

**TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

*Agenda Package
Board of Supervisors Meeting*



Wednesday, April 12, 2017

6:00 P.M.

Compton Park Recreation Building

16101 Compton Drive,

Tampa, Florida



TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package April 12th, 2017

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 - f. Strategic Planning
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 - i. Bruce B Downs Update
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 - l. Irrigation System Updates
 - m. Community Appearance
 - n. Park Updates
 - o. Commercial Sales in Tampa Palms
 - p. Tampa PalmsTM Trade Marks

Tampa Palms Community Development District

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

April 7, 2017

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

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District is scheduled for Wednesday, April 12, 2017 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 reviews are the minutes of the March, 2017 Board meeting and the documents outlined in the table of contents.

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

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

Sincerely,

Bruce StDenis

Bruce St Denis
District Manager

JD:cs

cc: Maggie Wilson
Carolyn Stewart (Record Copy)

Tampa Palms CDD Meeting Agenda

**April 12, 2017, 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. Strategic Planning
3. Board Member Discussion Items
4. Public Comments
5. Approval of the February, 2017 Minutes
6. Approval of District Disbursements
7. Consultant Reports
 - Bruce B Downs Updates
 - Entry Streetlights
 - Park Reviews
 - Pond Updates
 - Community Appearance
 - Irrigation Review
 - Commercial Sales
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn

Executive Summary

The District is in sound financial health with funds to meet the community needs, as we currently know them, as well as reserves to deal with future unknowns.

Revenue

The snapshot as of February 28th shows 95 % collection of assessments, as planned, with additional collections forecast at \$ 130 K by July 31st. A favorable variance of \$ 8 K is reflected in Interest Income. The District negotiated a banking agreement with a favorable interest rate guarantee vs the budget.

Expenses

The General Budget as of February 28th shows a favorable variance of \$ 203 K, due mainly to the timing of billings vs expenditures. Our most significant budget expense is Landscape Maintenance which represents \$ 130 K of the timing variance. The invoicing typically lags financial closing dates. Project-driven expenses show a similar timing variance of \$ 35 K.

With 7 months remaining in FY 2017, we expect our financial performance to be...as planned.

Cash Flow Projections for Calendar 2017

(Shown in \$ 000s)

Sources of Funds

| | |
|-----------------------------------|----------|
| Cash Balance 2/28/2017 | \$ 5,438 |
| Collections balance of 2017 _____ | 130 |
| Total Sources of Funds | \$ 5,568 |

Uses of Funds

| | |
|---|-------------|
| Balance of FY 16-17 expenses | (\$ 1,445) |
| BBD Mitigation allocation | (1,195) |
| Weather related reserves | (400) |
| Palm Pest & Deferred projects | (400) |
| 1 st Qtr FY 2017-18 expenses _____ | (600) |
| Total Uses of Funds | (\$ 4,040) |

| | |
|----------------------------------|----------|
| Projected Funds as of 12/31/2017 | \$ 1,528 |
|----------------------------------|----------|

Frequently Asked Questions

What is the liability exposure of both the CDD...and for CDD Board members?
(Please see the attached detailed explanation.)

Sovereign Immunity

Sovereign immunity, or crown immunity, is a legal doctrine by which the sovereign or state cannot commit a legal wrong and is immune from civil suit or criminal prosecution. **The CDD is a special unit of State government, which passes the doctrine to our District.**

Malfeasance

The commission of an act that is unequivocally illegal or completely wrongful.

Malfeasance is a comprehensive term used in both civil and Criminal Law to describe any act that is wrongful. It is not a distinct crime or TORT, but may be used generally to describe any act that is criminal or that is wrongful and gives rise to, or somehow contributes to, the injury of another person.

Misfeasance

Improper, negligent, or unlawful execution of an essentially lawful act, or a transgression or trespass such as misuse of authority by a firm's director or officer.

Nonfeasance

The intentional failure to perform a required duty or obligation.

Nonfeasance is a term used in Tort Law to describe inaction that allows or results in harm to a person or to property.

Directors and Officers liability insurance

Directors and officers liability Insurance is liability insurance payable to the directors and officers of a company, or to the organization(s) itself, as indemnification for losses or advancement of defense costs in the event an insured suffers such a loss as a result of a legal action brought for alleged wrongful acts in their capacity as directors and officers. Such coverage can extend to defense costs arising out of criminal and regulatory investigations/trials as well; in fact, often civil and criminal actions are brought against directors/officers simultaneously.

Intentional illegal acts, however, **are** typically **not covered** under D&O policies.

Note: **CDD Board members have this this protection.** In reality, this protection has one or two caveats as detailed on the following pages.

Sovereign Immunity In Florida

In 1974 the Florida legislature enacted FS 768.28 entitled “*Waiver of sovereign immunity in tort actions; recovery limits; limitation on attorney fees; statute of limitations; exclusions; indemnification; risk management programs*”. This statute allows **limited** negligence-only lawsuits against government agencies.

Following the lead of the Federal Torts & Claims Act policy decisions are protected from lawsuits (example bouncy houses allowed in parks) but negligent actions are not (example an employee runs the cord to a bouncy house through a pond).

Additionally FS 768.28 severely limits any damages which can be recovered to \$200,000 per person and \$300,000 per event. No agency can voluntarily pay a higher award, no court can grant a higher award without a special “claims bill” passed by the Fla legislature.

**Tampa Palms CDD
Balance Sheet
February 28, 2017**

GENERAL

ASSETS:

| | |
|------------------------------------|------------|
| CASH - Operating Account | \$ 269,161 |
| PETTY CASH | 500 |
| INVESTMENTS: | |
| Excess Fund Account- Sunshine Bank | 5,202,992 |
| ACCOUNTS RECEIVABLE | 30 |
| RECEIVABLE FROM TAMPA PALMS HOA | 2,937 |

TOTAL ASSETS

\$ 5,475,621

LIABILITIES:

| | |
|------------------|-----------|
| ACCOUNTS PAYABLE | \$ 24,452 |
| ACCRUED EXPENSES | 12,542 |

FUND BALANCE:

| | |
|---------------|-----------|
| NON-SPENDABLE | - |
| RESTRICTED | - |
| UNASSIGNED: | 5,438,627 |

TOTAL LIABILITIES & FUND BALANCE

\$ 5,475,621

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
FY2017 - For the period from October 1, 2016 through February 28, 2017**

| | | BUDGET | BUDGET | ACTUAL | FAVORABLE (UNFAVORABLE) |
|--|--------|------------------|------------------|------------------|----------------------------|
| | | BUDGET | YEAR-TO-DATE | YEAR-TO-DATE | YTD VARIANCE |
| REVENUES | | | | | |
| SPECIAL ASSESSMENTS ON ROLL (Gross) | 93.00% | \$ 2,569,610 | \$ 2,433,170 | \$ 2,433,170 | \$ - |
| INTEREST | | 10,000 | 4,167 | 12,952 | 8,786 |
| MISCELLANEOUS REVENUE | | 1,200 | 500 | 1,505 | 1,005 |
| DISCOUNT-ASSESSMENTS | 4.00% | (102,784) | (97,326) | (95,788) | 1,538 |
| TOTAL REVENUES | | 2,478,026 | 2,340,511 | 2,351,840 | 11,329 |
| EXPENDITURES | | | | | |
| ADMINISTRATIVE: | | | | | |
| PAYROLL - SUPERVISORS COMPENSATION | | 11,000 | 4,583 | 4,000 | 583 |
| PAYROLL TAXES - FICA | | 5,810 | 2,421 | 2,300 | 121 |
| PAYROLL TAXES - Unempl & W/Comp Ins & Payroll Fee | | 5,024 | 2,093 | 829 | 1,264 |
| CDD MANAGEMENT SERVICES | | 59,892 | 24,955 | 23,072 | 1,883 |
| AUDITING SERVICES | | 6,057 | 4,000 | 4,000 | - |
| ASSESSMENT ROLL SERVICES | | 10,050 | 10,050 | 10,050 | - |
| TAX COLLECTOR FEES-ASSMTS | 2.0% | 51,392 | 48,663 | 46,764 | 1,899 |
| PROPERTY APPRAISER'S FEES-ASSMTS | 1.0% | 25,696 | - | - | - |
| LEGAL SERVICES | | 15,000 | 6,250 | 270 | 5,980 |
| MISCELLANEOUS ADMIN.SERVICES (Admin + Filing fees + Bank fees) | | 11,000 | 4,583 | 2,915 | 1,668 |
| DIRECTORS & OFFICERS INSURANCE | | 3,407 | 3,407 | 2,818 | 589 |
| TOTAL ADMINISTRATIVE | | 204,328 | 111,006 | 97,019 | 13,987 |
| FIELD MANAGEMENT SERVICES: | | | | | |
| ADMIN ASSISTANT | | 55,446 | 23,103 | 18,672 | 4,430 |
| PARK ATTENDANTS | | 86,305 | 35,960 | 31,356 | 4,605 |
| PARK PATROL | | 61,353 | 25,564 | 15,524 | 10,040 |
| FIELD CONSULTANT | | 99,000 | 41,250 | 41,910 | (660) |
| FIELD MANAGEMENT CONTINGENCY | | 20,000 | 8,333 | - | 8,333 |
| TOTAL FIELD MANAGEMENT SERVICES | | 322,104 | 134,210 | 107,462 | 26,749 |
| GENERAL OVERHEAD: | | | | | |
| INSURANCE | | 11,127 | 11,127 | 10,277 | 850 |
| INFORMATION SYSTEMS (TEL & SECURITY) | | 21,128 | 8,803 | 7,028 | 1,776 |
| WATER-UTILITY | | 13,000 | 5,417 | 5,148 | 269 |
| REFUSE REMOVAL (SOLID WASTE) | | 6,159 | 2,566 | 2,250 | 317 |
| ELECTRICITY | | 118,000 | 49,167 | 38,807 | 10,360 |
| STREETLIGHTING EXPENSE (Includes City Portion) | | - | - | - | - |
| STORMWATER FEE | | 3,500 | 3,500 | 3,046 | 454 |
| MISCELLANEOUS FIELD SERVICES | | 13,000 | 5,417 | 3,618 | 1,799 |
| TOTAL GENERAL OVERHEAD | | 185,914 | 85,997 | 70,173 | 15,824 |
| LANDSCAPE MAINTENANCE: | | | | | |
| LANDSCAPING MANAGEMENT FEE | | 18,000 | 7,500 | 7,875 | (375) |
| LANDSCAPE AND POND MAINTENANCE | | 942,943 | 392,893 | 299,988 | 92,905 |
| LANDSCAPE REPLACEMENT | | 75,712 | 31,547 | 17,270 | 14,277 |
| NPDES PROGRAM | | 30,149 | 12,562 | 1,200 | 11,362 |
| TOTAL LANDSCAPE MAINTENANCE | | 1,066,804 | 444,502 | 326,332 | 118,169 |
| FACILITY MAINTENANCE: | | | | | |
| IRRIGATION MAINTENANCE | | 88,576 | 36,907 | 42,515 | (5,608) |
| R&M FOUNTAIN | | 22,895 | 9,540 | 6,827 | 2,713 |
| FACILITY MAINTENANCE | | 75,712 | 31,547 | 32,523 | (976) |
| MOTOR FUEL & LUBRICANTS | | 4,000 | 1,667 | 1,405 | 262 |
| JANITORIAL/SUPPLIES | | 1,967 | 820 | 985 | (165) |
| PROJECTS : | | | | | |
| R&R & DEFERRED MTC | | 188,100 | 78,375 | 91,723 | (13,348) |

