



# Tampa Palms CDD



**CDD Board Meeting  
FY 2021-22 Budget Hearing  
July 14, 2021**





# Agenda

- Roll Call / Pledge of Allegiance
- FY 2021-22 Budget Hearing
- Board Member Discussion
- Public Comments
- Consultant Reports
- Other Business
- Public Comments
- Board Member Discussion
- Adjourn

# Budget Hearing Process



1. Convene Public Budget & Assessment Hearings
2. FY 2021-22 Budget Review
3. Public Input
4. Board Review & Approval
5. Adjourn Public Budget & Assessment Hearings



# FY 2021-22 Budget Hearing

- Leadership Agenda
- Context
- Budget Proposal
  - Revenue
  - Expenses
  - Project Agenda



# Florida Statutes

## CDD Mission .....

- Special Purpose Government
- Laser-Focused Authority
  - CDD-Owned Assets
  - City of Tampa Shared Assets
  - No \$\$ Spent on Private Property



# Leadership Agenda

Providing professional, competent and respected leadership protecting and maintaining \$20 Million in community-owned assets.



# Leadership Agenda

## *Stewardship Profile*

How Do We Define Success?

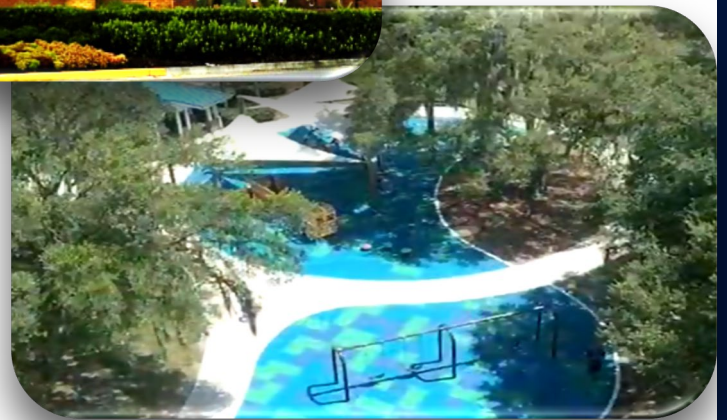
- Responsible Assessments
- Sustainable Property Values





