiscal Year		Monthly Bal
	<u>Receipts</u>	<u>Expenses</u>	
Sep:			
CDD Operations	0	210	
R&R	0	11	
NPDES	0	5	
Signature Projects	0	0	
Capital Projects	0	9	
Total	0	235	\$ 1,658
Oct			
CDD Operations	1	221	
R & R	0	13	
NPDES	0	12	
Signature Projects	0	0	
Capital Projects	0	25	
Total	1	271	\$ 1,388
Nov			
CDD Operations	763	230	
R & R	66	13	
NPDES	19	12	
Signature Projects	0	0	
Capital Projects	68	25	
Total	916	280	\$ 2,024

**TAMPA PALMS CDD
AUGUST, 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%			
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 8/31/2023	165
Total Funds Under Consideration	\$0
Budget Available as of 8/31/2023	\$32
 Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2022-23 Budget	218
<u>Uses of Funds</u>	
Spent Thru 8/31/2023	192
Total Funds Under Consideration	\$0
Budget Available as of 8/31/2023	\$26
 TP Signature Projects	
<u>Sources of Funds*</u>	
FY 2022-23 Budget	\$0
<u>Uses of Funds</u>	
Spent Thru 8/31/2023	\$0
Total Funds / Projects Under Consideration	\$0
Budget Available as of 8/31/2023	\$329

SUMMARY
FY 2022-23 RENEWAL REPLACEMENT PROJECTS

			Original Project	August, 2023	Committed To Spend
Infrastructure					
	Hurricane Ian Restoration			\$21,840	
	Holiday Lighting Support			\$2,000	
	Monument Walls BB Downs/ Amberly			\$3,300	
Landscape					
	Tree management along boulevards and in parks			\$82,023	
	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	
Irrigation					
	Callibrate Flow Meters			\$7,061	
	Disk Cleaning Pump Station			\$4,003	
	Pump Sta Mtc			\$1,635	
Lighting (Park & Landscape)					
Other					
	Drinking Fountain Repair			\$368	
	Completely Rebuild Area 1 - Back Entry Fountain			\$8,234	
Total R&R Projects				\$192,202	\$0

**Capital Projects 2022-23
Budget Monitor**

31-Aug-23			
(\$000)	Current Projects	Spent 2022-23	Pending Commitments
Tampa Palms Signature Projects (BB Downs)			
Consulting Services	10	0	-
Irrigation	20	0	
Main Entry Restorations	21	0	
Area 2 Pond		0	
Bruce B Downs Improvements	172	0	
<i>Sub-Total TP Signature Projects</i>	<i>\$329</i>	<i>\$0</i>	<i>\$0</i>
Capital Projects			
Consulting Services			
Irrigation Systems		12	
Parks & Cameras		12	
Landscape & Lighting		48	
Infrastructure (Signs and Lighting)		93	
<i>Sub-Total Capital Projects</i>	<i>\$0</i>	<i>165</i>	<i>\$0</i>
<i>Total TP Signature & Standard Capital Projects</i>		<i>\$165</i>	<i>\$0</i>

**Capital Projects Signature Projects
2022-23 Through August 31, 2023**

Tampa Palms Signature Projects (BB Downs)	Current Projects	Spent A/O 8/31/2023	Pending Commitments
Consulting Services			
Restoration Designs	9,850		
Survey & Staking & MOT	400		
<i>Sub Total</i>	<u>10,250</u>		
Irrigation			
Area 1 & 2 Irrigation (Incl BB Downs)	20,000		
<i>Sub Total</i>	<u>20,000</u>		
Main Entry Restorations			
Area 1 Entry Landscape (Phase II)	77,513		
Area 2 Phase II	0		
Area 2 Landscape (TP Blvd & Amberly Phase II)	0		
Area 2 Pond Landscape & Wayfinding	50,000		
<i>Sub Total</i>	<u>127,513</u>		
Area 2 Pond			
Littoral Plantings & Noxious Removal			
<i>Sub Total</i>			
Bruce B Downs Improvements			
Wall restorations 4 villages + drainage & additional landscape buffer	171,577		
<i>Sub Total</i>	<u>171,577</u>		
Sub-Total Tampa Palms Signature	329,340	\$0	
Normal Capital Projects			
	Current		Pending
Irrigation Systems			
Pump Station Extending Life		11,965	
<i>Sub Total</i>	0	11,965	
Parks & Cameras			
Volleyball Removal w/ Irrigation Install		12,260	
<i>Sub Total</i>		12,260	-
Landscape & Lighting			
Area 1 Entry			
Major Landscape (> 5 Years)		37,482	
New Fountain Manchester		10,300	
<i>Sub Total</i>	-	47,782	-
Infrastructure (Signs and Lighting)			
Speed Limits Sign(s) & Park Signs		9,475	
Walls - Reserve & Sanctuary & Kensington New Wall		83,634	45
<i>Sub Total</i>		93,109	
Sub-Total Normal Capital Projects	\$0	\$165,116	
Total TP Signature & Standard Capital Projects		\$165,116	

Focus For 2023-24

Re-Presented October, 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 A/O October, 2023

