



TAMPA PALMS

NEWSLETTER

Newsletter Feb 2011



Much Accomplished At The TPOA Annual Meeting



The TPOA Annual Business Meeting for 2011 held January 27th focused on the large issues that face Tampa Palms at this time:

- Meeting Room Expansion for Compton Park
- Ratification / Election of Village Voting Reps
- Impact of the BB Downs Widening

The presentation made to the Voter Reps is available for viewing on line at www.tpoa.net/2011AnnualMeeting.pdf

The meeting room expansion project is proceeding on schedule. The next steps involve appointing a Building Committee to firm up plans and estimates in support of the project before the financial plan is finalized and presented to the community at the 2011 Budget Meeting.

One question was asked by a resident regarding protections against cost overruns that so often occur in building projects. It was noted that the CDD recently accomplished projects of even greater value without such overruns. The success of the CDD's experience was attributed to several things

1. The specificity of the bid documents
2. Professional management of the bid process (Hardeman Kempton)
3. The oversight of the CDD's "owner's rep"(OR). OR's are commonly retained to make certain that all aspects, from the engineering and construction to bill paying, are correct and proper. The CDD used a Tampa Palms resident. He has SUBSTANTIAL major project experience and the outcome speaks for itself.

Any resident with an interest in serving on the Compton Meeting Room Expansion Committee should send an email to Bonnie French at TPOAMAIL@AOL.COM for consideration. The Board plans to appoint 3-4 members at large plus 2 Board Members to the committee.



The voter representatives from villages without elected boards will be ratified / elected.

At this time there is no process in place for these villages. The plan is that:

- A ballot will be mailed to each owner of a village without a board. (13 villages)
- An explanation of the process and why it is occurring will accompany the ballot.
- The ballots will be returned to the TPOA and the results certified at a special TPOA Board meeting.

This action is being taken to make certain that the representation of all residents fully complies with emerging State laws and regulations.

As previously discussed, the Hillsborough County plans for a storm water pond at the main entrance to Tampa Palms was not designed for placement within a residential neighborhood. As currently planned

- The pond stretches from BB Downs to Amberly and is completely surrounded by a 3 ft dirt berm
- On the top the berm is a 6 ft chain link fence.



The CDD is meeting with the County and more information is expected and will be provided in future newsletters.



Notes From the TPOA



Sub-Associations in Tampa Palms

Twelve villages in Tampa Palms have sub-associations in addition to the Master Association of the TPOA. These villages include:



- | | |
|---------------------------|----------------|
| The Reserve | The Hamptons |
| The Estates at River Park | Sterling Manor |
| Kensington | Palma Vista |
| The Sanctuary | Westover |
| Faircrest | Turnbury Woods |
| The Manors of Nottingham | Huntington |

These sub-associations are full-fledged Home Owners Associations in their own right, many offer substantial benefits to their residents in addition to the TPOA.

Some have meeting rooms, fountains, swimming pools– all to be enjoyed exclusively by the residents of only those villages.

These sub-association villages have their own elected boards, separate dues and collections processes– again, all separate from the TPOA.

Most of these villages have their own private roads, street-lights and gates. (One village does not have a gate because it has one public road.) Some of these villages may have more restrictive covenants than the TPOA’s community-wide restrictions, particularly as relates to architectural elements.

Owners of property in the villages with sub-associations are required to adhere to the minimum standards of the TPOA and in the event of any planned changes to the exterior of their homes, including landscape, **they are required to submit an application to the TPOA RMC.**

Recently there was a request by one sub-association that their association be notified each time an application by a resident in their village was made to the TPOA RMC.

The TPOA General Counsel reaffirmed his guidance from 2004 that this activity is not authorized by the TPOA documents. For the TPOA to assume any duties, even simple notification, opens the door for TPOA owners to risk penalties stemming from any number of situations such as an accidental failure to notify or even the inability to determine who is a current sub-association manager or board member.

