



Tampa Palms CDD

April 9, 2025



Agenda

- Roll Call / Pledge of Allegiance
- Board Member Discussion Items
- Public Comments
- Consultant Report
- Other Business
- Public Comments
- Board Member comments
- Adjourn

CDD Focus- April 2025



Tampa Palms Blvd & Community Restorations

	Next Steps	Timing
(1) Review Signature Use	Review w/ Board	Mar
(2) Review Long Term & Short Term Blvd Needs	Review With Board	Mar

Monitor Projects in Tampa Palms

(1) Wetland Destruction	EPC Agreement w/ Developer Plan	On-going
(2) Tampa Palms Blvd	CDD (Landscape /Irrigation/Signs)	Review Monthly
(3) Bike Path Improvements	Report Progress	May

Monitor Issues Impacting Tampa Palms

(1) Monitor Hurricane Restoration	Update Board	Monthly
(2) Evaluate Investment Options	Chair & Vice Chair to Review W/ Board	Monthly
(3) Update on FEMA Options	Review w/ Board	Monthly
(3) Monitor & Implement Strategies To Restore Budgeting to Stand-Alone W/O Reserves	Board & Staff Review	On-going

CDD Board Matters

(1) CDD Park Manual	Review w/ Board	Annually
(2) CDD Calendar	Review w/ Board	Annually-Mar



Board Member Discussions

The CDD Public meetings are the only opportunity that Board members have to discuss community issues between themselves. This time is set aside for Board Member discussions.



Public Comments

Public is encouraged to speak on any matter, on or off the agenda.

There will be another opportunity for public comments at the end of the meeting.

Members of the public may speak on any District matter, on or off the agenda, as long as the matter is germane to and within the jurisdiction of the CDD.

In the event a group should wish to speak on the same subject, the group should select no more than five representatives who will individually be recognized by the chair and speak for no more than three minutes each on the issue.



Approval of Minutes

The Board will review and approve the March 12, 2025 CDD Meeting Minutes.



Approval of Disbursements

Each month as part of the Board oversight responsibilities, the Board approves the CDD disbursements.

Disbursements for the month ending:
February 28, 2025 were \$ 209,435.16

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Consultant Reports

... Neighborhood Updates
Hurricane Recovery
Tampa Palms Park Handbook
Economy & Investments
Modeling Tampa Palms Future
Mgmt Company Transitions



...Neighborhood Updates

General Appearance



- Continued Upscale Look
 - OLM Rating 93%
- Spring Flowers
 - Annuals
 - Ornamental Trees



.... Neighborhood Updates

Reserve Fountains



- Deteriorating Basins
 - Not Storm Caused
 - Wear & Tear
 - Damages Equipment
- Repairs In Progress
 - Pressure Wash
 - Patch & Repaint





...Neighborhood Updates

Hurricane Recovery



- TP's Special Vulnerability
 - Winding Forests
 - Heavy Tree Cover
 - Land Tracts
 - Cul de Sac's
- Recovery Ongoing





...Neighborhood Updates

FEMA Support

Emergency Restoration- Hurricane Milton

Tampa Palms Expenses Recorded to Date

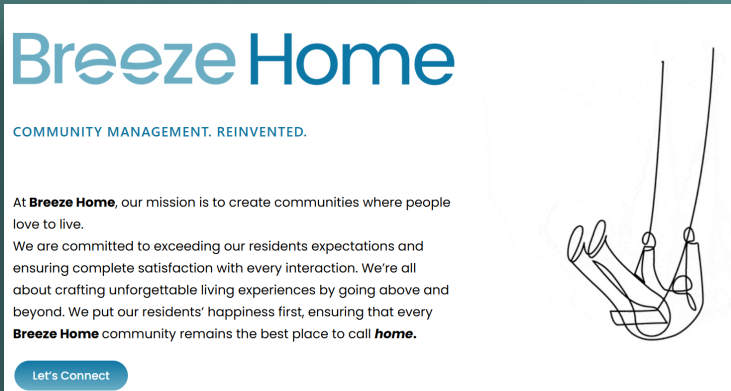
Project Work	Date	Labor Hours	Cubic Yards Debris Removed	\$ Billed To CDD	Notes
<i>On Site Work Clearing Debris and Transporting to Temporary Storage in Tampa Palms</i>					
Site Work Clearing & Removing Debris	October, 2024	1,333.25	N/A	\$62,323.99	Billed On OCT CDD Invoice
Site Work Clearing & Removing Debris	November, 2024	1,262.40	N/A	\$72,139.00	Billed On Nov CDD Invoice
Site Work Clearing & Removing Debris	December, 2024	95.00	N/A	<u>\$22,300.00</u>	Billed On Dec CDD Invoice
		2,690.65		<u>\$156,762.99</u>	ABM Work Oct-Dec
<i>Debris Transport To Final FEMA Disposal Stations</i>					
Debris Disposal Hampton Park Temp Site	November, 2024	N/A	136.4	\$1,874.40	Amount only Reflects Disposal Station Charges
Debris Disposal Amberly Park Temp Site	November, 2024	N/A	40.3	\$1,107.15	Amount only Reflects Disposal Station Charges
Debris Disposal Hampton Park Rear & Rear Mtc Bldg	December, 2024	N/A	398.8	\$5,303.38	Amount only Reflects Disposal Station Charges
Debris Disposal Hampton Park Rear & Rear Mtc ABM	December, 2024	N/A	156.3	<u>\$2,148.86</u>	Amount only Reflects Disposal Station Charges
			731.8	<u>\$10,433.79</u>	
<i>Mosc Debris Management Activities</i>					
FEMA Monitoring	Nov & Dec 2024	N/A	See Above	\$8,800.00	Steadfast Environmental
Grapple Trucks & Drivers	December, 2024	N/A	See Above	\$7,076.20	Suncoast
Pond Tree Removals	January, 2025	N/A		<u>\$6,950.00</u>	Palma Vista Pond
				<u>\$22,826.20</u>	
Total A/O Jan 2024				\$190,022.98	