	Next Steps	Timing
Tampa Palms Blvd Restoration		
(1) Hold Balance of Signature	Repaving Impacts	TBD
(2) Establish Long Term & Short Term Blvd Sign needs	Review With Board	Nov
Monitor Projects in Tampa Palms		
(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
Monitor Issues Impacting Tampa Palms		
(1) Monitor Impacts of Economy	Update Board	Monthly
(2) Evaluate Investment Options	Chairman to Review W/ Board	On-Going
(3) City of Tampa Budget For Impacts on Tampa Palms	Report To Board	Nov Update

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

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
<u>IV Park Reviews</u>			
a) Inspections & ADA	Scheduled	Jan	Staff
b) Park Security	Update Board	Oct	Staff
<u>V. Misc and Local Government</u>			
a) Tampa Palms Blvd	Report Schedule To Board	Oct	Staff
b) Multi-Modal Path Repaving [COT]	Report To Board	Oct	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
<u>VI Financial Conditions & Investments</u>			
a) Update Conitions	Report To Board	Monthly	Staff & Chairman

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

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

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District was held on Wednesday, September 13, 2023 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. Field called the meeting to order.

The Board members and staff introduced themselves for the record.

Present and constituting were:

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

* Constituting quorum

Also present were:

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

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

Pledge of Allegiance

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

SECOND ORDER OF BUSINESS- Action Items

To expedite the matters which require board approval, the action items were moved to the beginning of the meeting.

◆ **Approval of the Minutes**

On MOTION by Mr. Diaz, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board approved the Minutes of the August 9, 2023 CDD Board Meeting.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

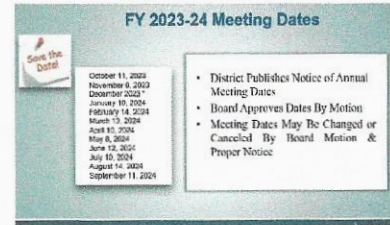
◆ **Approval of the Disbursements**

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

On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending July 31, 2023 in the amount of \$224,827.62.

◆ **Approval of the Meeting Dates for FY 2023-24**

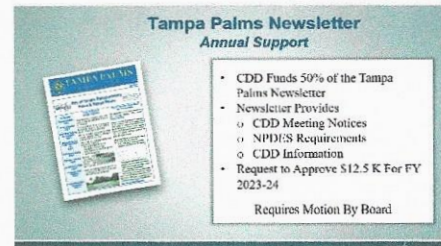
Ms. Wilson introduced the slate of meeting dates for the coming year and noted that the second Wed of each month was retained and that there did not appear to be any conflicts with State or Fed holidays. She also mentioned that should a meeting be changed or cancelled, that could be done by notice.



On MOTION by Mr. Diaz, SECONDED by Ms. Falkowitz, WITH ALL IN FAVOR, the meeting dates as proposed for the FY 2022-23 as second Wednesday of each month were approved to publish.

◆ **Tampa Palms Newsletter**

Ms. Wilson stated in past years the Board has normally funded 50% of the Tampa Palms newsletter. The newsletter provides a means for the CDD communicate with the residents and meet the requirements of the NPDES MS4 permit.

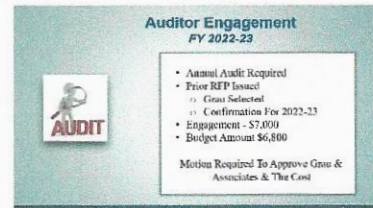


The request is to continue with an expense of \$12,500, a slight increase from past years due to postage increases.

On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board approved the expense of \$12,500.00 paid to the TPOA for 50% of the newsletter.

1 ♦ **Financial Audit**

2 Ms. Wilson stated each year the District must confirm
3 the auditor engagement and cost for the audit. The proposed
4 cost for the engagement is \$7,000. Staff requests a motion to
5 approve the engagement letter.



6 Mr. Field noted that the audit costs, which have remained modest for more than 19
7 years are a reflection of the proper and uncomplicated financial management provided by the
8 financial team

9 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR, the Board
10 approved the agreement with Grau to perform the audit for the fiscal year ending September
11 30, 2023 for an engagement cost of \$7,000.00

12
13 **THIRD ORDER OF BUSINESS - Board Member Discussion Items**

14
15 Supervisor Falkowitz discussed the emerging difficulties over the FY 2023-24 City of
16 Tampa Budget. It was discussed that a preliminary vote had closed the door on any mileage
17 increase, not just the 1 mill proposed, and that was putting many city services in jeopardy.
18 There is a second budget hearing on the 19th and grave concerns about the outcome for the
19 Parks Dept plans for New Tampa and the desperately needed paving of some streets.

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

22 Warren Dixon updated the meeting on the events associated with the illegal
23 construction south of the Country Club.

24 **FIFTH ORDER OF BUSINESS - Adjournment**

25 There being no further business,

26
27 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz ALL IN FAVOR, the meeting was
28 adjourned.