TPOA- RMC

The TPOA RMC is made up of one TPOA board member and four volunteer residents. The Board Member normally acts as chairman except during a TPOA Budget or Annual Meeting where another member will act as temporary chairman.

Bill Edwards, Chairman

Dave Hollowell

Maggie Wilson

Randy Marlowe

Patty Maney *

* *Landscape Consultant*

The RMC members must have an in-depth knowledge of the TPOA governing documents and the Florida laws governing HOA’s.



This committee works closely with the TPOA’s general counsel to make certain that all approvals or disapprovals are consistent with the law and do not place the TPOA in jeopardy of expensive legal action.

The applications to the TPOA RMC are kept by the property manager in a list sorted by village that is available to any owner for inspection.

As mentioned in the article to the left, the TPOA RMC is not authorized by the TPOA documents to participate in administrating or mandating owners’ compliance with sub-association rules or restrictions.

The TPOA General Counsel advises that *“it is not the sub-association that is the member of the TPOA, but the sub-association members (including their board members) that are TPOA members and have access to the TPOA records”*.



To assist sub-associations without exposing the TPOA membership to any costs or penalties, the RMC is re-designing the application form to include a reminder that:

- A. Permits may be required by the City of Tampa
- B. Permission may be required by a sub association and the sub-associations will be listed.

The new form will be submitted to the TPOA Board in the coming month and if approved, will replace the current application.



A New Board & A Busy Spring For The Tampa Palms Women's Club



The Tampa Palms Women's Club installed its 2011 Board at a special luncheon.

Outgoing president, Mary Field, thanked her board and the club members then, in what was described by one member as one of the most touching tributes to the members in club history, Mary handed out alphabet cards that created a visual display of how important each member is to the club.

Finally with a hug, she turned the gavel over to incoming president, Etta Green.



The Board members for 2011 include:

- | | |
|-------------------|-------------------------------|
| President | Etta Green |
| Vice President | Ginny Welch |
| Secretary | Pat Horvath |
| Treasurer | Purnima Kumar |
| Membership Chair | Audrey Bartley |
| Activities Chairs | Anita Hampson and Dana Sroufe |



Almost immediately President, Etta Green, and VP, Ginny Welch, sat down to "get cooking" for 2011.

The year is off to a running start with

- Women's Health Day, Feb 3rd Meeting
- Day at the Races, Feb 17
- Community Yard & Bake Sale, Mar 26
- Fashion Show, April 14

Yard Sale

Compton Park
Saturday, March 26th
9:00 AM to 1:00 PM

Bake Sale

Proceeds Go To USF
Scholarship Fund

The community-wide yard sale is a perfect time to go through your treasures and decide what needs to be moved out to make way for the new ones !!!

It is all very easy.

1. Reserve a space at the sale for you and maybe a friend or two
2. If you have a portable table, just bring it along and set up. If you need a table one can be rented for the day.

There is a \$15.00 fee for your space and a \$15.00 fee for a table rental if you need one.

If you have any questions or wish to donate furniture items for the TPWC to sell, please just call Elvea at 615-9600 for more information.



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CURTIS STOKES

for Tampa City Council
District 1 Citywide

Please Vote March 1st

Political advertisement paid for and approved by Curtis Stokes - nonpartisan - for Tampa City Council District 1

TPWC Supports After School Program

One of the many child-focused projects supported by the Tampa Palms Women's Club is the *Mort YET After School Program*. The Mort YET Center is open every day offering positive alternatives for youth through programs in personal development, education assistance, life skills training and recreation activities.

This need-based program, is an important step in providing a safe environment for children whose parents must work and need after school care.



Recently to celebrate Gasparilla, John Francois provided pirate beads to the glee of the children as can be seen in their faces in these pictures. (www.FrancoisCrowns.Com)

In response to a growing number of families who are unable to afford the weekly fee for afterschool care, Patty Maney of the Tampa Palms Women's Club created a program that has generously made gifts to the "adopt a Camper Program" which helps struggling families continue to use the after school program. If you would like to help, contact Patty at 977-7129.