# Leadership Agenda

## *Remain A Premier Community*

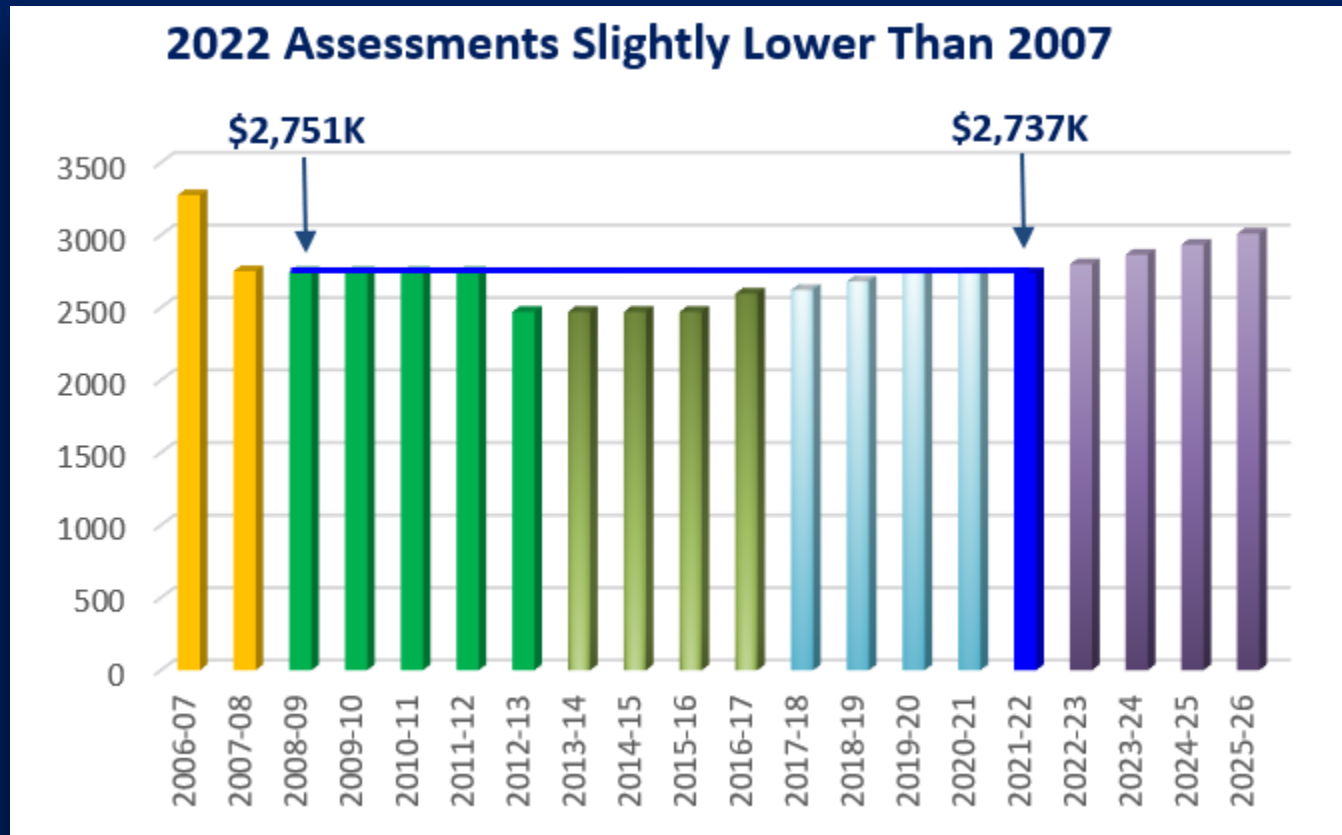






# Leadership Agenda

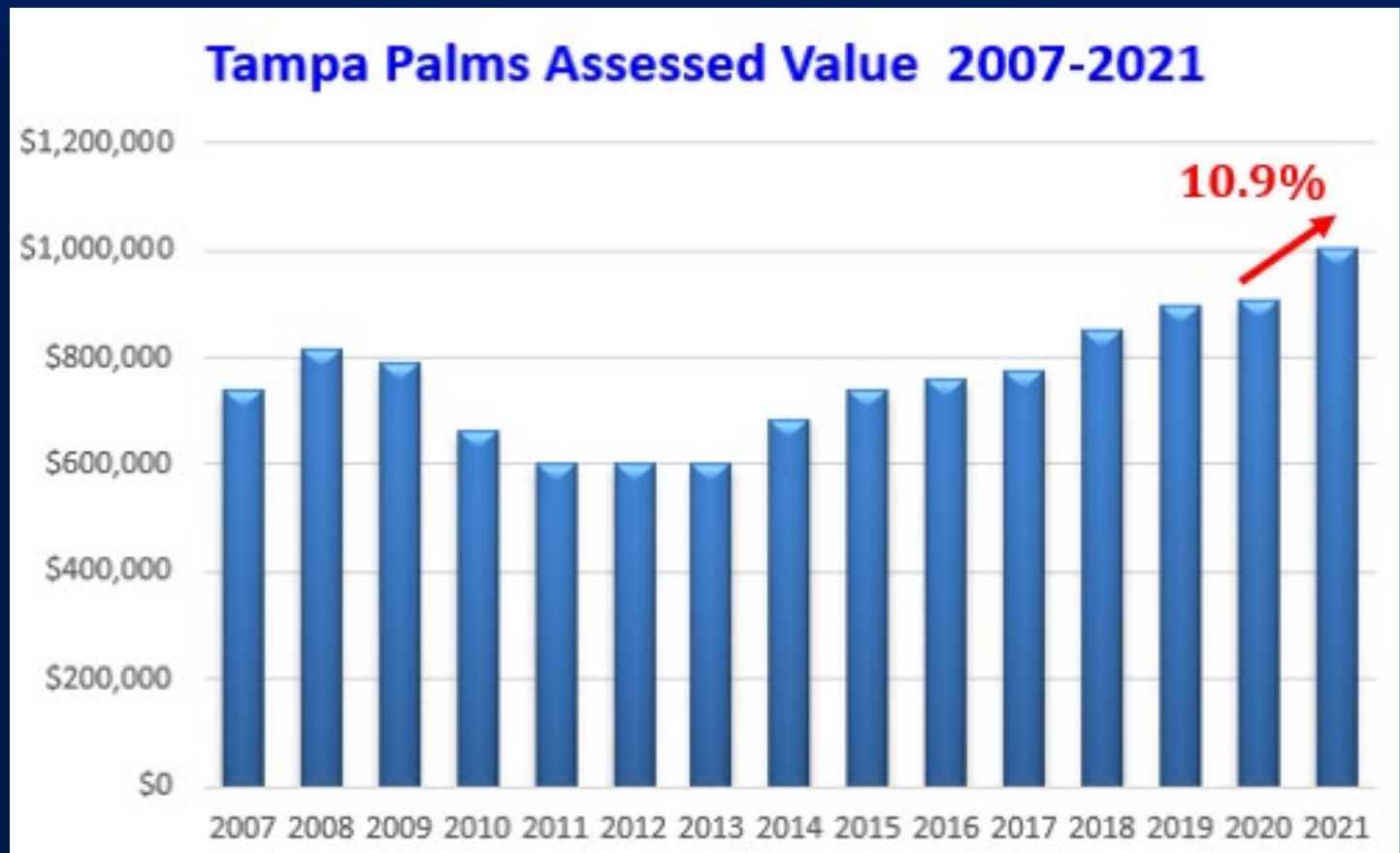
## *Stewardship Profile*





# Mission: Sustain Value

## *It's Working*





# Mission: Sustain Value

## *It's Working*

### Community Comparison Avg Sales Price Tampa Palms, Arbor Greene, West Meadows, Hunters Green

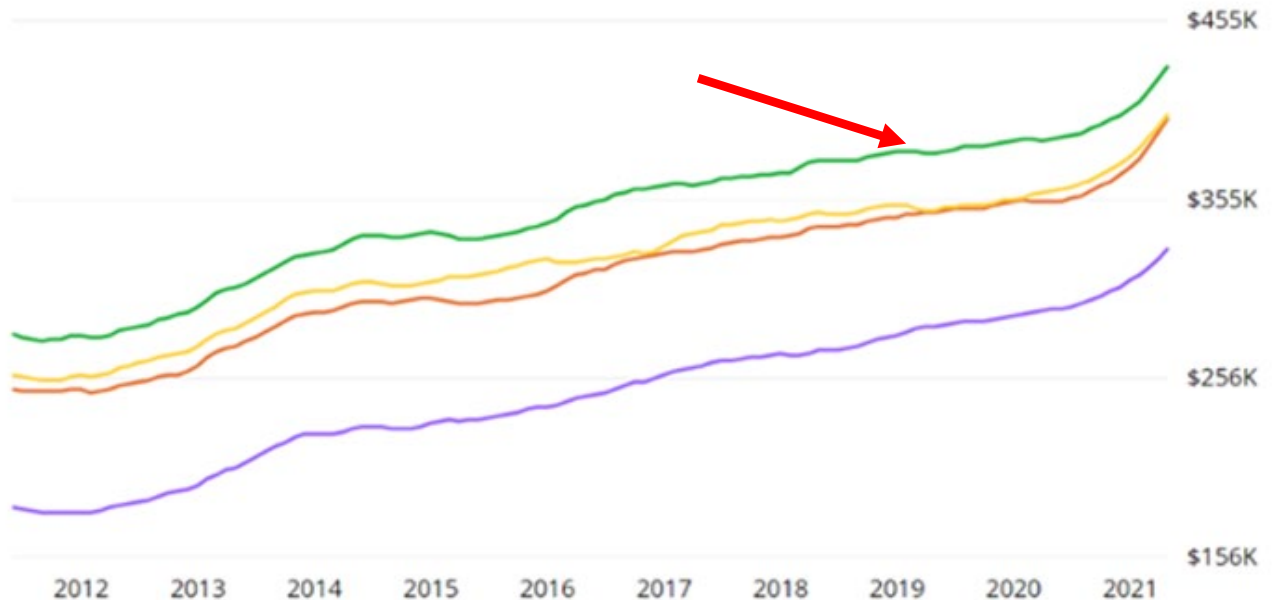
Apr 2021

— Tampa Palms \$430K

— Hunters Green \$402K

— Arbor Greene \$403K

— West Meadows \$328K



Courtesy Zillow.com



# Budget Overview

	FY2020-21	FY2021-22	\$ INCR (DCR)	% INCR (DCR)
(\$ 000)	Adopted	Proposed	VS 2020-21 Budget	VS 2020-21
<b>REVENUE- ALL SOURCES</b>				
Assessments & Misc	2,644	2,644	-	
Interest Income	10	20	10	
Carry Forward (Signature Funds & Other) <sup>1</sup>	<u>85</u>	<u>115</u>	30	
<b>Total Revenue</b>	<b>\$2,739</b>	<b>\$2,779</b>	<b>40</b>	<b>1%</b>