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

30 **Each person who decides to appeal any decision made by the Board with respect to any matter*
31 *considered at the meeting is advised that person may need to ensure that a verbatim record*

1 *of the proceedings is made, including the testimony and evidence upon which such appeal is*
2 *to be based.*

3

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

6

7

8 **Signature**

Signature

9

10 Patricia Thibault

Gene Field

11 **Printed Name**

Printed Name

12 **Title:**

Title:

13 **Secretary**

Vice Chairperson

14 **District Manager**

Chairperson

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

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

6 A workshop of the Tampa Palms Community Development District was held on
7 Wednesday, September 13, 2023 at 6:45 p.m., following the regular Board Meeting, at the
8 Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

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

10 Mr. Field called the meeting to order.

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

12 Present were:

13 Gene Field Chairman
14 Richard Diaz Supervisor

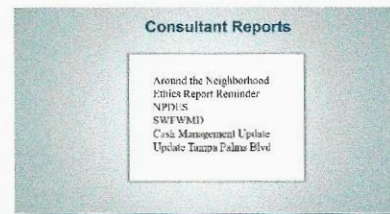
15 Also present were:

16 Patricia Thibault Director, Breeze Management
17 Maggie Wilson Consultant/Resident
18 Warren Dixon TPOA Business Consultant
19 Brian Koerber TPOA Community Director

20 Mr. Field explained that without quorum, there would be no decisions made by the
21 board members and this was an informational session conducted in part to share information
22 regarding the CDD with the many residents that review the presentations online.
23

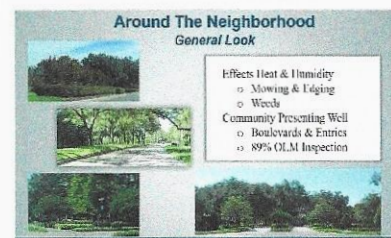
24 **FIRST ORDER OF BUSINESS – Information Session**

25 **◆ Consultant Reports**



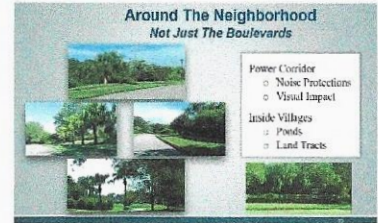
26 **◆ Around the Neighborhood**

27 Ms. Wilson Reported that the community continues to present
28 well despite the sweltering heat and humidity. She noted that
29 both affected the timely completion of edging and mowing and
30 weeds were a continuing and increasing problem. OLM issued a
31 passing grade on their inspection and commented on how well
32 the teams were doing.

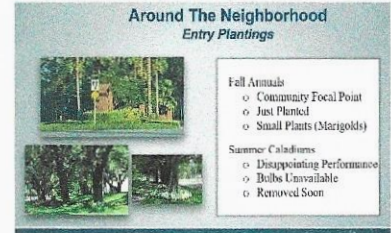


1 Ms. Wilson noted that it was not just the boulevards but
2 also there was considerable work completed along the power
3 corridor areas which are weed fields.

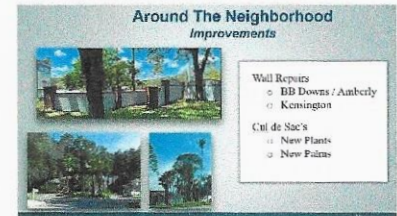
4 This work is needed to keep them attractive and healthy as noise
5 prevention areas for nearby residents.



7 The entry plantings have been installed. A mixture of two
8 types of marigolds were used due to the fact that these were the
9 best plants that the growers had available. The caladiums will be
10 removed soon and were a disappointment this year, in part
11 because there were few caladium bulbs available to purchase.



13 Ms. Wilson briefed on the projects that had been
14 completed including cul de sac renovations and wall
15 improvements at the BB Downs / Amberly entrance. The
16 Kensington wall renovations are still in progress.



18 There was discussion of the widespread impacts of the
19 record heat. Many shrubs and trees that have performed for years
20 were at best lackluster in blooming. Mulli grass in several
21 locations was discussed and crape myrtle trees.



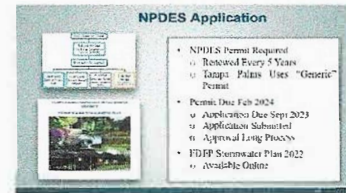
23 ♦ **Quarterly Gift Reminder**

24 Ms. Wilson noted that the board books contained the
25 reminder of the State Ethics requirement to report quarterly any
26 gift over \$100 in value. It was noted that there has never been such
27 an event but the reminder is provided to assure citizens that the
28 requirements is followed.



29 ♦ **NPDES Application**

1 Ms. Wilson noted the application for use of the generic
2 NPDES MS4 permit had been made and explained the process
3 which is long and most of which does not apply to Tampa Palms
4 which has no enforcement or ordinance powers.



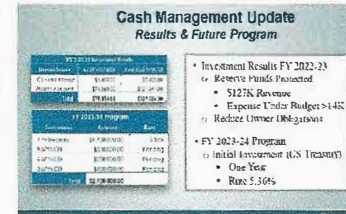
6 ♦ **SWFWMD Irrigation Water**

7 Ms. Wilson described the situation where the pumping
8 levels assigned by SWFWMD have been exceeded, primarily due
9 to continual mainline breaks. The process for managing this
10 situation was shared with SWFWMD and outlined for the board.