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
FY2017 - For the period from October 1, 2016 through February 28, 2017**

| | <u>BUDGET</u> | <u>BUDGET YEAR-TO-DATE</u> | <u>ACTUAL YEAR-TO-DATE</u> | <u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u> |
|--|------------------|--------------------------------|--------------------------------|---|
| NPDES / CLEAN WATER | 50,000 | 20,833 | - | 20,833 |
| SIGNATURE TP 2017 | 78,526 | 32,719 | 15,721 | 16,998 |
| CAPITAL PROJECTS | 188,100 | 78,375 | 70,173 | 8,202 |
| TOTAL FACILITY MAINTENANCE & PROJECTS | 697,876 | 290,782 | 261,871 | 28,911 |
| TOTAL EXPENDITURES | 2,477,026 | 1,066,496 | 862,856 | 203,640 |
| EXCESS OF REVENUE OVER (UNDER) EXPENDITURES | 1,000 | 1,274,015 | 1,488,983 | 214,969 |
| FUND BALANCE - BEGINNING | - | - | 3,949,643 | 3,949,643 |
| FUND BALANCE - ENDING | \$ 1,000 | \$ 1,274,015 | \$ 5,438,627 | \$ 4,164,612 |

**TAMPA PALMS CDD
CASH REGISTER
FY 2017**

| Date | Num | Name | Memo | Receipts | Disbursements | Balance |
|-------------------|-------------|--------------------------------------|--|-------------------|-------------------|-------------------|
| 01/31/2017 | | | EOM BALANCE | 243,845.21 | 208,410.49 | 131,359.31 |
| 02/01/2017 | 6554 | DPFG | CDD Mgmt - February | | 5,337.94 | 126,021.37 |
| 02/01/2017 | 6555 | MARY-MARGARET WILSON | Field Mgmt - February | | 8,450.00 | 117,571.37 |
| 02/01/2017 | 6556 | CINTAS | Mats | | 169.14 | 117,402.23 |
| 02/01/2017 | 6557 | FRONTIER COMMUNICATIONS | Phone | | 150.68 | 117,251.55 |
| 02/01/2017 | 6558 | MIRACLE CLEANING SERVICES | Cleaning Svcs | | 860.00 | 116,391.55 |
| 02/01/2017 | 6559 | SOF SURFACES INC. | Foam | | 19,999.58 | 96,391.97 |
| 02/03/2017 | ACH02032017 | PAYCHEX | P/R Fees | | 48.45 | 96,343.52 |
| 02/03/2017 | 15069DD | DOROTHY COLLINS | 1/16-1/29 P/R | | 2,145.45 | 94,198.07 |
| 02/03/2017 | ACH02032017 | PAYCHEX | 1/16-1/29 P/R | | 819.75 | 93,378.32 |
| 02/03/2017 | | TAMPA PALMS HOA | Deposit | 4,453.00 | | 97,831.32 |
| 02/09/2017 | 6560 | ABM Landscape & Turf Services | Landscape Maint - January | | 58,416.00 | 39,415.32 |
| 02/09/2017 | 6561 | AT&T | Long Distance - January | | 100.85 | 39,314.47 |
| 02/09/2017 | 6562 | CINTAS | Mats | | 56.38 | 39,258.09 |
| 02/09/2017 | 6563 | CLEAN SWEEP SUPPLY COMPANY | Supplies | | 281.79 | 38,976.30 |
| 02/09/2017 | 6564 | FRONTIER COMMUNICATIONS | HP - January | | 199.21 | 38,777.09 |
| 02/09/2017 | 6565 | GRAU & ASSOCIATES | Audit FY 2016 | | 4,000.00 | 34,777.09 |
| 02/09/2017 | 6566 | IRON MOUNTAIN | Records Storage - February | | 159.69 | 34,617.40 |
| 02/09/2017 | 6567 | LOWE'S | Supplies | | 408.55 | 34,208.85 |
| 02/09/2017 | 6568 | SECURITAS SECURITY SERVICES USA, INC | Security | | 2,416.54 | 31,792.31 |
| 02/09/2017 | 6569 | TERMINEX | Pest Control | | 177.00 | 31,615.31 |
| 02/09/2017 | 6570 | U.S SECURITY ASSOCIATES, INC | 10/28-11/24 - Security Officer | | 391.41 | 31,223.90 |
| 02/09/2017 | 6571 | WEX BANK | Fuel - January | | 199.08 | 31,024.82 |
| 02/09/2017 | 6572 | XEROX CORPORATION | Copier Usage | | 9.63 | 31,015.19 |
| 02/09/2017 | 6573 | FRONTIER COMMUNICATIONS | Amb. Pk - January | | 178.70 | 30,836.49 |
| 02/14/2017 | | SUNSHINE BANK | Transfer | 309,361.00 | | 340,197.49 |
| 02/16/2017 | 6574 | ABM Landscape & Turf Services | Landscaping | | 40,409.00 | 299,788.49 |
| 02/16/2017 | 6575 | ADVANCED ENERGY SOLUTION OF | Misc. Repairs | | 946.02 | 298,842.47 |
| 02/16/2017 | 6576 | CINTAS | Mats | | 56.38 | 298,786.09 |
| 02/16/2017 | 6577 | FLORIDA FOUNTAIN MAINTENANCE, INC | Fountain Maint - February | | 417.38 | 298,368.71 |
| 02/16/2017 | 6578 | HOOVER PUMPING SYSTEMS | Area 1 Pump Repairs | | 9,176.36 | 289,192.35 |
| 02/16/2017 | 6579 | MIRACLE CLEANING SERVICES | 2/3-2/14 - CDD Cleaning | | 430.00 | 288,762.35 |
| 02/16/2017 | 6580 | STAPLES | Supplies | | 211.71 | 288,550.64 |
| 02/16/2017 | 6581 | SUNSHINE STATE ONE CALL F FLORIDA | Dig Tickets | | 54.19 | 288,496.45 |
| 02/16/2017 | 6582 | TAMPA ELECTRIC | Summary Bill - January | | 9,987.69 | 278,508.76 |
| 02/16/2017 | 6583 | VERIZON | Phone - January | | 106.21 | 278,402.55 |
| 02/16/2017 | 6584 | XEROX CORPORATION | Copier Contract | | 111.11 | 278,291.44 |
| 02/17/2017 | ACH02172017 | PAYCHEX | P/R Fees | | 48.45 | 278,242.99 |
| 02/17/2017 | 15070DD | DOROTHY COLLINS | 1/31-2/12 - P/R | | 2,145.46 | 276,097.53 |
| 02/17/2017 | ACH02172017 | PAYCHEX | 1/31-2/12 - P/R | | 819.74 | 275,277.79 |
| 02/21/2017 | | TAMPA PALMS CDD | Deposit | 600.00 | | 275,877.79 |
| 02/21/2017 | | PAYCHEX | Deposit | 113.00 | | 275,990.79 |
| 02/23/2017 | 6585 | ADEPT AIR CONDITIONING & HEATING | Service Call | | 80.00 | 275,910.79 |
| 02/23/2017 | 6586 | CINTAS | Mats | | 56.38 | 275,854.41 |
| 02/23/2017 | 6587 | ESD WASTE2WASTER, INC | Pump Maint - February | | 300.00 | 275,554.41 |
| 02/23/2017 | 6588 | MIRACLE CLEANING SERVICES | 2/17-2/28 - CDD Cleaning | | 430.00 | 275,124.41 |
| 02/23/2017 | 6589 | OLM, INC | Landscape Insp | | 1,575.00 | 273,549.41 |
| 02/23/2017 | 6590 | SECURITAS SECURITY SERVICES USA, INC | 1/22-2/4 - Amberly & Hampton Pk Security | | 2,453.03 | 271,096.38 |
| 02/23/2017 | 6591 | STAPLES CREDIT PLAN | Supplies | | 13.32 | 271,083.06 |
| 02/28/2017 | ACH20170224 | PAYCHEX | P/R Fees | | 48.45 | 271,034.61 |
| 02/28/2017 | 15071 | EUGENE R. FIELD | BOS Mtg - 1/11/17 | | 184.70 | 270,849.91 |
| 02/28/2017 | 15072 | ADISA GIBSON | BOS Mtg - 1/11/17 | | 184.70 | 270,665.21 |
| 02/28/2017 | 15073 | PATRICIA B. MANEY | BOS Mtg - 1/11/17 | | 184.70 | 270,480.51 |
| 02/28/2017 | 15074DD | James P. Soley | BOS Mtg - 1/11/2017 | | 184.70 | 270,295.81 |
| 02/28/2017 | 15075DD | Jessica B. Vaughn | BOS Mtg - 1/11/17 | | 184.70 | 270,111.11 |
| 02/28/2017 | 20172401 | PAYCHEX | BOS Mtg - 1/11/2017 | | 159.67 | 269,951.44 |
| 02/28/2017 | 374 | SUNSHINE BANK. | Water Utilities pmt - SB Feb 2017 | | 800.06 | 269,151.38 |
| 02/28/2017 | | SUNSHINE BANK. | Interest | | 9.46 | 269,160.84 |
| 02/28/2017 | | | EOM BALANCE | 314,536.46 | 176,734.93 | 269,160.84 |

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU FEBRUARY 28, 2017
GENERAL FUND**

| (Shown in \$) | <u>Normal Operations</u> | <u>Non-Operating Project Driven</u> | <u>Total As Reported</u> |
|---|------------------------------|---|------------------------------|
| <u>Revenues</u> | | | |
| Operating | \$ 1,859,141 | | \$ 1,859,141 |
| <u>Non Operating</u> | | | |
| Capital Projects | | 178,230 | 178,230 |
| Renewal & Rel | | 178,230 | 178,230 |
| Signature 2017 | | 74,405 | 74,405 |
| NPDES | | 47,376 | 47,376 |
| Interest | 12,952.22 | | 12,952 |
| Misc Rev | 1,505.00 | | 1,505 |
| City Payments- Streetlight Carry Forward Bal * | | | - |
| Total | \$ 1,873,598 | \$ 478,241 | \$ 2,351,839 |
| <u>Expenses</u> | | | |
| Operations | 685,240 | | 685,240 |
| <u>Non Operating</u> | | | |
| Renewal & Rel | | 91,723 | 91,723 |
| NPDES/EPA | | 0 | 0 |
| Capital Projects | | 70,173 | 70,173 |
| TP Signature 2017 | | <u>15,721</u> | <u>15,721</u> |
| Total | 685,240 | 177,617 | 862,856 |
| Excess Revenue Vs Expenses | 1,188,359 | 300,624 | \$1,488,983 |