<b>EXPENDITURES</b>				
<b>Total Normal Operations</b>	<b>2,273</b>	<b>2,320</b>	<b>47</b>	
<b>Project Driven Expenses</b>	<b><u>466</u></b>	<b><u>459</u></b>	<b><u>(7)</u></b>	
<b>Total Expenses</b>	<b>\$2,739</b>	<b>\$2,779</b>	<b>\$40</b>	<b>1%</b>



# **Budget Changes**

## ***Revenue***

- **Assessment Revenue - No Increase**
- **Owner Assessments - No Increase**
- **Interest Income - Increased By \$10 K**



# Budget Changes

## *Expenditures*

**Normal Operations Increased 2%**

Performing Favorable To 5-Year Model Due:

- Economics Of The ABM Agreement
- Power Savings Due To LED Lighting





# Budget Changes

## *Project Driven Expenses*

**Project Expenses Decreased by \$7 K or 2 %**

	FY 2020-21	FY2021-22	\$ INCR (DCR)	% INCR (DCR)
(\$ 000)	Adopted	Proposed	VS 2020-21	VS 2020-21
<b>Project Driven Expenses</b>				
Renewal and Replacement & Deferred	207	210	3	
Capital Projects	200	190	(10)	
NPDES/Clean Water	<u>59</u>	<u>59</u>	-	
<b>Total Project Driven Expenses</b>	<b>466</b>	<b>459</b>	<b>-7</b>	<b>-2%</b>




# Project Agenda

## *Renewal & Replacements*

\$210 K



### Ongoing Revitalization

- Seasonal Displays (Entries)
  - Aging Plant Replacements
  - Oak Tree Pruning (City ROW)
  - Sign Replacements
  - Equipment Replacements
- 

**Keeping Tampa Palms New**



# Project Agenda

## *Capital*



\$190 K

### Programed Improvements

- Structure Improvements
- Pond Controls
- Well Pump(s)
- Replacement Trees (Major)
- Park Enhancements

**Keeping Tampa Palms Competitive**



# 2021-22 Focus

## **Internal**

- Bruce B Downs Branding

## **City of Tampa**

- Wetlands Construction
- Tampa Palms Blvd Repaving
- Multi-Modal Path

## **FDOT**

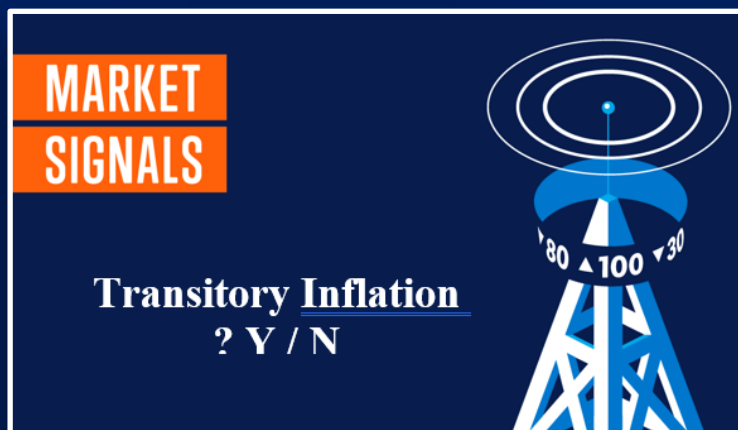
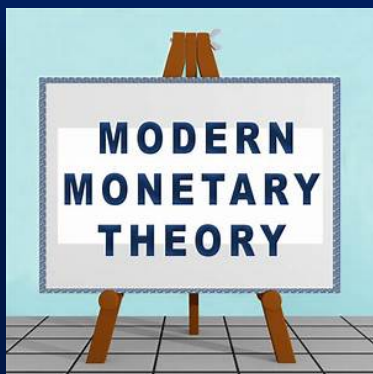
- I 75 Tampa Palms Impact