12 ♦ **Cash Management Update**

13 Ms. Wilson reviewed the cash management results for FY
14 2022-23 and noted that combined with under-budget forecasts in
15 some line items, the carryforward appears to have been preserved.
16 Ms. Wilson outlined the initial stages of the FY 2023-24 plan.



18 ♦ **Tampa Palms Blvd**

19 Ms. Wilson updated the group on the progress along
20 Tampa Palms Blvd. She noted that there were utility and other
21 conflicts at the Compton/TP Blvd crossing and that the City was
22 redesigning the area for greater safety.



24 **THIRD ORDER OF BUSINESS – General Comments**

25 Mr. Diaz asked for more information about the illegal construction and Warren Dixon
26 elaborated on the plans and the progress.

28 **FIFTH ORDER OF BUSINESS – Workshop Adjourned**

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

30 **Each person who decides to appeal any decision made by the Board with respect to any matter*
31 *considered at the meeting is advised that person may need to ensure that a verbatim record*

1 *of the proceedings is made, including the testimony and evidence upon which such appeal is*
2 *to be based.*

3

4 **Workshop minutes were approved at a meeting by vote of the Board of Supervisors at a**
5 **publicly noticed meeting held on Oct 11, 2023.**

6

7

8 **Signature**

Signature

9

10 Patricia Thibault

Gene Field

11 **Printed Name**

Printed Name

12 **Title:**

Title:

13 **Secretary**

Vice Chairperson

14 **District Manager**

Chairperson

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

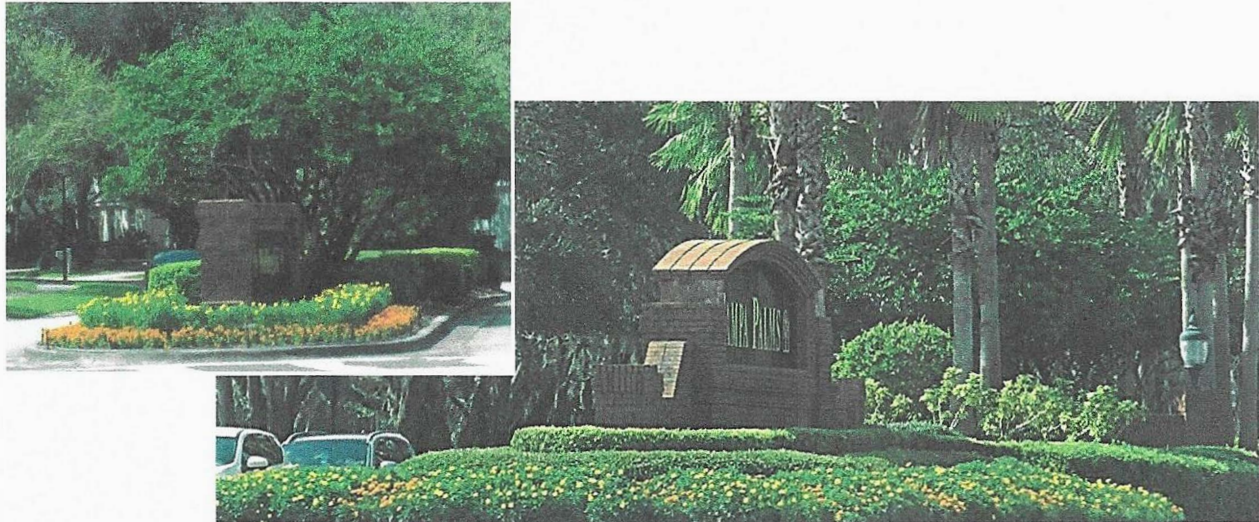
Community Updates

General Overview

The community is beginning to enjoy the slightly cooler (early mornings) but not less humid temperatures; additionally, and unfortunately, the minimal rainfall continues. Mid-day heat continues to range in the mid to high 90's. The heat and humidity continue to favor rapid growth and certainly the weeds do not disappoint that expectation.

The annuals are in and are made up of two types of marigolds. The installation was professionally completed, as can be seen at the main entry and at the Wellington entrance below.

The change from the previously planned annual types came about in part due to the difficulties growers are experiencing with makeshift greenhouse operations as the result of facility destroyed south of Tampa from the storms last fall. The starter plants received by the local final growers did not mature sufficiently for planting.



The OLM landscape inspection completed last Wednesday (9/4/23). The inspector completed the team on the manner in which the weeds have been managed and the overall feel of the property. The inspection resulted in a full contract compliance score of 91.5%.

By adhering to the priorities for landscape attention and balancing the need to complete some projects, the community continues to offer a pleasing look and feel to the owners and visitors alike.

The standard applied is one that benefits the entire community, that of a pleasing look for 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.



Fall Mums

The mums at the main entries have arrived and have been planted, signaling the beginning of the Fall season, even if the weather is unconvinced.