... Neighborhood Updates

Breeze Is Changing



<https://breezehome.com>

- New Name - *Kai Connected*
- New Focus
 - Non-Boutique
 - Global Staffing
- Patricia Thibault Resigned
 - No Acrimony
 - No Cookie Cutter Focus
- Mgmt Team Reached Out
 - No Replacement Yet



... Neighborhood Updates

Breeze Is Changing

Audit

FEMA

- Key Items Now
 - Audit
 - FEMA Application
- Vice Chair Suggests Consultant
 - Action Needed Now
 - Expertise Vital
- Can't Wait For Replacement
 - Unsure Who

Tampa Palms Parks

Priceless Amenities

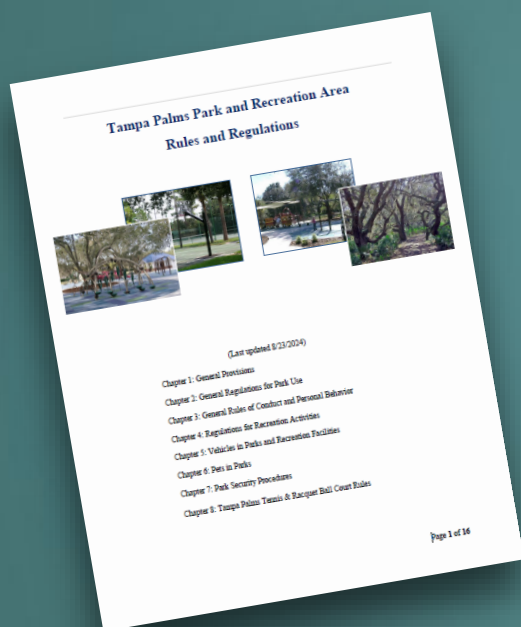


- Parks Are Heavily Used
 - Family Gatherings
 - Great Neighborhood Look
- In Progress
 - Drinking Fountains
 - New Seating





Tampa Palms Parks *Handbook Review*



- Handbook Shared Resource
 - Consistent For Owners
 - Reviewed Annually
- Last Year Weapons
 - Info Signs On Hold
- No Proposed Additions This Year



Financial Conditions

Monthly Report



2025 Investment Report

Earnings On Investments	\$94,939
Principal & Earnings Available To Reinvest Sept 2025	\$2,197,165

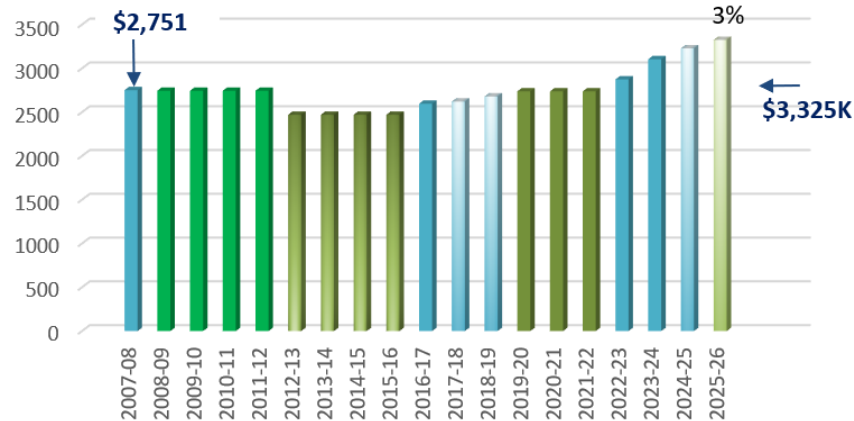
- Economy In Turmoil
- Warnings Mounting
 - JP Morgan- J Dimon
 - CEO Goldman Sachs
- Future Investments ?
 - \$2M Scheduled Sept



FY 2025-26 Working Model

Preliminary Look

Assessments- A 19 Year View



Stewardship Profile

- Year 2025 Model Option
 - Slim 3% Assessment Incr.
 - \$0 Carryforward Used
- Sustainable?
 - Reduces Reserve Drain
 - Earnings Dependent
 - CPI Dependent
- Owner Impacts
 - Residents / Modest
 - Commercial / Modest

Can't Increase After May Adoption



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