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU FEBRUARY 28, 2017
GENERAL FUND**

| <u>General Fund</u> | 2/28/2017 | (\$000) |
|-----------------------------------|---------------------------|-----------------|
| Cash | | 269 |
| Cash Equivalent (Excess Cash ICS) | | 5,203 |
| Due From TPOA | | 3 |
| Total | | \$ 5,475 |
| Less: | | |
| Payables | | 24 |
| Accrued Expenses* | | 12.5 |
| | Net Cash 2/28/2017 | \$ 5,438 |
| Allocation for: | | |
| Winter Damage | | 200 |
| Wind/Hurricane Damage | | 200 |
| Palm Pests** | | 200 |
| Deferred Projects *** | | 200 |
| TP Signature 2017 | | 1,195 |
| | Adjusted Net Cash | \$ 3,443 |
| | Forecast | |

| (\$ 000) | 2016-17 Fiscal Year | | Monthly Bal |
|------------------|---------------------|------------|-----------------|
| | Receipts | Expenses | |
| Mar | | | |
| CDD Operations | 24 | 195 | |
| R&R | 2 | 15 | |
| NPDES | 1 | 24 | |
| Signature 2017 | 1 | 45 | |
| Capital Projects | 2 | 18 | |
| Total | 31 | 297 | \$ 3,177 |
| Apr | | | |
| CDD Operations | 21 | 195 | |
| R & R | 2 | 12 | |
| NPDES | 1 | 20 | |
| Signature 2017 | 0 | 35 | |
| Capital Projects | 2 | 9 | |
| Total | 25 | 271 | \$ 2,931 |
| May | | | |
| CDD Operations | 0 | 181 | |
| R & R | 0 | 12 | |
| NPDES | 0 | 15 | |
| Signature 2017 | | 35 | |
| Capital Projects | 0 | 9 | |
| Total | 0 | 252 | \$ 2,679 |

* Park Attendant Billing

** Palm Treatment and Replacement Identified as Future Liability

*** Projects planned but deferred due to three year construction window

**TAMPA PALMS CDD
FEBRUARY 28, 2017**

GENERAL FUND

| (\$000) | <u>Prior Year Collected %</u> | <u>Current Year Collected \$</u> | <u>Current Year Collected %</u> | <u>Variance % Fav (Unfav)</u> |
|--------------------------------------|-----------------------------------|--------------------------------------|-------------------------------------|-----------------------------------|
| October | | | | |
| November | 17% | 469 | 19% | 2.0% |
| December | 91% | 2211 | 90% | -1.0% |
| January | 93% | 2277 | 92% | -1.0% |
| February | 94.7% | 2337 | 95% | - |
| March | 95.0% | | | |
| April | 98.0% | | | |
| May | 98.3% | | | |
| June | 99.7% | | | |
| July | 99.7% | | | |
| August | 99.7% | | | |
| September * | 99.7% | | | |
| Year End | | | | |
| Total Assessed (Net Discount) | | \$2,467 | | |

Summary- Project Driven Expenses

5 Months Ending February 28, 2017

| | |
|---|-------------|
| Operating Capital Projects | (\$000) |
| <u>Sources of Funds</u> | |
| FY 2016-17 Budget | \$188 |
| <u>Uses of Funds</u> | |
| Spent Thru 2/28/17 | 70 |
| 2/28/17 Commitments | <u>19</u> |
| Total Funds Spent & Committed | \$89 |
| Budget Available as of 2/28/2017 | \$99 |
| | |
| Renewal & Replacement | |
| <u>Sources of Funds</u> | |
| FY 2016-17 Budget | \$188 |
| <u>Uses of Funds</u> | |
| Spent Thru 2/28/2017 | 92 |
| 2/28/2017 Commitments | <u>6</u> |
| Total Funds Spent & Committed | \$98 |
| Budget Available as of 1/31/2017 | \$90 |
| | |
| TP Signature 2017 Capital Projects | |
| <u>Sources of Funds*</u> | |
| FY 2016-17 Budget | \$79 |
| <u>Uses of Funds</u> | |
| Spent Thru 2/28/2017 | 16 |
| 2/28/2017 Commitments | <u>16</u> |
| Total Funds Spent & Committed | \$31 |
| Budget Available as of 2/28/2017 | \$47 |

SUMMARY

FY 2016-17 RENEWAL REPLACEMENT PROJECTS

| | | | Original Project | Spent A/O Feb 28, 2017 | Committed To Spend |
|---|--|--|------------------|---------------------------|-----------------------|
| Infrastructure | | | | | |
| | Hampton Temp Playground Surface Repairs | | | \$868 | |
| Irrigation | | | | | |
| Landscape | | | | | |
| | Dead Tree Removals | | | \$10,730 | |
| | Amberly Turf & Shrub Restore | | | \$12,000 | |
| | Pointsettia Installation | | | \$13,440 | |
| | Replacement Palms (Purchase For Nursery) | | | \$14,670 | |
| | Transplant Palms | | | \$7,543 | |
| Lighting Repairs (Park & Landscape) | | | | | |
| Newsletter Support (TPOA) | | | | | |
| | | | | | |
| | | | | | |
| | <i>Sub Total R&R Projects</i> | | | \$59,251 | \$0 |
| Restoration (Winter and/or Storm / or Pest Damage) | | | | | |
| | Palm Tree Protection | | \$38,400 | \$32,472 | \$5,928 |
| | | | | | |
| | <i>Sub Total Restoration Projects</i> | | | \$32,472 | |
| Total R&R Projects | | | | | |
| | | | | \$91,723 | \$5,928 |

**Capital Projects 2016-17
Budget Monitor**

28-Feb-17

| (\$000) | 5 Year Model | Current Projects | Spent 2016-17 | Committed To Spend |
|--|-----------------|---------------------|------------------|-----------------------|
| Tampa Palms Signature Projects (BB Downs) | | | | |
| Consulting Services | 61 | 25 | 9 | 16 |
| Main Entry Restorations | 615 | 60 | 2 | |
| Irrigation | 233 | - | 4 | - |
| Bruce B Downs Improvements | 287 | - | - | - |
| Sub-Total TP Signature 2017 | \$1,195 | \$85 | \$16 | \$16 |
| Capital Projects | | | | |
| Consulting Services | | | 3 | |
| Irrigation Upgrades | 150 | - | 11 | - |
| Parks | 250 | 150 | 47 | 9 |
| Landscape & Lighting | 175 | 90 | - | - |
| Signs, Infrastructure & Lighting | 275 | 145 | 10 | 10 |
| Sub-Total Capital Projects | 850 | \$385 | \$70 | \$19 |
| Total TP Signature & Capital Projects | * | \$470 | \$86 | \$35 |

* Five Year Model

| | |
|---------|-------------------|
| \$1,195 | Signature TP 2017 |
| \$850K | Capital Projects |

**Capital Projects
Signature 2017
Through February 28, 2017**

| Tampa Palms Signature Projects (BB Downs) | 5 Year Model | Current Projects | Spent 2016-17 | Committed To Spend |
|--|---------------------|------------------|------------------|--------------------|
| Consulting Services | | | | |
| Design Impl Oversight | | | | - |
| Prelim BB Downs / Area 2 Designs | | 25,000 | 9,300 | 15,700 |
| Main Entry Lighting Designs | | | | - |
| <i>Sub Total</i> | 60,520 | 25,000 | 9,300 | 15,700 |
| Main Entry Restorations | | | | |
| Area 1 Entry Hardscape | 250,790 | - | | - |
| Area 1 & 2 Landscape | 240,000 | 25,000 | 2,300 | - |
| Area 2 Entry (Corner Property + Pond) | 124,176 | 35,000 | | - |
| <i>Sub Total</i> | 614,966 | 60,000 | 2,300 | - |
| Irrigation | | | | |
| Area 1 Main Line Relocation | 93,583 | | | - |
| Area 1 & 2 Irrigation & Wiring Adjustments | 139,034 | | 4,121 | - |
| <i>Sub Total</i> | 232,617 | - | 4,121 | - |
| Bruce B Downs Improvements | | | | |
| Pedestrian Fencing | 286,897 | - | | - |
| <i>Sub Total</i> | 286,897 | | - | - |
| Sub-Total Tampa Palms Signature 2017 | | | | |
| | \$ 1,195,000 | \$ 85,000 | \$ 15,721 | \$ 15,700 |
| Standard Capital Projects | | | | |
| | 5 Year Model | Current Projects | | Committed To Spend |
| Consulting Services | | | | |
| Design Implementation Oversight | | | 3,000 | |
| <i>Sub Total</i> | | | 3,000 | |
| Irrigation Upgrades [\$150-200] | | | | |
| Wiring, Upgrades & Additional Zones | 150,000 | - | 10,865 | - |
| Area 1 Pump Station Filters | | | | - |
| <i>Sub Total</i> | 150,000 | - | 10,865 | - |
| Parks [\$200-250] | | | | |
| Amberly Perimeter Fencing Landscape | - | 3,699 | | |
| Camera Systems (Including CDD) | - | 40,000 | 6,660 | - |
| Oak Park Path Paving | | | | - |
| Amberly Picnic Table/Seats | - | 12,655 | | 8,775 |
| Hampton Tennis Court Enhancements | | 37,000 | | |
| Hampton Safety Surface Replacement | | 40,000 | 39,999 | |
| <i>Sub Total</i> | 250,000 | 149,844 | 46,659 | 8,775 |
| Landscape & Lighting [\$150-200] | | | | |
| Landscape Enhancements | 175,000 | - | | - |
| Palm Investments | | | | - |
| <i>Sub Total</i> | 175,000 | 90,000 | | - |
| Signs, Infrastructure & Lighting [\$150-200] | | | | |
| LED Upgrades Plus Installation | 125,000 | 125,000 | | |
| Misc ROW Sign | | | | - |
| Monument Structure Enhancements | 150,000 | - | | |
| Wildlife & Protected Species Signs | | 20,000 | 9,649 | 10,351 |
| <i>Sub Total</i> | \$275,000 | \$145,000 | \$9,649 | \$10,351 |
| Sub-Total Normal Capital Projects | | | | |
| | \$850,000 | \$384,844 | \$70,173 | \$19,126 |
| Total TP Signature 2017 & Standard Capital Projects | | | | |
| | \$2,045,000 | \$469,844 | \$85,894 | \$34,826 |
| | | (\$000) | | |
| | 5 Year Model | FY 2013-14 | FY 2016-17 | |
| Signature TP 2017 | \$1,195 | \$380 | \$16 | |
| Capital Projects | \$850 | \$110 | \$70 | |
| | FY 2014-15 | FY 2015-16 | | |
| | \$54 | \$34 | | |
| | \$122 | \$96 | | |

Each month the Board is provided for its review a list of the projects activities and plans that have materiality for the District. This is provided along with anticipated dates, expected outputs and responsible parties.