This year Joe Laird ordered only yellow mums to provide a greater color contrast with the turf.

The mums arrived with no blossoms showing, so fingers are crossed that they are only yellow.

Some of you may have seen the holiday decorators at work; no the CDD is not celebrating Halloween at the entries but preparation for the winter lights is occurring.

The Reserve

As reported last month, there was a large and very serious irrigation mainline break at the entrance to the Reserve. Repairing the break was hampered by a number of things:

- The mainline is located deep in the ground; adjacent to the mainline is a major power line that is NOT in any conduit.
- During the excavation, the hole continued to fill with water, even when the pump station was off and isolation valves between the Reserve and the station were closed.



The water repeatedly rose to alarming levels, making it unsafe for workers due to potential collapse and concerns about the power line. (Stormwater pipes and cable lines were also present.) The source of the water is still unknown: the irrigation pipes were shut down, the Reserve fountains (entrance and center) were drained. When tested there were traces of chlorine in the water, raising the question as to if the City's potable water were leaking somewhere in the area and raising the water table.

ABM rented a high volume pump which it kept running during work, and the CDD pipe was repaired and the hole closed. Final repairs and sod will be installed this week.

When the fountains were refilled, it was determined that the feature pump on the entry fountain had burned out. A new pump was ordered and was scheduled to arrive this Friday (9/6/23) and should be operational Monday. The old pump will be rebuilt to hold as a spare (the exit fountain requires the same pump and is the same age as the entry which failed).

Standard Granite Cleaning

Based on the normal schedule to clean the granite on the monuments (this is usually done every twelve to eighteen months) it is time to clean them. Staff inspected the monuments and suggests that in the interest of both improving the look of the community and preserving funds, cleaning and restoring needed wall segments makes more sense and the monuments can be re-evaluated next Spring.



Ponds and Rainfall

The rainfall in the “central region” of the SWFWMD area, which includes Tampa Palms, this year is severely lagging behind the normal levels. This lack of rain coupled with the highest ever recorded temperatures in the Tampa area is reflected in the look of many ponds.

These are the SWFWMD rainfall numbers for September and Jan - Sept.

	Sept. 29	September		Year to date	January – September	
	Actual	Historic Avg.	Normal Range	Actual	Historic Avg.	Normal Range
Central	3.54	6.93	4.89 – 7.98	34.98	45.23	40.09 – 48.83

So far, SWFWMD has not indicated activation of drought irrigation restrictions, in part because the aquifer was to some degree replenished by rains north of Tampa Palms and of course hurricane Idallia.

Some ponds, especially those with minimal stormwater inflow, are very low.

The top pond to the right is the Area 1 entrance pond. The pools at both the front and the rear are quite deep and hold more than enough water to support the fountains - the large fountain in the front and the smaller one at the back.

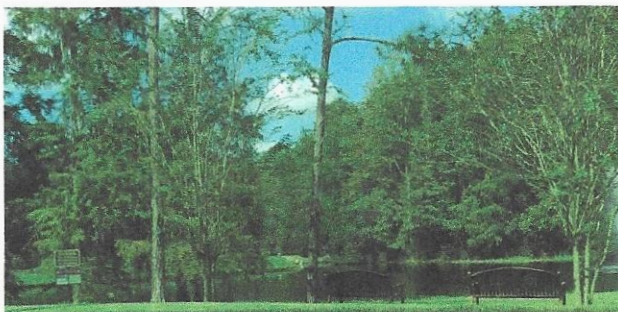


The Area 1 pond is the source of irrigation water for area 1 but the amount of water used for irrigation is pumped from the well and carefully monitored by SWFWMD. Tampa Palms is not allowed to augment the pond for aesthetic reasons.

Unfortunately, some Facebook users have complained that Tampa Palms should not let this pond go so low and that it could be filled if we wanted to do so.



The second picture is the pond in front of Hampton Park. It, along with many others is very low.



Some ponds appear to have natural water sources, most likely springs in the adjacent wetlands. Examples of those ponds include the large Asbury Pond and the large pond between Huntington and Wellington.

Another fairly full pond is the pond between Cambridge 1 & 2, pictured to the left. This pond is located adjoined to a substantial wetland.

The Area 2 entrance pond is suffering from low water levels, particularly throughout the littoral shelf that occupies nearly 2/3 of the area of the pond. This shelf is little more than two feet deep in normal times, there are places where the water is less than a foot right now. This makes treating for algae difficult.



The shelf plants in this picture are literally standing in mud.

The pool in the front of the pond is sufficiently deep that the large fountain is able to fully operate and partially hide the areas at the back, at least from Bruce B Downs.

To help combat the vegetation and algae, FWC & SWFWMD approved the use of triploid carp in the Area 2 entry pond and the fish were added two weeks ago.

Grass carp are fish imported from Asia for use in controlling aquatic vegetation. As one of the few fish species which eat plants, grass carp provide a low-cost, long-term, herbicide-free means of dealing with problem plants in ponds, especially ponds with shallow littoral shelves that are difficult to treat by normal means.