# Financial Risks

## *National Economic Experiment*



- MMT View of Debt
- Simultaneous
  - Fiscal Stimulus
  - Monetary Stimulus
  - “Transitory” Inflation



# Public Input

Ideas

Suggestions

Questions





# Board Responsibilities

.....Evaluate.....Ideas, Questions, Suggestions  
.....Decision.....Ok as is ....or what to change  
.....Resolution.....Formally approve decision



# Board Action

Review: Budget Content & Resident Comments

Resolution: Approve Res FY 2021 - 4 Budget

Approve Res FY 2021 - 5 Assessments



# Board Action

Adjourn FY 2021-22 Budget &  
Assessments Hearing  
Adjourn Budget Hearing



# Board Member Comments

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

The 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 June, 2021 Board 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 May 31, 2021 were \$239,482.29.



# Consultant Updates

Board Member Appointment

2020 Audit

Neighborhood Updates

Solid Waste Collection Changes



# Board Member Appointment

- Seat 4 (Soley) Vacant
- Seat Filled By Appointment
  - Required In 90 Days
  - Don O'Neal Previously Agreed
- Meets Prior Board Criteria
  - Heavy Community Involvement
    - TPOA Voter Rep
    - Huntington President
    - CDD Meeting Participant

Requires Board Motion To Approve

# 2020 Audit Approval

## Auditor Report

- Tampa Palms Complies W/ All Seven Requirements of Auditor General
- Grau & Co Examined:
  - Financial Reports
  - Financial Health of District
  - Processes and Controls In Place
- FY 2019-20 Audit is “Clean” (No Comments/No Recommendations)
- Prelim Acceptance By Chairman

**Requires Final Board Approval  
By Motion**





# ...Around The Neighborhood

## *Continued Upscale*

Main Entries



Boulevard Village Entrances



Off-Boulevard Village Entrances



Boulevards



Cul de Sacs



Land Tracts



- Inspection Grade (90%)
  - Covers All Areas
  - Equally Weighted
- Landscape Focus
  - Impact From A Vehicle
  - Not Resort or Estate
  - Areas Prioritized







# ...Around The Neighborhood

## *Storm Season Is Here*



### Palms Are A Challenge

#### Washingtonian Palms

- Used Medians & Entries
- Only Palm w/ Scale

#### Difficulties

- Create Mess
- New Fronds Often
  - May B/4 Prune
  - 3 Weeks Later

- Becoming Too Tall

#### Solution

- Rely on Clean-Up



# ...Around The Neighborhood

## *Oak Park Reviews*



### Conservation Easement

- No Pruning
- No Plant / Tree Removal
- No Structures

### Park Enjoyed By Many

- Two Paths w/ Benches

### Trees Evaluated Near Paths

- Performed Semi-Annually
- Engaged Arborist
- Trees Aging
- Resident Safety

In-Progress Now



# ...Around The Neighborhood

## *Accidents & “Dumping”*



Very Disturbing

- Dumping By Residents
- Frequent Sites
  - Amberly Drive
  - Power Corridor

Accidents Continue

- Turf Damage Daily
- Light Near Cambridge
- Median Amberly Entry







# Neighborhood Updates

## *Solid Waste Collection Changes*



### County Rebid Contracts

- Contracts Effective Feb 2022
- Three “Haulers” County
- Tampa Palms Divided
  - Waste Management – Area 1
  - Republic – Area 2
  - FCC- Not Tampa Palms

### Transition Problems

- TP Current Hauler Out
- Personnel “Jumping Ship”



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