The March edition follows.

| | <u>Next Step</u> | <u>Date</u> | <u>Responsible</u> |
|---|---|-------------------|----------------------------------|
| I Bruce B Downs Mitigation Projects- Signature 2017 | | | |
| <u>1) Area 2 Entrance Pond</u> | | | |
| a) Construction & Structure Design | Monitor Progress & Report | Apl | Staff |
| b) Littoral Plantings | | | |
| Design Review & Prelim Pricing | Review w/ Board | TBD | Staff/ J Rinard |
| Schedule Plantings | Hold for County / Contractor / Water | TBD | Staff/ Contractor |
| c) Pond Perimeter Plantings | | | |
| Design Review & Prelim Pricing | Review w/ Board | May | Staff/ J Rinard |
| Preliminary Budget Reviewed | Board Approval | TBD | Supv Maney/Board |
| Schedule Irrigation & Plantings | Hold for County | TBD | Staff/ Contractor |
| d) Trees & Shrubs (Church Buffer) | | | |
| Design Review & Prelim Pricing | Review w/ Board | May | Staff/ J Rinard |
| Preliminary Budget Established | Board Approval | TBD | Supv Maney/Board |
| Schedule Irrigation & Planting | Hold for County | TBD | Staff/ Contractor |
| e) County Authority To Improve Sample Contract To CDD Legal County Negotiations | Update Board Approval to Proceed | Apl TBD | Staff/Board Staff/ Supv Soley |

Tampa Palms CDD

Strategic Planning

Apl 12, 2017

Next Step

Date

Responsible

I Bruce B Downs Mitigation Projects- Signature 2017

2) Area 2 General Entrances

| | | | |
|---|---|------------|-----------------------|
| a) Area 2 Hardscape (BB Downs Corner) | Consider Options | May | Staff |
| b) Area 2 Entrance (BB Downs Corner) Landscape Options | Consider Options | May | Staff/ J Rinard |
| c) Area Roadway Bricks Establish Price and Timing Negotiate w/ COT & County | Board Review/Approval Receive Approval | May Jun | Staff/ Board Staff |
| d) Boulevard & Entry Street Lighting | Hold For Final Entry Designs | Apl | Staff/J Rinard |
| e) Area 2 Entrances (Amberly Corner) Landscape Options | Consider Options | Jun | Staff/ J Rinard |

| | <u>Next Step</u> | <u>Date</u> | <u>Responsible</u> |
|---|--|-------------------|------------------------------------|
| <u>3) Area 1 Entrance</u> | | | |
| a) Area 1 Exit Side -Taking Area Hardscape Replacement Options Refine & Price Designs | Hold for Const Progress Review With Board | TBD May | Staff/J Rinard Staff/ J Rinard |
| b) Area 1 Exit Side -Taking Area Landscape Replacement Options Refine & Price Designs | Consider Designs Review With Board | TBD May | Staff/ J Rinard Staff/Board |
| c) Area 1 Entry Side - Landscape Replacement Options Refine & Price Designs | Consider Designs Review With Board | TBD TBD | Staff/ J Rinard Staff/ J Rinard |
| d) Boulevard & Entry Street Lighting | Present For Approval | Apl | Staff/J Rinard |
| <u>3) BB Downs / Amberly Entries</u> | | | |
| a) Landscape Replacement Options | Consider Designs | TBD | Staff/ J Rinard |
| b) Sign Replacements (No Trucks) | Monitor & Report | TBD | Staff |

Tampa Palms CDD

Strategic Planning

Apl 12, 2017

Next Step

Date

Responsible

4) BB Downs Pedestrian Fencing

- a) Construction Timeline- Area 2
- b) Construction Timeline- Area 1

Update Board
Monitor Progress & Report

Apl
Apl

Staff
Staff

II Capital Projects

- 1) Wayfinding & Misc Signs
Area 2 Entry (Sig 2017 Area 2 Above) Design Options

TBD

Staff/Soley

- 2) LED Landscape Lighting
Phase III

Future Consideration

TBD

Staff/J Rinard

V. Park Reviews

- 1) Park Updates General

Report to Board

Apl

Staff

Tampa Palms CDD

Strategic Planning

Apl 12, 2017

| | <u>Next Step</u> | <u>Date</u> | <u>Responsible</u> |
|--------------------------|-------------------------|--------------------|---------------------------|
| 3) Wind Sail Replacement | Report to Board | Jun | Staff/ Soley |
| 4) Amberly Improvements | Report to Board | Apl | Staff/Soley |

III NPDES Projects

| | | | |
|--|-------------------------|------------|-----------------|
| 1) Control Structure Inspection Project | Review Options W/ Board | Apl | Staff |
| Upgrade Project | Review Options W/ Board | Jun | Staff/T Stewart |

IV Weather Resistant Turf & Landscape

| | | | |
|--|-------------------------|------------|---------------|
| 1) Assessment YTD Weather Impacts | Implement cure projects | Ongoing | Maney/Staff |
| 2) Landscape Pests/Problems/ Weather Impacts | Report To Board | Apl | Maney/Staff |
| Palm Tree Pests | Report To Board | Apl | Maney/Staff |
| 3) Village Entry & Blvd Restorations Process & Progress | Review W/ Board | Apl | Maney / Staff |

VI. Multi-Model Paths

| | | | |
|---------------------------|-----------------|-----|-----------------|
| 1. Options - Design Phase | Report to Board | TBD | Staff/ J. Soley |
| 2. City Timeline | Report to Board | May | Staff/ J. Soley |

TP CDD Planning Horizon

Significant Events

Apl, 2017

FY 2016 -17

- Enhanced Website Requirements For CDDs Goes Into Effect
- Lane and Entry Blockage- Area 1 & 2 BB Downs Construction
- BB Downs Northbound Lanes Open (Feb)
- Area 1 Entry Median Modified
- Area 2 Pond Complete (Apl-May)
- Area 1 Entry Median Revitalized
- Area 1 Entry Hardscape Improvements Finally Possible
- Area 2 Exit Lane Construction (Apl- May)
- Amberly Entrance Improvement
- Southern Segment BBD Complete (July- Aug)
- Playground Updates (Hampton)
- Landscape Renewal Continues (10 Year Cycle)
- NPDES Renewal (NOI Development)

FY 2017 -18

- Multi-Modal Path Improvements
- Area 2 Entry Improvements
- Possible Playground Updates (Amberly)
- NPDES Renewal

Update BB Downs Mitigation

This report is filed monthly to update the Board Members as to the status of funds - both availability and committed - for the Signature Tampa Palms 2017 projects.

A financial model is a useful tool; mathematically based, incorporating **known** trends and processes and estimating what are sometimes called known/unknowns such as CPI increases.

But financial models foretell the future based on the story of past events which is inadequate for making firm decisions for something such as the BB Downs project that is:

- totally under the control of others
- fluid in its progress and timing with a million moving parts

Still the momentous effect that this project has on Tampa Palms demands the use of all available tools - even the inexact- and further demands constant vigilance and strategic revision as needed.

Estimated Timing By Project- Apl, 2017

| Opening Balance | FY 2013-14 \$1,195,000 | FY 2014-15 \$814,520 | FY 2015-16 \$760,520 | FY 2016-17 \$760,486 | FY 2017-18 \$184,696 |
|------------------------------------|---|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Consulting & Design Svcs | | | | \$50,000 | \$10,520 |
| Irrigation Relocation | 93,583 | | | | |
| Area 1 Entry- Landscape | | | | \$65,000 | \$35,000 |
| Area 1 Pillars, Fencing & Lighting | | | | \$125,000 | |
| Area 2 Pillars, Fencing & Lighting | | | | \$90,790 | |
| Irrigation- General & Repairs | | \$54,000 | \$34 | \$50,000 | \$35,000 |
| Area 2 Entry Landscape | | | | | \$45,000 |
| Area 2 Entry Fountain | | | | \$65,000 | |
| Area 2 Entry - Littoral Plantings | | | | | \$59,176 |
| Area 2 Pond - Landscape | | | | \$95,000 | |
| Area 2 Entry- Roadway Bricks | | | | \$35,000 | |
| BB Downs Fencing | 286,897 | | | | |
| S/T By Fiscal Year | \$380,480 | \$54,000 | \$34 | \$575,790 | \$184,696 |
| Total All Projects | Actual | Actual | Actual | Forecast | Forecast |

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

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District was held on Wednesday, March 8, 2017 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 introduced themselves for the record.

Present and constituting a quorum were:

| | |
|----------------|------------------|
| Gene Field | Chairman |
| Jim Soley | Vice Chairperson |
| Patty Maney | Supervisor |
| Jessica Vaughn | Supervisor |

Also present were:

| | |
|----------------|------------------|
| Maggie Wilson | Consultant |
| Bruce St Denis | District Manager |
| Chris Ferguson | |
| Andi Brayboy | |
| Warren Dixon | |
| Brian Koerber | |

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

Pledge of Allegiance

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

SECOND ORDER OF BUSINESS- Strategic Planning

Mr. Field reviewed the most current strategic plans, focusing on those issues which have immediate impact. The full strategic plans and significant events were included in the advance Board Package; a copy of which is attached hereto and made a part of the public record.

THIRD ORDER OF BUSINESS - Board Member Discussion Items

There being none, the next item followed.

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FOURTH ORDER OF BUSINESS - Public Comments

There being none, the next item followed.

FIFTH ORDER OF BUSINESS - Approval of the February Minutes

On MOTION by Mr. Soley, SECONDED by Ms. Maney, WITH ALL IN FAVOR, the Board approved the Minutes of the February 2017 Board Meeting.

SIXTH ORDER OF BUSINESS - Approval of District Disbursements

A copy of the Board Financial Analysis, Financial Statements and Check Register are attached hereto and made a part of the public record. Mr. Field noted that the check register had been reviewed.

On MOTION by Mr. Soley, SECONDED by MS. Vaughn WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending January 31, 2017 in the Amount of \$ 208,410.49

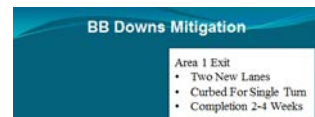
SEVENTH ORDER OF BUSINESS - Consultant Reports

◆ **Bruce B Downs Update**

Ms Wilson reported on the progress of the Area 2 pond explaining how the lining was being installed at this time and covered with soil. She noted that there was a 24 hour a day operation in lace to rain water from under the liner so that the liner would not float to the surface before the pond was filled.

The Area 1 exit was reviewed noting that there would be two cross lanes, two southbound turn lanes and one northbound turn lane.

The emerging good news that was reported included the fact that even though the areas along the exit are tight in places, there will be sufficient room for the hardscape improvements previously tentatively approved to mitigate the entry look.



1 ♦ **Communications Stream**

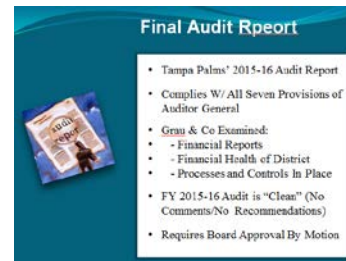
2 Ms Wilson noted that Tampa Palms is proud to be the
3 home of a diverse group of BUSY residents who work, raise
4 families and engage in recreational activities. The Tampa Palms
5 CDD makes community information available in a range of
6 ways that are designed to suit the varied lifestyles and schedules
7 of its residents. She reviewed how information is made available in a variety of ways making
8 it easier for busy citizens to stay informed.



9
10 ♦ **Final Audit Report**

11 Ms. Wilson introduced the final audit report for 2015-
12 16, noting that a copy was in the advance board packet.

13 Mr Field highlighted aspects of the audit report to the
14 members, directing attention to how it was performed, what it
15 evaluated and the outcome, most notably that the District was in compliance with no
16 comments or exceptions. Mr. Field stated this is the 15th year in a row that with the staff and
17 the assistance of the management company, the District received clean audit, which he
18 defined as an audit in which there were no comments or recommendations.