The designation of *triploid* signifies that the fish have been genetically altered at hatcheries to prevent the fish from spawning in Florida waters.

To use the carp, the pond must have barriers that prevent exiting to other waters so use of carp in most of the Tampa Palms pond system is not possible,



It is surprising but even though the carp are members of the minnow family, they grow to an average of 15-20 pounds and 20-35 inches in length. In larger lakes with large numbers of plants, they can grow up to 50-60 pounds and exceed 50 inches in length. In Florida, the largest reported grass carp weighed 75 pounds.

They are resistant to most fishing techniques and very effective against hydrilla, spikerush, naid and coontail. Once their preferred plants are consumed, they can eat every plant in a waterbody, including submersed, emersed, and floating plants. They've even been observed wriggling out of the water to eat grasses along the shoreline. That sounds a bit like a horror movie.

Cul de Sac Restoration

The refreshing of cul de sacs continues. The two shown below are located in Manchester and Wellington and required only a few new plants to brighten up look.

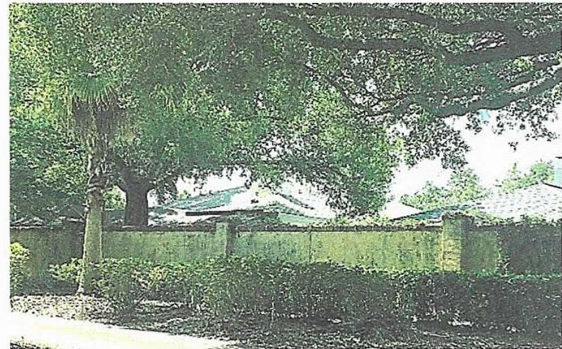
There are several more cul de sacs where the palm trees died many years ago and are due for replacement and the trees will be replaced in the coming months.



Community Walls

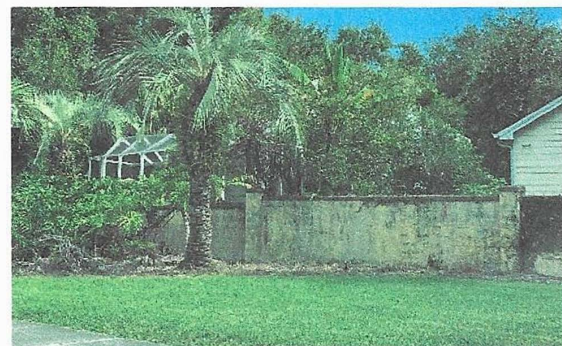
Keeping a community that is nearly forty years old looking new, fresh and attractive is a never ending process. One obvious sign of aging is deteriorating or unattractive wall segments.

Tampa Palms has approximately six miles of walls, most are ivy covered. In many areas the ivy is old and dying. The project to remove any dead ivy and recondition the underlying walls continues. In October a segment along Sterling Manor and one along Asbury will be reconditioned.



It came to the attention of staff that the property for sale in front of the Palm Lake office building (the old SouthTrust building) was about to be advertised.

Pictures from the building which is for sale that were designed to show how close the facility is to BB Downs, also showed the CDD wall, and not in an attractive light. Arrangements were made to clean that wall immediately and new pictures will be taken for the copy as soon as the work is finished.



Update on Power Corridor

As is well known, the power corridor does not lie within the bounds and the metes of the Tampa Palms CDD. Recently there was an extremely strange situation on the corridor adjacent to Oak Park. Residents in the car line for Tampa Palms Elementary reported a car driving in an unusual manner in the community (at one point going the wrong way on Tampa Palms Blvd). This was reported on Facebook.

As if to hide, it was reported the car entered the power corridor and was said to be driving very fast south along the portions between TP Blvd and Wareham.

It appears that the vehicle “pushed aside” barriers placed at the entry of the corridor by the power company to prevent use of their utility path.



Other community members stated that they observed a car traveling fast along the corridor beside Oak Park and then crossing to travel south past the Yardley berm, coming to a rest on its rims, just behind the homes in the Enclave.

It appears that the car may have tried to enter Oak Park as the bollards blocking entry from the corridor were damaged.

Sometime later a wrecker entered south of Fairchild and the car was removed. There is no police report so no verifiable information exists as to what took place.

This situation, and others including some robberies, highlight the vulnerability of residents along the corridor when those who would like to open it up for their recreation purposes make it more accessible. This area is private property, not illuminated at night and not patrolled by the police.

Tampa Palms Blvd

The contractors are working on the final portions of the repaving project which mostly entails (1) street markings, (2) activation of RRFBs and (3) clean-up and (4) replacement of damaged sod.

The redesign of the crosswalk at Compton and Tampa Palms Blvd has been made spectacularly safe. “Spectacular” would not be the word used to describe the dead turf that was installed at the site on Thursday.



Already a number of residents who assume that this is CDD work have commented..... and not positively.



Questions About Maintenance of Public Roads That Have Bricks

Bricks have been used as a signature element since Tampa Palms was created almost forty years ago. Today there are brick entries at ten village entrances and the four main entries at Bruce B Downs, Tampa Palms Blvd and Amberly Dr.