Poisonous Snake Cautions

Tampa Fire Rescue warns that at this time of year with chilly temperatures there is a greater chance of "running into" a poisonous snake sunning on paths or along pond banks. If bitten, **SEEK HELP IMMEDIATELY**

DO

- Immobilize area of bite (foot/leg/arm) if possible
- Keep bite lower than heart
- Remove any tight clothing or jewelry and wash area
- Be prepared for shock.

DON'T

- Don't place ice on wound
- Don't use a tourniquet
- Don't cut the bite area

For more information and to view pictures of the most common local snakes go to <http://www.tpoa.net/Snakes.pdf>

Plans To Reforest Wall Along BB Downs

One of the consequences to Tampa Palms resident villages located along BB Downs will be substantial noise and dirt—both from the construction projects as they occur and ultimately the wider roadway.

Originally the developers of Tampa Palms planted Washingtonian Palms at intervals between the oak tree barrier along the residential walls bordering BB Downs.

Some of these palms succumbed to lightning and have been removed; the balance of the palms are 50+ feet tall.

These palms, unlike the oaks which form the balance of the boundary along BB Downs, offer no buffer to the abutting villages.

In January the CDD approved a plan to reforest this area in a manner that will provide some protection for these villages.

This project will begin immediately and includes:

- Removal of the remaining Washingtonian Palms along the BB Downs walls.
- Planting one oak tree for every two palms removed to fill in the gaps.

The oaks will be respectably sized oak trees (5-6 in caliper, 18- 20 ft in height) The plan is that they will fill out and offer substantial buffering in just a few years.



HANDYMAN PRO

INCORPORATED

- | | |
|--|----------------------|
| Carpentry - mantels, mouldings, cabinets | Outdoor Kitchens |
| Plumbing - sinks, faucets | Bathroom updates |
| Electrical - fans, lights | Kitchen updates |
| Laminate floor installation | Laundry Room updates |
| Drywall - repair, texturing | ...and much more! |
| Tile - backsplash, flooring | |

Roy Passmore 453-8475

Tampa Palms Resident since 1995 ~ Rated "A" by Angie's List ~ Licensed & Ins!



Tampa Palms Elementary



Attendance Success

31% of the students attending TPE had perfect attendance for the 2nd grading period. Ms. Keenan sends a very special thank you to our families for their incredible support of the importance of school attendance.

The following is our 2nd grading period- number of perfect attendance students by grade level:



Grade	Students
Pre K	2
Kindergarten	34
1	35
2	45
3	34
4	44
5	41

Caution For The Safety Of All Children

Ms. Keenan reminds everyone that over 400 cars drop off children each morning at Tampa Palms. She asks parents to please try to schedule the drop-off as close to 7:30 AM as possible and reminds everyone that it is vital to remember TPE's safety procedures for drop-off.

- Parents should pull their car to the front of the pick up line,
- Parents should come to a complete stop while their children exit the car,
- Parents should make certain that their children have completely exited the car prior to driving off.

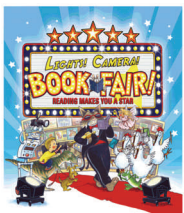
Ms Keenan also asks **“please refrain from using your cell phone during car rider drop-off.** We all need to focus our full attention on a safe drop off for all the children.

As a reminder in the afternoon, we ask that all cars in the pick up line pull all the way up to maximize the numbers of cars ready for pick up.

Thank you for your support as we work together to keep all of the children at our school safe.”

Spring Book Fair

The TPE Spring Book Fair will be held during the week of February 21st-Thursday, February 24th. On Thursday, February 24th, the Book Fair will be closing at 11:00 AM.



If you are interested in helping with the Book Fair, please contact Kelly Hanlin or Vicky Hopple, our Media Specialist, at 975-7390 ext. 239.