19
20 **On MOTION by Mr. Soley, SECONDED by Ms. Maney, WITH ALL IN FAVOR, the**
21 **Board accepted the Fiscal Year Ended September 30, 2016 Audit.**
22

23 ♦ **Community Appearance**

24 Ms. Wilson reviewed the general condition of the
25 landscape noting that OLM inspections rating ws 90%, due to the
26 fact that the property continues to provide the upscale appearance
27 that the residents of Tampa Palms expect, even in the face of the
28 massive construction disturbance at the entries and its trickle
29 down effects on the rest of the community.

30 Ms. Wilson reviewed the pal problems and recapped how
31 Ms. Maney, together with Joe Laird and the ABM arborist,
32 devised a plan to decrease the loss of uninfected palms using



1 systemic insecticides. The most effective method of administration utilizes a port placed in
2 the tree and insecticide “injected” directly into the trunk via that port. The ports were
3 installed last year. Systemic insecticides trunk injected have numerous advantages over other
4 forms of treatment (such as crown drenches or soil drenches) especially for Tampa Palms:

- 5 - Can be used when spraying is not desirable, e.g. along paths or near homes.
- 6 - Very low use rates / low environmental risk
- 7 - Very low vertebrate exposure / toxicity
- 8 - Fast uptake by the tree / better distribution

9 Ms Wilson reviewed some irrigation problems,
10 particularly those affecting the underground pumping the
11 potential impact oscillating vibration from the construction might
12 be having in creating or worsening the problems.



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

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

18
19 **SEVENTH ORDER OF BUSINESS – Other Matters**

20 There being none, the next item followed.

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

23
24 Don O’Neal inquired about the Bruce B Downs schedule. Ms. Wilson stated that the
25 most recent information is that some northbound lanes will open by the first of April and that
26 the project will be functionally complete by August.

27 Ms. Brayboy asked if some palms are more resistant than others to both the fungus
28 and the weevils. A discussion followed disclosing that all palms seem susceptible and the
29 fact that only recently there was a loss of sabal or cabbage palms which had been thought to
30 be highly resistant.

31 Ms. Brayboy inquired if a more sturdy or different pipe material could be used that
32 would be less affected by vibration. It was discussed that the most damage occurred to cast

1 iron pipes, the strongest available and the fact that it is frequently damage to junctions that
2 cause a problem, areas where pipe strength is not the leading factor.

3 Mr. Chris Ferguson commented about the turning traffic and short lights from BB
4 Downs into the villages. Ms.Wilson agreed to review with the contractor and noted that with
5 completion a Intelligent Traffic System will be placed in srvice to both control and monitor
6 these lights.

7

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

9 There being none, the next item followed.

10

11 **ELEVENTH ORDER OF BUSINESS - Adjournment**

12 There being no further business,

13

14 On MOTION by Ms. Maney, SECONDED by Mr. Soley, WITH ALL IN FAVOR, the
15 meeting was adjourned.

16

17 **These minutes were done in summary format.*

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

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

24

25

26

27

28

29 _____
Signature

29 _____
Signature

31 Bruce St Denis

31 Gene Field

32 **Printed Name**

32 **Printed Name**

33

34 **Title:**

34 **Title:**

35 Secretary

35 Vice Chairperson

36 District Manager

36 Chairperson

Bruce B Downs Update

The new northbound lanes were opened this week, pretty much on schedule. Three lanes have been constructed but at this time only two lanes (plus right turn lanes) are being used.

There was an almost immediate problem with the traffic reconfiguration. A northbound car was rammed by a car coming out of Amberly Drive against a red light.

The northbound car was driven into the blocked-off third lane and under a paving machine parked in that lane. The man and woman in the front seat suffered broken legs and a foot. There were three children in the back seat; one was taken to the hospital.

It is speculated that the driver coming out of Amberly was unaware that the lanes had opened and had intended to pull forward to the edge of the previous pavement.

The right turn from Area 1 to northbound BB Downs has also been opened.

The lane to access that right turn has not yet been bricked and is shared with one of the new direct across lanes so only a small break in the barrels gives an indication that the new turn is open and safe to use.

The operation to fill the pond has begun. Initially water was being pumped solely from the ground water that was seeping under the pond liner.

Unfortunately the ground water is dramatically reduced by the current lack of rain. The contractors came to Tampa Palms and asked on three occasions - 48 hours apart- for permission to pump water out of the Area 1 pond, which is equipped with two relatively large exit pipes, which drain into the new pond.

They took 270,000 gallons each time and it required a little less than five hours each occasion for the CDD to recover that amount from the well.



From all appearances, it will be possible to commence irrigation design for the non-pond plantings in the coming weeks. Staff is working with the BB Downs contractor to determine if there will be any additional (and usable) fill available for the front, CDD-owned portion. The contractor has already filled the old wetland area.

Some of these pictures are a little deceiving for a couple of reasons:

1. The final depth of the pond is not readily apparent and the pond looks much smaller than it is when standing beside it.
2. The substantial littoral shelf is not yet defined

The first step for the CDD will be the design, Board- approval and installation of the irrigation system.

Following that a planting design will be provided for Board attention and approval by Hardeman Kempton.



Consideration of hardscape opportunities that will tie into the entrances (Area 1 & Area 2) will be presented by Jason Rinard at the same time. Jason Rinard will provide this information to the Board and be available for questions at the May meeting.

CDD attorney Andrea Zelman is working with the County attorney regarding the agreement for the Pond site. The outstanding issue is that of the roadway bricks at Amberly and Area 2, balanced against reduced costs for the fencing.

Streetlights- Area 1 & 2 Entry

The Hardeman Kempton recommendation for streetlight replacement at both the Area 1 and Area 2 entries is the Sternberg LED Old Town Series, a traditional acorn style fixture provided with a decorative cast aluminum fitter, a polycarbonate or acrylic clear textured acorn and a cast aluminum roof.

It has LED light sources and roof mounted, down lighting optics. It measures 16" diameter and 40-1/2" overall height.

This will be one of the first elements of restoration that will be required.

Hardeman Kempton provided estimates of probable cost in 2014 and the cost for these lights has not changed. Staff reviewed the estimates and by using the CDD's regular electricians projected that a 20% reduction in cost could be achieved.



Hardeman Kempton Estimate Based On Current Numbers of Fixtures

| Qty | Description | |
|-----|--|---------------------|
| 14 | Median Lighting (LED lamp + pedestrian scale poles to replace existing - Area 1) | \$56,000.00 |
| 7 | Median Lighting (LED lamp + pedestrian scale poles to replace existing - Area 2) | \$28,000.00 |
| 1 | Accent lighting (for landscape + hardscape fixtures <u>only</u>) | \$30,000.00 |
| 1 | Electrical Work (to install lighting; excludes fixture costs) | \$63,000.00 |
| | | <u>\$177,000.00</u> |

Staff estimate was approximately \$140,000.00.

Jason Rinard reviewed the lighting options and has developed an alternative proposal that

1. Adds perimeter street lights to the median streetlight configuration.
2. Adds path lights to the design.

The cost for the lights would almost double and given the fact that the final median and path configurations are not established, staff recommends future consideration.

Streetlights and Path/Pedestrian Lighting (Red Additional)

| | |
|----|--|
| 14 | Median Lighting (LED lamp + pedestrian scale poles to replace existing - Area 1) |
| 10 | Median Lighting (LED lamp + pedestrian scale poles to replace existing and add 3 new - Area 2) |
| 14 | Perimeter Lighting (Addl. LED lamp + pedestrian scale poles for walks - Area 1) |
| 23 | Perimeter Lighting (Addl. LED lamp + pedestrian scale poles for walks - Area 2) |
| 1 | Accent lighting (for landscape + hardscape fixtures <u>only</u>) |
| 1 | Directional boring (2") for conduit (median to right-of-way crossings - Area 1) |
| 1 | Directional boring (2") for conduit (median to right-of-way crossings - Area 2) |
| 1 | Electrical Work (to install MEDIAN lighting; excludes fixture costs) |
| 1 | Electrical Work (to install PERIMETER lighting; excludes fixture costs and addl electrical service supply) |

Special Assessment Methodology – Overview

Summary

In 2007 the Board directed the development of an assessment methodology that can be used in conjunction with non ad-valorem special assessments (NAV) to fund all portions of the District's general fund budget.

This action was taken to more fairly allocate CDD assessments to the benefitted properties.

The methodology that meets the requirements of Tampa Palms to fairly allocate expenses of the District as a function of benefit received, utilizes a combination of strategies:

- a. Equivalent residential unit (ERU) generally established as the average residential unit
- b. Acreage per benefitted property types
- c. Institute of Transportation Engineers (ITE) trip generation factors

The ERU strategy assigns a value to each residential dwelling unit (the value is 1) and establishes an equivalent value for non-residential or commercial units (the value is 6). This strategy is used when there is essentially equal benefit between properties. This is applied to Administrative and Park expenses.

Acreage analysis utilizes allocations of expenditure based upon the proportion of acres/benefit that a property receives from the District's maintenance and management activities. This strategy is useful in fairly apportioning benefits between similar types of properties of different sizes. This is used to assess for expenses common areas and stormwater and applies to commercial and residential units, with the exception of the remote apartments which do not benefit sufficiently to assess for expenses for the common areas and stormwater.

The ITE trip generation mechanism determines the value of services provided in conjunction with the right-of-way, storm water and other community-general amenities to commercial properties as a function of benefits received. It is a refinement to the acreage basis that takes into consideration the diversity of commercial benefit. The estimated number of daily trips for each commercial property were calculated using the fundamentals detailed by the Institute of Transportation Engineer's Trip Generation Manual, 7th Edition. The ITE manual is the standard accepted by the City of Tampa, Hillsborough County, FDOT and the FHWA for determining trips generated. The stormwater and right of way expenses for the commercial acres are allocated to each commercial property based on a proration of the trips generated by each property.

Annual Assessments

The annual assessments calculate and apply to each property (unit) the proper prorata share of the budgeted expenses for the year, based on the benefits received by that property.