Palma Vista	Sanctuary	Main Entrances at Tampa Palms
Mezzo	Kensington	Blvd and BB Downs*
Turnbury Wood	Asbury (Amberly Entrance)*	Amberly Entrances at BB Downs*
Westover	Asbury (Tampa Palms Blvd)*	
Huntington	Stonington*	

* Public ROW, not private.

All but three village entries (and the four main entries at Tampa Palms Blvd and Amberly Drive at Bruce B Downs) are private gated entries and not held for the public by the City of Tampa. This issue applies solely to the villages of Stonington and Asbury.

Recently when a small hole in the asphalt appeared near the bricks on the exit side of Stonington Dr. The water collection began to cause a few bricks to sink slightly so a resident called the City's Fix It Fast hotline. A city technician visited the resident and the resident reported this *"They are stating that the pavers (portion) is the responsibility of the CDD/HOA."*



Staff contacted the City Mobility Staff and found the following:

- The City managers were of the opinion that other than "normal" roads, the City was not obligated to make repairs in special amenities installed by developers such as bricks/pavers.
- They provided information about an HOA north of Tampa Palms that actually accepted in the HOA's CCR's the repair and maintenance of roadways "above the usual standard". The Tampa Palms Owners Association CCR's, take no such responsibility.

The roadway in question, Stonington Dr., has substantial pavers at the entrance. The roadway was "given" to the City, along with some utility tracts on the dedication plat, book 63, page 31-1 in 1987. The CDD was "given" certain land tracts on the same document but given NO responsibility for ROW. **The plat was accepted by the city with no reservations.**

- The dedication plat was accepted City Council and Resolution I-2820 signed by Chairman Tom Vann on July 16, 1987.
- The City Clerk (Francis Henriquez) confirmed that the mayor approved the dedication plat on July, 17, 1987.
- The plat was co-signed by the following:
 - City Land Surveyor, Danny Polk, July 1, 1987
 - City Engineer Robert Wallace July 27, 1987
 - The Clerk of Ct (Richard Ake) certified that the plat met in form all the requirements of Chapter 177 on October 5, 1987.

There appears to be more than legal sufficiency to assert that the City cannot just decide other organizations have responsibility for this roadway.

The asphalt hole has been fixed at the exit side of Stonington Dr., in part because it was determined by the city that the hole was caused by nearby wastewater facilities but the management of ongoing brick roadway need in Tampa Palms is not resolved.

Neither the TPOA nor the CDD (both of the organizations that were referenced by the city in their emails regarding who should have responsibility) can legally maintain those bricks.

- Neither the CDD nor the TPOA own any public ROW.
- Neither the CDD nor the TPOA have ever accepted maintenance for any public ROW.
- Neither the CDD nor the TPOA are insured to accept what could be this substantial liability for ROW's.

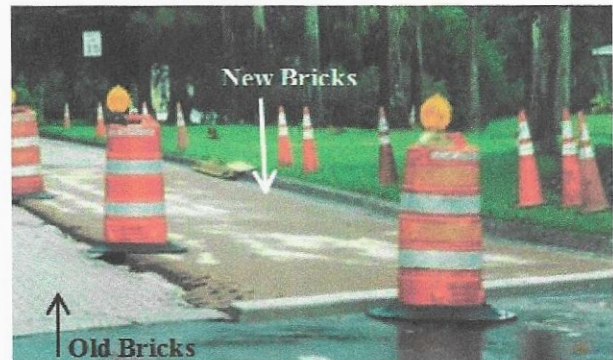


In 2016-17 when the County was adding lanes and making changes to the entries of Tampa Palms, which includes a small portion of City ROW, the plan was to add new lanes with new bricks to only the new lanes. This plan would have left a mixed brick roadway, and most unattractive entrances.

The CDD worked with the County and ultimately approved payment of \$141,000 to replace the old bricks to match the new lanes.

The CDD did not (1) accept responsibility for the area for current or future maintenance, (2) directly contract for the work or (3) manage, design or oversee the project in any way.

The same was true of the speed tables for which the CDD offered to pay for on Compton, though the city ultimately did not require payment.



It's proper to add a word about the city's position. The City's Mobility Dept is overwhelmed by the long deferred maintenance on many, many roadways, sidewalks, even bridges. Adoption of standard roadway maintenance that contains an exclusion of expensive add-on's makes city-wide sense. It should be noted that the city paved asphalt over brick pavers on Howard Ave. in the toney So-Ho area.

No city manager today is targeting Tampa Palms, they are just trying desperately to do more with less.

Most likely no city manager is aware of the potential negative consequences of transferring city-responsibilities to citizens. The effects of that action go far beyond the rather di minimis expense to reset a few bricks; there are multiple issues that encumber citizens with unanticipated costs (from construction, to MOT management to even insurance) as there are substantial liabilities that attend ROW responsibility. The City Mobility Dept is reviewing with their attorney and staff has made our City Councilman's staff aware.

That said, the City of Tampa legally accepted the responsibility for the brick roadway segments on Stonington Drive thirty-six years ago and the owners of homes in the Stonington village acted and relied on that acceptance of responsibility in purchasing their homes.