Tampa Palms Elementary Announces With Great Excitement....

The following students have been selected to represent Tampa Palms at the Grades 1-3 2011 Math Bowl

Grade 1 Math Bowl Team

Jenson Loudermilk
Preston Shembekar
Erin Soko
Ananya Sista
Nicholas (Leif) Jensen



Grade 2 Math Bowl Team

Miles Manwaring
Tommy Cho
Michael Yao
Parth Parikh
Alex Harkeness

Grade 3 Math Bowl Team

Shannon Chen
Jeeva Pragas
Lily Farzaneh
Chloe Potts
Cody Rand



TPE principal, Ms Keenan, sends a *big thank you* to Mrs. Cindy Israel who coaches the second and third grade Math Bowl Teams and Mrs. Elaine Lee who coaches the first grade Math Bowl Team. *“We appreciate their dedication to providing this outstanding experience in mathematical problem solving and team work to our students!”*

Some Important Dates Are Just Around The Corner

Please mark your calendars for this very important testing information. This is the time to focus on FCAT Explorer so that your students are prepared.



FCAT Writing	Grade 4	March 1- 3
SAT-10	Grades 1-2	March 28-April 8
FCAT/NRT	Grade 3, 4, 5	April 11-21





Rotary Clubs of New Tampa

New Tampa Rotary's regular weekly club breakfast meetings are held on Friday mornings at 7:00 AM in the Banquet Hall at the Tampa Palms Golf and Country Club, 5811 Tampa Palms Blvd. Upcoming speakers include:

2/4/2011 Daphne Fourqurean, Vice Principal of Mort Elementary School

Topic – Impact Of Volunteer Hours Mrs. Fourqurean will provide statistics and a comparison of academic grades and student behavior before and after the Mort Manatee Market Student Improvement Project

2/11/2011. Michael Morris, C.P.A., Hanna, Lemar & Morris, C.P.A's, P.A

Topic —CPA Michael Morris explains the latest tax code changes for businesses and individuals.

For further information about the New Tampa Rotary you may visit our website at www.newtamparotary.org or contact Karen Fraiser at 375-2663 or kmf@greattriptickets.com.

The New Tampa Rotary –Evening was created to meet the needs of those who cannot regularly attend meetings during the business day. New Tampa Rotary Evening meets for fun, fellowship and Rotary information every Thursday at 6:15 PM at Hunter's Green Country Club.

2/11/2011 Leanne Vaughn - Blue Chord Ministries

Topic– Blue Chord, a non-profit, faith-based ministry providing high-quality, low-cost counseling, support group, and retreat services to those in the midst or aftermath of cancer and their families.



2/25/11 Michele Schaefer . New to Tampa, Michelle is a Certified Menopause Practitioner. As a civilian, Michelle worked as a National Science Liaison for Merck Pharmaceuticals in their Metabolic Bone Disease Division. She is also recently retired from the U.S. Army Reserve where she held numerous leadership positions including Chief of Nursing Education and Development and Assistant Chief Nurse. She was deployed with the 403rd Combat Support Hospital during Operation Desert Shield to Saudi Arabia and Iraq Her final assignment was Deputy Commander of a Provincial Reconstruction Team in Afghanistan,

For more information NT Evening Rotary please contact Dr. Said Irvani be email NTpmRotary@gmail.com or by phone 376-0974

Community Director: Jo Ann Conrad Property Manager: Bonnie French

16101 Compton Drive
Phone: 977-3337
Fax: 978-8067
E-Mail: tpoamail@aol.com
Web Site: www.tpoa.net

Board of Directors

Bill Edwards, President 972-4238
Jake Schoolfield, Vice-President 998-2620
Barbara Shimer, Secretary 971-8063
Dudley Bryant, Treasurer 977-7630