In Tampa Palms there exist five types of properties (units), each with a different benefit profile:

- Single family residential properties (benefit from monuments, landscape, lighting, stormwater and parks)
- Apartment residences located within Tampa Palms proper (benefit from administration, monuments, landscape, lighting stormwater and parks)
- Apartment properties located outside Tampa Palms proper (benefit from administration and parks)
- Commercial properties (benefit from administration, monuments, landscape, lighting, stormwater)

| Function | Single Family 1682 Units | Apartment 1110 Units | Remote Apartments 600 Units | Condo 619 Units | Commercial 27 Units |
|---------------------------------------|-----------------------------|-------------------------|--------------------------------|--------------------|------------------------|
| Administration | Yes | Yes | Yes | Yes | Yes |
| Common Area and Stormwater Management | Yes | Yes | No | Yes | Yes |
| Parks | Yes | Yes | Yes | Yes | No |

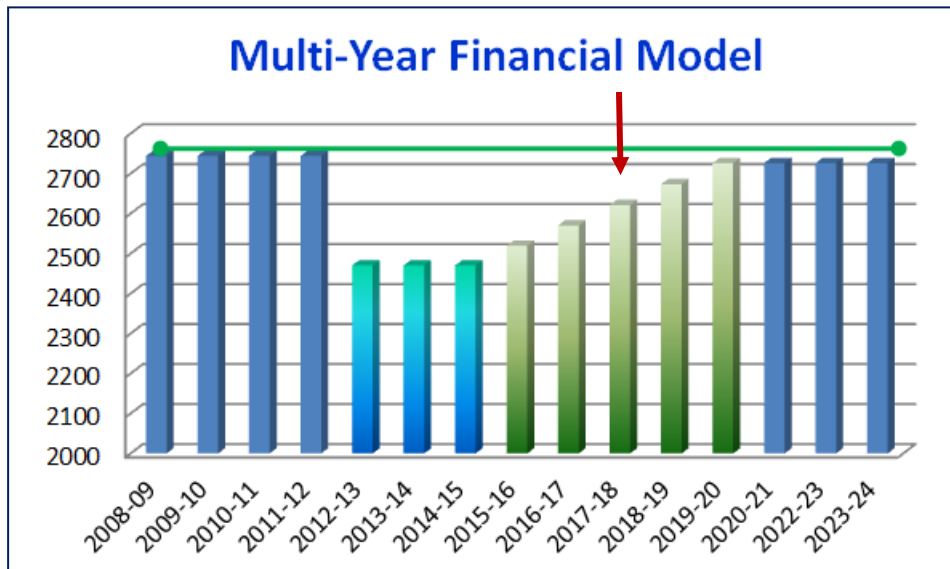
It is readily apparent that due to the fact that some categories of expenses (right of way and stormwater) do not benefit all of property and are not assessed to the non-benefitted properties (16% of the properties or 627 units), the assessment increase per property varies from that of the overall increase in revenue. Similarly the commercial units are not assessed for parks.

The proposed budget for FY 2017-18 will be presented next month (May) to the Board for preliminary approval and for approval of the date of the Budget Hearing.

The plan directionally endorsed by the Board was for a manageable 2% per year total assessment increase over each of five years, commencing in FY 2015-16. This approach will provide necessary revenue to operate the District, while conserving sufficient funds to react to the unplanned challenges from outside.

- Owners will experience modest increases
- At the end of five years (FY 2019-20), assessments will slightly less than FY 2008-09 levels

The chart below depicts the directional model.



Update: Tampa Palms Stormwater Ponds

The Tampa Palms stormwater ponds are showing the twin effects of:

- Minimal rainfall since Jan.
- Record breaking heat.

The water level in the larger ponds is down 4 feet or more and many of the smaller ponds are semi-dry. The CDD is the owner of sixty-nine ponds and is a part owner of one additional pond (the large pond at the main Area 1 entry).

The design of the Tampa Palms pond system is quite exceptional and for that reason the ponds have functioned well for many years, protecting the community from flooding and treating the storm run-off to shield the public waters of the Hillsborough and Cypress Creek watersheds from excessive urban pollutants.

Most of the Tampa Palms ponds are relatively deep with an average pond site of almost 2 acres but a few are small and in times of no rain fall, such as now, those ponds become semi-dry, little more than mud holes with random vegetation in the middle.

ABM staff has been inspecting and documenting the condition of the control structures and banks for each pond during this time of low water levels.

For some of the smaller ponds, the control structures are completely out of the water. This low water condition makes it a perfect time to remove noxious plants encroaching on the structures and to remove any trash collected in the structures.

Further the pond banks are inspected to determine if erosion, a serious concern with declining water levels, is occurring. An inspection form is completed for each pond and retained with the NPDES information to demonstrate compliance.



These are only structure inspections and are separate from the twice-monthly water quality inspections performed by LakeMasters, a subcontractor to ABM.

The ponds in Tampa Palms are checked every two weeks for water quality. Each pond is independently affected by the circumstances mentioned above of heat and rain and also by individual variables of:

- inflow from untreated conservation areas
- tree coverage near the banks (pollen)
- amount of sun received on the pond area
- amount of fertilizers that flows into the pond
- amount of water that flows in and flows out of the pond (change rate)
- pond size and shape
- effect of wind on the pond or portions of a pond

Treatment is usually gradual so as not to create aesthetically unpleasant condition with an overabundance of dead or dying plant material. At this time there are ponds with water levels that are so low that no treatment can be effective.

Algae blooms and weeds blooms can occur literally overnight. When that happens LakeMasters dispatches staff to respond almost immediately.



Treatment of the water for weeds and other undesirables is Catch 22 - if the pond is over-treated or “pre-treated” before there is an outbreak, then there is the potential of damage to (a) the fish or (b) the good vegetation that oxygenates the water.

If treatment commences with an observed “outbreak”, there is normally a three week window to resolution but during times of limited rainfall, that time to resolution can be much longer.

It should be noted that the CDDs’s mandate for ponds is water quality. The CDD is responsible for the water quality in the stormwater ponds such that the control structures do not clog. This is managed this 100% chemically.... both now and in the past.

Irrigation System Improvements

Tampa Palms' millions of dollars of landscape - which in many ways defines Tampa Palms - depends on its irrigation system. That fact is never truer than at times such as right now when the area is experiencing semi-drought conditions.

The control portion of the system is more than thirteen years old. It is the control portion of the irrigation system that directs the watering activities for the entire property.

It is a Toro Sentinel system which includes 35 field controllers, 17 of which are satellite controllers (SATs), which communicate directly with the central site and direct their own programs and the programs of 18 MAP - to units or slave units.

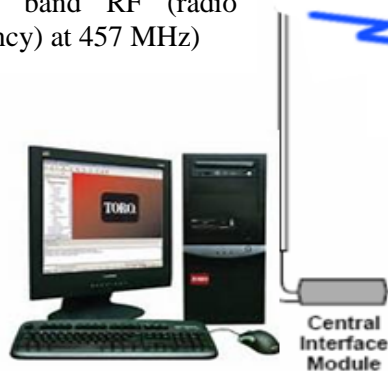
It has been duly maintained and is fully functioning but the technology on which it is based (narrowband radio) and the environment in which it operates (filled with interfering devices) are combining to make the system frequently fail in its primary mission, that of turning on water at the right times and days.

The Sentinel operates via scheduling programs imputed by a central site computer at the CDD facility and the transmitted by radio to field units that open and close valves to commence and halt watering.

There are two types of field units:

- SATs which communicate with the central site and the MAPS units
- MAPs which take direction from the SATs

Programs are transmitted to the SAT units using narrow band RF (radio frequency) at 457 MHz)



Programs that control all of the 10,000+ irrigation devices are entered and changed at the Central Unit located in the CDD office.

SAT units store the programs for execution - both for themselves and the MAP-to units. Once a program is received SATs do not need to communicate with the Central Unit.



The Map-to units turn water on and off based on directions received from SAT units.

The SAT sends the "start watering" signal to the MAPS-to unit. Watering by the MAPs units depends on RF,

The glue that holds this system together is the ability to connect all portions of the systems via narrow band radio (RF).

With the irrigation system we find another unanticipated consequence (at least in part) attributable to the BB Downs construction; the construction - more properly some of the electronics and metal structures associated with the project- appear to be having a detrimental effect on some communication within the system.

To be fair, the control system technology (radio connection) was the only system that could function in Tampa Palms at the time it was installed **but even then it was ill-suited to an environment full of interference:**

- Heavy tree cover (which has grown substantially in the last fourteen years)
- Building interference
- Other RF sources (new power lines and structures, medical buildings, private radios, construction radios on “near-by frequencies”)
- Extensive LED device use (including even headlights) emerging in the last few years,

The large traffic signal masts, along with the powerful radio-controlled Intelligent Traffic System (ITS) poles installed on BB Downs have introduced another level of radio signal interference.

When interference occurs the “start watering” signal is not received by the MAPs unit and no irrigation takes place. The current situation is such that 7 or 8 (varies by day) MAPs controllers are not receiving signals from their SAT resulting in “no watering” situations.

The CDD Sentinel Control System is thirteen years old.... **but is by no mean at the end of its useful life.**

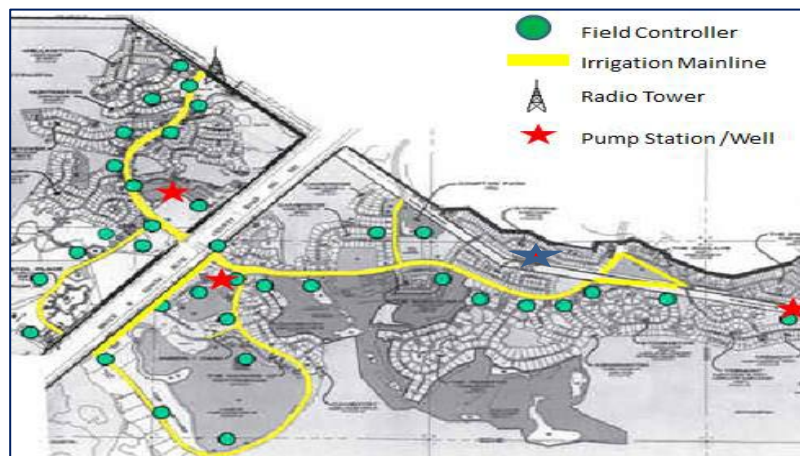
During the last thirteen years Toro has made numerous changes and enhancements to the Sentinel System, the principal ones from the perspective of Tampa Palms are those associated with SAT & MAP design (all units are programmable and can execute their own programs) and connectivity (cell and phone options added).

Other enhancements include the ability to integrate sensors into the system to provide real time information when areas are dry and need irrigation before hot spots occur.

Staff has contacted Toro and together with Joe Laird will be meeting with a Toro engineer to examine the options available to the CDD to gain additional reliability through upgrades and re-tooling, rather than replacement.

The distributed nature of the CDD irrigation system is displayed on the map to the right.

A two-page information sheet on the Sentinel System is attached for additional information.





SENTINEL™ CENTRAL CONTROL

Sentinel Central Control



"You can run it off of a laptop computer. I could be in the Bahamas, plug into the internet and pull it up. I can make sure everything is running, or correct issues or send out reprogramming features - the whole nine yards."

- Ann Maner, Exterior Grounds Supervisor, Galord Texan Resort



"The reason we save 15-20% on water costs is because of the innovative technology Sentinel provides. With Sentinel we have the ability to efficiently water our grounds, saving us a total of \$77,000 a year on water costs. Sentinel is an invaluable tool that I could not do my job without."

- Russ Ayers, Shoreline School District, Seattle, Washington



"Our original central control system was hard wired. We had literally miles of wires running from our shop where the computer was located out to these controllers at different points in the field. Our community was growing rapidly with new construction work coming in-pipelines, water lines, phone lines, electric lines-so our wires were constantly being dug up and broken. Finally we said, 'let's go with radio control' and Toro came in and made it work"

- Rick Schultz, Highlands Ranch Parks, Colorado

Key Sites

- Disney's Wide World of Sports Complex • Yankee Stadium • City of Denver • Central Park, New York City, NY •
- Highlands Park Ranch, Highlands Ranch, CO • Sacramento Airport • 3M, St. Paul, MN • Many, many, more!