The best plan at this point is probably to have the small needs handled, even with Tampa Palms potentially assisting as partner with the city, but to attempt no global changes now in what is a very unsettled environment and a very difficult time for the City Mobility folks.

Economy and Investments - Update

The FED at its September Federal Open Market Committee [FMOCC] meeting left the interest rates unchanged. Many of the pundits had anticipated this action (or non-action) which keeps the fed funds rate target in the range of 5.25% to 5.5%.

The Fed Chair Jerome's press conference kept the door open for future hikes which will next be considered at the November meeting by hinting that one more hike in 2023 may still be in the cards.

Taking advantage of the earnings opportunities, Chairman Field pressed ahead while the options are available to make the Wealth Account investments for FY 2023-24. These represent investment of the principal returned by the FY 2022-23 investments, which have now been redeemed.

These FY 2023-24 investments will yield \$125.7 K in interest earnings. (See security list below)

Further, the interest paid on the funds retained in the operating account has been negotiated to a higher rate of 3.5 %. Based on the projected funds available in the operating account, the interest earning on operating account funds will be in the range of \$37.8 K.

A conservative view of the impact of the Board's investment strategies on the FY 2023-24 Budget results in a \$20,500.00 favorable position.

(\$ 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	Cusip	Maturity	Principal	Interest	Interest	Total	Proceeds
By	Number	Date	(\$)	Rate	(\$)	Proceeds (\$)	Due
FY 2023-24							
3 Mth Securities		Maturing Dec, 2023					
City Nat'l	17801DHB5	12/21/2023	\$241,000	5.35	\$3,223	\$244,223	12/21/2023
Total			241,000		3,223	244,223	
6 Mth Securities		Maturing March, 2024					
Valley Nat'l	919853KE0	3/21/2024	\$237,000	5.5	\$6,517	\$243,517	3/21/2024
Total			237,000		6,517	243,517	
9 Mth Securities		Maturing June 2024					
Bank of America	06051V3C8	6/20/2024	235,000	5.4	9,518	244,518	6/20/2024
Total			235,000		9,518	244,518	
12 Mth Securities		Maturing Sept 24					
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
Total			1,982,129		106,449	2,088,578	
FY 2023-24 Total			\$2,695,129.00		\$125,707.00	\$2,820,836.00	

Insurance Renewal FY 2023-24 Complete

Stunning insurance premium increases are facing community associations, from HOA's to condo's and even CDD's. Worse still, many community associations are finding that carriers across the state are declining to even offer premiums, though that most often affects HOA's and condo's but not CDD's.

The Tampa Palms CDD insurance renewal is complete and the insurance is effective Oct 1, 2023. The operation of the Tampa Palms CDD lends itself to easier renewal for a number of reasons:

- The CDD facilities are not open to the public, used solely by residents and their guests.
- The CDD does not permit its facilities to be rented for commercial use.
- The CDD does not own or maintain any public rights of way. [This is the big one.]

Still the cost of the full package, property, liability and professional liability was a stunning increase of 30%. Drilling down it was the property insurance that drove the increase.

Coverage	Expiring	Renewal
PACKAGE - Including	\$14,698.00	\$21,880.00
• Property	\$9,163.00	\$15,791.00
• General Liability	\$4,995.00	\$5495.00
• Crime	\$540.00	\$594.00
Terrorism Coverage Additional Premium Included		
PROFESSIONAL LIABILITY	\$3,690.75	\$3,690.75
Surplus Lines Taxes and Fees \$		
Terrorism Coverage Additional Premium Included		
Surplus Lines Taxes and Fees \$		
TOTAL	\$17,819.00	\$25,570.75

The liability is somewhat buffered by the fact that Tampa Palms, as a CDD, enjoys sovereign immunity that at least prevents frivolous and large lawsuits.

It is interesting to note that the directors (professional liability) which also included terrorism remain unchanged.



In reviewing the FY 2023-24 policy and comparing it to the prior year, a surprising fact emerged (surprising to the insurance broker and to staff) in 2022-23 there was no increase in the property and liability cost. That appears to have been an agency mistake.

Staff has checked the insurance costs for other communities via their posted budgets and while the insurable elements differ (Tampa Palms has three parks, a large maintenance center and two very large irrigation pump stations but no meeting building), Tampa Palms pays about the same or less than most others.

Staff should mention, kudo's to Andi Braboy who coordinated the renewal, for the CDD and for the TPOA.

December Meeting Discussion

It has been the practice for the Tampa Palms CDD that the Board does not meet in December.

This year staff is aware of no major matters requiring board oversight or consideration scheduled to occur in December with the sole possible exception of cash management issues which the Board has delegated to Chairman Field to oversee.

Should a situation come to the front during December that requires immediate Supervisor action, an emergency meeting, with a quorum of three Supervisors, could be convened, just as would be done for any emergency that occurred between meetings at any time of the year.

If it is the wish of the Board to not have the December meeting this year, this action will require approval of the board by motion. Breeze will adjust the meeting notice appropriately.



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