CDD

16311 TP Blvd. West
Maggie Wilson, Consultant
Phone: 977-3933
Fax: 977-6571
E-Mail: cdd.tampa@verizon.net

CDD Board of Supervisors

Gene Field 977-1162
Patty Maney 977-7129
Andy Miller 979-0225
Randy Marlowe 866-1091
Bill Shimer 971-8063

One Source (Landscaping Contractor)

Joe Laird, Project Manager 267-1756

Tampa Palms Parks

Compton Park 972-0897
Hampton Park 972-5699
River Park 971-6241

Police & Fire **911**

Non-Emergency Police 231-6130
Non-Emergency Fire 223-4211

Local Schools

Tampa Palms Elementary 975-7390
Lawton Chiles Elementary 558-5422
Liberty Middle School 558-1180
Freedom High School 558-1185

Miscellaneous

Street Repairs 274-8055
TECO 223-0800
Waste Management 621-3053
Water Department 274-8121
New Tampa Rec Center 975-2794
Stormwater (Floods or Dumping) 622-1901



February 2011



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 9-12 Children's Music 6-9 Chess	2 10-12 Private Event 1:15-2:15 Yoga 3-4 Girl Scouts 6-9 Fly Fishing	3 10-2 Women's Club 7-9 Girl Scouts	4 9-12 Children's Music 5-10 Private Event	5 10-3 Private Event 4-9 Private Event
6 9-11 Private Event 12-5 Private Event	7 9-11 Private Event	8 9-12 Children's Music 12-4 Art Studio 6-9 Chess	9 10-12 Private Event 1:15-2:15 YOGA 3-4 Girl Scouts 6 PM CDD	10 10-2 Women's Club Bridge	11  Fair Day - No School 9-12 Children's Music 4-9 Private Event	12 11-4 Private Event 5-10 Private Event
13 9-11 Private Event 12-5 Private Event 6-8 Private Event	14  9-11 Private Event 6-9 Boy Scouts	15 9-12 Children's Music 1-3 TPWC Board 6-9 Chess	16 10-12 Private Event 1:15-2:15 YOGA 3-4 Girl Scouts	17	18 9-12 Children's Music 3-8 Private Event	19 1-5 Private Event 6-10 Private Event
20 9-11 Private Event 12-5 Private Event	21  9-11 Private Evt 6-9 Faircrest HOA	22 9-11:30 Private Event 1:30-4 Art Studio 6-9 Chess	23 10-12 Private Event 1:15-2:15 YOGA 3-4 Girl Scouts 7-9 North Tampa Arts	24 10-12 Women's Club Bridge	25 9-12 Children's Music	26 12-4 Private Event 5-10 Private Event
27 9-11 Private Event 12-5 Private Event 6-8 Private Event	28 9-11 Private Event 6-9 Boy Scouts	March 1st 				

Tampa Palms CDD Meeting Agenda

February 9, 2011 at 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647

1. Roll Call
2. Pledge of Allegiance
3. Strategic Planning
4. Public Comments
5. Board Member Discussions
6. Project Updates
 - Amberly Park
 - BB Downs Tree Barrier
 - BB Downs Widening Project
7. Misc Board Business
8. Public Comments
9. Board Member Discussions
10. Adjourn

What To Do About The Water Bills



Many Tampa Palms citizens report substantial increases in water usage. The problem is not universal in Tampa Palms but it is oddly widespread in some villages. The TPOA's Compton Park was similarly hit with a 200% increase in water usage.

In the case of Compton Park, there appears to be damage in pipes in the vicinity of the meter (along Compton Dr, 50 yards from the building).

This damage is being investigated and will be repaired. It does not appear that the water bill is wrong.

Understanding water bills and how they are calculated is not intuitive.

For assistance, including the rate steps on which the bills are based, information is available online:

Sample bill explanation. www.tampagov.net/HighBill

Potable water rates www.tampagov.net/WaterRates

For Assistance Call COT Customer Service 274-8811.