Key Benefits of the Sentinel™ Central Control

WATER SAVINGS

Effective evapotranspiration (ET) based system management can lead to water savings of 25% to 30% per year. Depending on current management practices, water savings may be greater, or in the case of extremely well managed stand alone systems, somewhat lower. As an additional source of savings, pipeline breaks, malfunctioning valves, and missing heads are automatically detected and shut down, preventing excessive water loss.

REDUCED LABOR COSTS

By regulating all irrigation functions from a single PC, the user no longer needs to make program adjustments at each controller. System checks are handled quickly, by one person, using radio remote control. Labor time savings created by the central control system, can be beneficially reallocated to complete additional tasks within the management area.

A HEALTHIER LANDSCAPE

A central control system helps ensure that your landscape receives the right amount of water for existing conditions. Good irrigation management can reduce fertilizer leaching and run-off, and good plant health will reduce pest infestations and disease.

GAS AND VEHICLE WEAR SAVINGS

The user no longer needs to visit each control site, to make program changes or check for system component malfunctions. Programming functions and system information are all available in the central control computer.

NON-IRRIGATION SYSTEM CONTROLS

Lighting, fountains, security gates, pumps, and other non-irrigation functions may also be controlled by the central control system.

SIMPLICITY

Installing and setting up irrigation control over an entire system from a central computer is simple with Sentinel Central Control Software as 90% of all operations are executed in one screen. With a simple click, navigation to screens such as manual watering, rain shutdowns, hydraulic flow simulation graphs, and extensive troubleshooting and feedback from the satellites in the field can be accomplished. All data in the system is stored at both the computer and the satellites so in the event of a power outage at the computer, the satellites will still irrigate according to their previous watering schedule.

FLEXIBILITY

The Sentinel Central Control System provides the utmost in flexibility for designers, contractors, and end users. Sentinel Field Satellites are built with modular station counts ranging from 12 to 48 stations which allow the end user to expand in 12 station increments without having to purchase a new controller. Also, the field satellites can be built in a variety of wall or pedestal-mounted enclosures in order to best meet various site applications needs.

CONVENIENCE

The Sentinel System is shipped from the factory with the ability to read and react to flow sensors. It is also handheld remote ready, which means the customer doesn't have to purchase any add-ons for the Sentinel remote (SHHR) to function with the system. In addition, the system is compatible with a variety of weather-sensing devices such as Weather Stations and Rain Sensors which allow the user to control watering more precisely.



Engineered to the highest quality and reliability,
yet simple to use, the Sentinel Central Control
System is ideal for controlling multiple
irrigation sites with diverse landscapes and
multiple watering requirements.





The Problems with Maintaining Large Landscapes

The global economy is rapidly evolving and companies, as well as their employees, are being asked to do more with less. In the landscape management business, this means fewer resources available to work on jobs such as mowing, trimming, and managing multiple irrigation systems which are often miles apart.

Because there are only so many hours in the workday and only so many employees per staff, the scheduling of automatic irrigation controllers is often overlooked when maintaining large landscapes. While you might have time to open up a controller and manually operate stations to make sure they are operable, you probably won't have time to reprogram the controller each time you visit the site. After fixing clogged or broken nozzles,

fine tuning rotor spray patterns, and troubleshooting valves and solenoids, no time is left for the controller.

The irrigation business has been trying hard to educate contractors and end users on the necessity of applying the right amount of water to each type of plant material – no more, and no less. Historically, this has been difficult or impossible to accomplish, since it required constant, manual reprogramming. Run times must be adjusted daily to reflect dynamic weather patterns, so this should be an automatic function. When left to maintenance contractors or agency staffs, this is rarely done and ends up wasting significant amounts of water, labor, energy and most of all money. But there is a solution...Irrigation Central Control.

What is Central Control?

The main concept of irrigation central control is to allow a user to have operational control, system monitoring, reporting functions and multi-level programming abilities in one location. In this instance, location is not so much defined as a physical location, but as a PC or laptop computer. The computer may remain in one place, or be mobile and continually moved from place to place.

Unique central control software allows the user to construct and download complete, automatic, irrigation programs, or to manually operate satellite functions and valves. A modern central control system, operating with ET input, can automatically adjust irrigation run times in response to current weather conditions in each microclimate within the system. Real time climatic conditions are not static, and a central control system should be the user's tool for an automatic response to dynamic weather.

Central control systems also store historical data with regard to run times, hydraulic flow, and water usage. Irrigation system troubleshooting can be assessed at the computer screen as field level alarms are detected and displayed in the central computer.

Making Sentinel Central Control Work for You

The Toro Sentinel System was introduced in 2002 and has established itself in the marketplaces as one of the leaders in wireless communication for central control systems. Sentinel allows the user to communicate to up to 999 satellite controllers wirelessly rather than forcing the customer to install lengthy wire runs that tie field controllers together. Sentinel provides a variety of Central Computer to Satellite communication options, so you can choose the one that best meets your site-specific needs or mix-and-match across multiple sites:

RADIO COMMUNICATIONS

Radio communication from the Central Computer to Sentinel Satellites allows you to install Sentinel at sites with little or no disruption of existing landscapes and is ideal for single-site installations. Sentinel can also utilize radio protocols to communicate with MapTo Satellites, maximizing system capabilities.

TELEPHONE COMMUNICATIONS

When reliable communication to multiple geographically-remote satellites is needed, standard telephone communications can meet your needs. Installation can be accomplished anywhere a standard telephone line can be run to a Sentinel Satellite. A standard internal or external phone modem – used to communicate with a commercial-grade modem in the Sentinel Satellite – is all that is required.

CELLULAR COMMUNICATIONS

When remote-access benefits of telephone communications are needed, but a phone line is not available at the Satellite location, cellular networks provide a wireless communication option. By installing a cellular IP modem in the Sentinel Satellite, the user can communicate wirelessly from anywhere in the world.

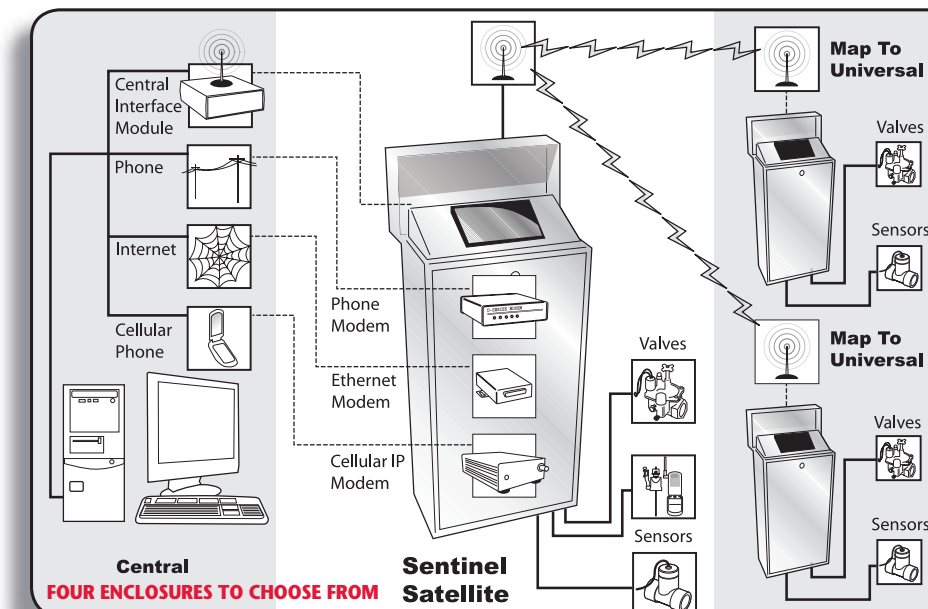
ETHERNET COMMUNICATIONS

In an increasingly "wired" world, Ethernet/Internet is one of the fastest growing segments of central control communications. The simple combination of an IP address at the computer and an Ethernet adapter in the field can allow for network access and control of your Satellites.

Sentinel also provides the widest array of standard Satellite enclosures in the industry, ensuring system installation meets the requirements of your site. Enclosure options to choose from include:

- Small Metal Wall Mount Cabinet
- Stainless Steel Wall Mount Cabinet
- Stainless Steel Pedestal
- Plastic Pedestal

With communication and enclosure options, modular station counts in 12-station increments, and sensing and flow monitoring inputs that do not require additional interface components, a Sentinel system adapts to meet your specific requirements instead you adapting to the capabilities of the system.



Key Features

MULTIPLE SITE APPLICATIONS

A central control system provides the ability to program, control, and monitor multiple remote controllers from one location. Whether controlling one large, contiguous site like a sports complex or housing association, or multiple remote sites like a school district or parks & recreation department, a central control system provides easy, rapid access to the irrigation system from a computer.

SYSTEM CONTROL

A central control system allows all irrigation control actions to be carried out easily and efficiently from a central location. Control actions such as adjusting runtimes to changing weather conditions or stopping irrigation in the event of rain or high wind can be automatically accomplished without requiring a technician to visit individual controllers. However, if a technician is on-site and sees a need for programming changes, like shortening runtimes after a grow-in period, true two-way communications allow changes to the program at the field controller on-site and can also be uploaded to the central computer.

SENSOR INTEGRATION

Central control systems can incorporate many different sensors, including flow sensors, tipping rain cans, wind sensors, freeze sensors, and full weather-stations. These sensors and instruments monitor site and climatic conditions and report to the central computer. Runtime adjustments are automatically made based on these inputs and combined with information on plant material and soil types. Sentinel Satellites can react automatically to readings outside of pre-defined limits set by the system operator, like isolating stations when excessive flow indicates a piping break.

MULTIPLE COMMUNICATION OPTIONS

A central control system consists of a central computer, irrigation controllers, sensors, weather stations, and a communication system that ties it all together. No matter whether the central computer is located on-site or at a remote location, communication options like radio, telephone, cellular, and Ethernet can be mixed and matched to meet system needs.

Community Appearance

Despite the mess and confusion brought to Tampa Palms by the construction and the effects of no rain for three plus months, the landscape in general is a credit to the community.



OLM conducted the drive-through inspection earlier this week and rated the property at a 91.7.

A Word About OLM

OLM is a contract performance monitoring company, headquartered in Atlanta Ga. The ABM/OneSource agreement with Tampa Palms was developed using the OLM Performance Payment™ system which is based on property-specific specifications coupled with monthly inspections. Twenty-five percent of the monthly base payment to ABM is based on meeting or exceeding the standards set forth in that agreement.

During the monthly site inspections performance is measured solely against the specifications **and external influences are not taken into consideration.** Example, if the power company destroys substantial areas of turf along Tampa Palms Blvd the rating is negatively affected. Said in the parlance of the classroom, OLM does not grade on a curve. A copy of this week's "grade sheet" is attached.

The March Turf Program

As mentioned in February, the warm / no winter this year again brought an influx of brown patch fungus. Supervisor Maney and Joe Laird, relying on their personal experience opted for a turf program that would restore the existing turf to health while eliminating the brown patch fungus and minimizing sod replacement.



Sod replacement is a feel-good solution but not a long term effective answer; in fact it acts to the detriment of the area by creating more opportunities for fungus development.

As the fungus only kills the blades and leaves the stolens (the roots which are actually spreading stems) alive, rather than replacement, the grass blades were cut, and fungicide was applied. The plan worked!



Some areas, particularly those damaged by utility work such as Compton Dr and portions of Amberly Area 1 near Ashmont, continue to struggle but seem to be responding.

Fertilization and Herbicide Program

Weed production during this spring of unseasonable hot weather has been another challenge to the turf and the shrub beds.

All shrub beds and all St Augustine and Bermuda turf areas have been treated with primary weed deterrents.

Celcius WG was used on the turf in March. This product is used to eliminate broadleaf weeds. (Prior to this Resolute was used as a pre-emergent weed preventative.) Celcius WG is absorbed in the roots making it more long lasting and resistant to irrigation “wash away”.

In addition foliar control agents were applied last week to govern the many difficult-to-control grassy weeds prevalent in Tampa Palms. Pre M and Image were used in the shrub beds: both products eliminate difficult post-emergent weeds such as nutsedge, field sandbur, dollarweed and green kyllinga, pictured to the right.



Not everyone dislikes weeds.



Right of Way Damage Continues

Unfortunately the utility work along the ROW in Tampa Palms continues to damage the turf- some of the damage is unrecoverable, resulting in turf replacement.

The primary destruction stems from excavation in the utility right of way. The turf is cast aside, nearby turf covered with dirt and the holes are not properly closed.

Since the contractors do not replace the turf (some with throw a little Bahia grass on bare spots), common courtesy dictates that they should put the excavation dirt on a tarp or something but that practices is seldom followed.



The most serious damage comes from the very large vehicles that drive and/or park on the turf. The truck pictured to the right was stuck on Tampa Palms Blvd, just past the main entry, for more than a day and created an extensive mess to clean up. It was a TECO subcontractor.



There is no requirement for utility companies, or their subcontractors, to be careful of the areas or repair the damage that they have caused.

There has been widespread work on Amberly (Area 1), Burchett, and Tampa Palms Blvd. associated with TECO replacement of underground facilities. There is usually no notification of the planned work and the CDD only finds out what is happening when a truck pulls into place and it is reported by the ABM staff.

Coming Attractions

The caladium bulbs have been removed from storage and the additional bulbs ordered to augment the plants have been received and all will be planted in the next weeks for an early May “arrival” at the Area 1 and 2 entrances.

Ms. Maney introduced a new caladium type two years ago, Florida Moonlight, to add more size and show to the display.

Florida Moonlight is bright white with pale green veins and a bright green margin. These are tall, upright plants with many large leaves.

The plants live three years or more if given sufficient organic matter, fertilizer, water and warm temperatures.

There are no significant caladium pests in the landscape, not even the Sri Lanka weevil chews on them!

Florida Moonlight works well with and compliments the other caladium used by the CDD, the Ms. Muffets,

Ms. Muffets are a low, heavy flowering, small and frilly caladium variety with the same base color (bright white) as the Florida Moonlight. The difference, they have hot pink veins.

Ms. Maney selected them several years ago to place in locations where it was necessary to keep a low profile to assure no impact on traffic sight lines.

A Word From The Neighbors

Earlier this year a suggestion was made by Chris Ferguson of Manchester that the plantings around the entry monuments at Manchester made exit onto Tampa Palms Blvd a little scary.

The City maintains rigid guidelines for sightlines at intersections and while the previous plantings met those guidelines, it was established that with the high speeds and curved roadway on TP Blvd they made folks uncomfortable.

The hedges were replaced with ground hugging shrubs. Recently the CDD has received calls from several neighbors reporting how much they appreciate the change.



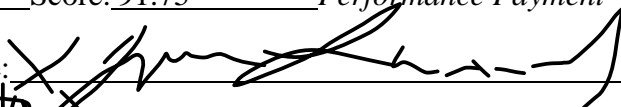
TAMPA PALMS


MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET


| A. LANDSCAPE MAINTENANCE | VALUE | DEDUCTION | REASON FOR DEDUCTION |
|------------------------------|-------|-----------|--------------------------------------|
| TURF | 5 | | |
| TURF FERTILITY | 15 | | |
| TURF EDGING | 5 | | |
| WEED CONTROL – TURF AREAS | 10 | 2 | Stonington dollar weed |
| TURF INSECT/DISEASE CONTROL | 10 | | Fungus |
| PLANT FERTILITY | 5 | | |
| WEED CONTROL – BED AREAS | 10 | | |
| PLANT INSECT/DISEASE CONTROL | 10 | | |
| PRUNING | 10 | | |
| CLEANLINESS | 10 | 3 | Amberly Park playground leaf |
| MULCHING | 5 | | |
| WATER/IRRIGATION MANAGEMENT | 15 | 2 | Confirm coverage at Ashmont frontage |
| CARRYOVERS | 5 | 2 | 5 6 39 |

| B. SEASONAL COLOR/PERENNIAL MAINTENANCE | VALUE | DEDUCTION | REASON FOR DEDUCTION |
|---|------------|-----------|---|
| VIGOR/APPEARANCE | 10 | 3 | Drought appearance Tampa Palms center island Area 2 Entry |
| INSECT/DISEASE CONTROL | 10 | | |
| DEADHEADING/PRUNING | 10 | | |
| MAXIMUM VALUE | 145 | | |

Date 4-4-17 Score: 91.75 Performance Payment™ % 100

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: 



Park Updates

The parks are getting ready for the Easter Bunny! In anticipation of a lot of use by friends and family, both Hampton and Amberly parks are being spruced up.

- The pavilions are being pressure washed at both Hampton and Amberly.
- The tables and benches are being pressure washed at both Hampton and Amberly.
- The play equipment is being cleaned at both parks.
- Failed lights (2) at the tennis courts have been repaired.
- Lighting has been repaired on one of the racquet ball courts.
- Trees that are hanging over the racquet ball courts and the play area have been trimmed.



Each year the park equipment, including the canopy in Hampton and the safety surface in both parks, is thoroughly cleaned. This is often done in late February but this year due to the excessive, and late, leaf and pollen fall from the oak trees delay was necessary.

The picture to the right show the cleaning in progress at Amberly Park last fall and shows the dirt that can accumulate on the apparatus and on the safety surface.



The lollipop umbrellas were permitted by the City and are set for installation the day before the CDD meeting. At the same time replacement swing chains and seats will be installed at Hampton Park where the plastic cover over the current chains is cracking.

In addition staff was able to locate the rubber mushrooms and one set will be installed at Hampton to replace the worn ones at the same time as the swings and chains are replaced.

A second set will be held until needed at Amberly Park: the mushrooms are very popular with small children and both inexpensive and hard to find. There is now a backup.



Installation of the safety surface for Hampton Park is being coordinated with the Compton Park installation, set for April 17. The Hampton Park work will take place after Compton Park is complete: the plan is to send people to the brand new park at Compton while the work is being done at Hampton.

In a separate park matter, staff became aware that a public party was being set-up via a charity Facebook site to take place April 8 at Amberly Park. The site, Kennedy Cares Tampa Bay, is frequented by a number of the Tampa Palms moms who coordinate the collection and delivery of clothes and other necessities to folks who are struggling.

The Tampa Palms folks who frequent the site sent private messages to the organizer (Sheena Cross) noting that Amberly Park is private but were ignored, at least no reply. With no reply they notified the CDD.



The web site organizer was queried for contact information for Ms. Cross and Ms. Cross was notified that she does not have access to the park. She did not reply though there is some evidence that she received the message, cancelled the original get together and may be trying for the 9th.

[Sheena Cross](#)

[Yesterday at 12:13pm](#)

Good afternoon,

If the families who RSVP for my Easter Egg hunt could contact me in regard to the event being canceled. I would still like to put the things together to give to the children. April 9 at 145pm-3pm I would like to arrange pick up for the little ones eggs and a surprise Pick up would be located off Waters ave between Rome and Blvd.

Thanks,

[Sheena Cross](#)

Also, I cant remember who was to come take pic but if you can contact me as well

The district manager for Securitas has been notified and the police. If the group shows up, the guard will be able to make suggestions as to where they can go that is public.

Commercial Properties Changing In Tampa Palms

Two of the major commercial properties in the Amberly/BB Downs area have either sold or are in the process of being sold.

Palm Lake at Tampa Palms

The Praedium Group which bought Palms Lake Office building in 2007 at arguably a premium price in the “property value boom” has sold it to PLTP Investors LLC.

PLTP Investors LLC , along with a number of related companies sharing the same registered agent and managing partner, Reid S Berman, own a number of commercial properties- primarily in the Orlando/Lake Mary area.



Palm Lake is a three-story 85,829 SF office building. It is reported to be 89% occupied and the anchor organization is the Jaeb Center for Health Research.

The sale, which closed earlier this year was for \$11.4 Million dollars or \$133 per square foot.

The building was marketed touting its dual proximity to I-75 and the university and hospital complexes near or associated with USF.



The Shoppes Of Amberly

The Shoppes of Amberly is on the market and the CDD has been contacted as part of a pre-offer due diligence by a NJ gentleman who owns other shopping centers in the Tampa Bay market.

The Shoppes has 87,143 SF of retail space on a little over 9 acres. It is offered at \$11.9 Million dollars or \$1.37 / SF. The Shoppes last sold for \$13.5 Million in the same year as Palm Lake.



Tampa Palms™ Identify Is Now Federally Trademarked

The name “Tampa Palms” and the iconic palm symbol are now both federally registered trademarks for the TPOA. Re-registration with the State of Florida is in progress at this time; the US trademark is sufficient protection but the Florida registration may deflect some that would infringe without having to engage legally and incur legal fees.

The essential function of these trademarks is to exclusively identify and protect “the Tampa Palms brand” avoiding confusion as to what is “Tampa Palms” and preventing deterioration of the community’s reputation.

The name Tampa Palms has belonged to and identified a particular area since the name was coined by the original developers approximately 1980.

Initially the Tampa Palms name applied to an area slightly larger than the current community as it was the name for the Development Regional Impact (Florida DR #65) adopted by the County in 1980, later readopted by the City of Tampa in 1985.

The DRI included four areas: these areas were commonly referred to as:

- Tampa Palms Area 1 &- 2 developed as ***Tampa Palms***; the TPOA & Tampa Palms CDD
- Tampa Palms Area 3 - now commonly known as ***TPOST 3***
- Tampa Palms Area 4. -now ***Tampa Palms North HOA***



Though the DRI Areas of 3 & 4 were removed from Tampa Palms before there was any development (Lennar bought Area 4 from the banks who took over after the collapse Tampa Palms Dev Corp and the FDIC took back Area 4 and sold it New Tampa Inc.) the presence of these areas in the Tampa Palms DRI is such that the TPOA will license use of the trademarks to entities within Tampa Palms North and TPOST 3.

That is not true of other areas such as south along BB Downs approaching Bearss where one assisted living facility applied to use the name and an apartment complex, recently sold to a Georgia investor, failed to apply but was tagged for trademark infringement due to articles in the press.

The TPOA is taking action against the developer at this time.