

INTRODUCTION

Tab 1

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 9, 2021

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

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District Budget Hearing and Board Meeting is scheduled for Wednesday, April 14, 2021 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 10, 2021 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,

Chris

Chris Cleveland, District Manager
DPFG

CC:mmw

cc: Maggie Wilson
DPFG (Record Copy)

AGENDA

Tab 2

Tampa Palms CDD Meeting Agenda

**April 14, 2021, 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

**Join Zoom Meeting
<https://us02web.zoom.us/j/2539344102>
Meeting ID: 253 934 4102**

1. Welcome & Roll Call
2. Strategic Planning
3. Board Member Discussion Items
4. Public Comments
5. Approval of the March 10, 2021 Minutes
6. Approval of District Disbursements
7. Consultant Reports
 - ...Around the Neighborhoods
 - Park Updates
 - New Tampa Rec Center
 - Modeling Tampa Palms Future
 - City of Tampa ***Listen First Meeting***
 - Town Hall Meeting
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn



FINANCIAL STATEMENTS

MONTHLY BOARD ANALYSIS

Tab 3 A

Tampa Palms Financial Summary

TP CDD

5 months ending February 28, 2021

April 14, 2021

Executive Summary

The CDD continues to be in sound financial health with funds sufficient to meet the community needs as presently known, as well as, reasonable reserves to deal with future events and unknowns. The CDD ended the first five months of the fiscal year 2020-21 with cash balance of \$ 5.4 million net of current liabilities.

The District will collect an additional \$ 151 K by close of business July 31st (\$20 K has already been collected in Mar. and the final Mar collection has not been received.)

The General Fund Budget for Normal Operations reflects a total favorable \$ 105 K variance. Two utility line items display negative YTD variances (water and waste removal); the first due to price increases and water line breaks, the second due to price increases. Additionally, park patrols line item displays a negative variance due to pandemic-inspired increased hours at Amberly Park. There is every expectation that the budget for Normal Operations expenditures for the year will be realized.

The General Fund for Projects (without Signature which is funded from carry-forward at fiscal year-end) reflects a favorable total variance against budget of \$13 K. This primarily a function of project and billing timing.

Cash Flow Outlook for Calendar 2021

		Shown as (\$ 000)
<u>Sources of Funds</u>		
Balance February 28, 2021		\$ 5,428
Projected collections balance of FY 20-21	151	<u>151</u>
Total Sources of Funds		\$ 5,579
<u>Uses of Funds</u>		
Bal FY 2020-21 Expenses	\$ (1,630)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Palm & Pest Deferred Projects	(200)	
Pond Improvements/Restoration	(700)	
1st Qtr FY 2021-22 Expenses Operations	(679)	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent)	(438)	
Total Uses of Funds		<u>(\$ 4,282)</u>
Projected Funds before December, 2021 receipts		\$ 1,297
Projected District Unallocated Balance	December 31, 2021	\$ 1,297

Tampa Palms Financial Summary

FAQ Last month the Board Book included a multi-year financial model focused on the needs of the community over a six-year period based on future known and national economic trends.

How does that plan impact the FY 2021-22 Budget that will soon be considered for adoption?

Each year the CDD Board thoroughly examines the needs of the community for the coming year and approves a budget that will meet those needs for **only the coming year.**



The impact on budget development is based on the fact that the model is continually revised to incorporate new facts, emerging conditions and changes within the District that will or could affect the financial decisions of Board members.

As the most recent iteration of the multi-year financial model was just completed and includes the most currently available information, the proposed budget for FY 2021-22 reflects the Year 1 display of the model with slight modifications due to timing of projects and the statutory requirement to produce a balanced budget.

The model is provided solely in order that Board members will have a sense of direction and increased capacity to make current year decisions with an understanding of the impact of those decisions on the future.

The model should not be considered as a template for future budgets; each year will be approved based on the needs of the District and situations at the time of development and approval.

FINANCIAL STATEMENTS

Tab 3 B

**Tampa Palms CDD
Balance Sheet
February 28, 2021**

	<u>GENERAL</u>
<u>ASSETS:</u>	
CASH - Operating Account	\$ 163,360
PETTY CASH	500
INVESTMENTS:	
Excess Fund Account- Sunshine Bank	5,419,987
ACCTS. RECEIVABLE	344
RECEIVABLE FROM TAMPA PALMS HOA	16,817
PREPAID ITEMS	-
TOTAL ASSETS	<u>\$ 5,601,008</u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$ 155,492
ACCRUED EXPENSES	17,122
<u>FUND BALANCE:</u>	
NON-SPENDABLE	-
RESTRICTED	-
UNASSIGNED:	5,428,394
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 5,601,008</u>

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2020 through February 28, 2021

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
ASSESSMENTS NON-ADVOLAREM	\$ 2,737,595	2,190,076	\$ 2,575,081	\$ 385,005
EARLY PAYMENT DISCOUNT	(109,504)	(87,603)	(98,556)	(10,952)
INTEREST INCOME	10,000	4,167	20,198	16,031
EXCESS FEES	15,000	-	-	-
MISC. REVENUE	1,200	1,200	1,500	300
CARRY FORWARD	85,000	-	-	-
TOTAL REVENUES	2,739,291	2,107,839	2,498,223	390,384
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	4,583	1,613	2,970
FICA	5,810	2,421	376	2,044
FUTA/SUTA/PAYROLL FEES	5,024	2,093	588	1,505
S/T PERSONNEL SERVICES	21,834	9,098	2,578	6,520
PROFESSIONAL SERVICES				
ATTORNEY'S FEES	10,000	4,167	366	3,801
ANNUAL AUDIT	6,813	2,839	-	2,839
MANAGEMENT FEES	67,369	28,070	25,955	2,115
TAX COLLECTOR	54,752	49,434	49,434	-
ASSESSMENT ROLL	10,050	10,050	10,050	-
S/T PROFESSIONAL SERVICES	148,984	94,560	85,805	8,755
ADMINISTRATIVE SERVICES				
DIRECTORS & OFFICERS INSURANCE	3,685	2,832	2,832	-
MISC. ADMINISTRATIVE SERVICES	12,000	5,846	5,846	-
S/T ADMINISTRATIVE SERVICES	15,685	8,678	8,678	-
TOTAL ADMINISTRATIVE	186,503	112,335	97,060	15,275
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT OPERATING STAFF	174,601	72,750	73,304	(554)
PARK ATTENDANTS	75,000	31,250	28,495	2,755
PARK PATROLS (Security Co)	71,774	29,906	34,547	(4,642)
FIELD MANAGEMENT CONTINGENCY	20,800	8,667	3,142	5,525
S/T FIELD MANAGEMENT SVCS	342,175	142,573	139,488	3,085
GENERAL OVERHEAD:				
INSURANCE	13,017	13,017	11,121	1,896
IT (TEL / SECURITY)	24,717	10,299	6,834	3,464
WATER	21,000	8,750	14,997	(6,247)
REFUSE REMOVAL	13,000	5,417	6,735	(1,318)
ELECTRICITY	110,000	45,833	45,470	363
STORMWATER FEE	4,096	3,041	3,041	(0)
MISC. FIELD SERVICES	13,000	5,417	5,417	0
S/T GENERAL OVERHEAD	198,830	91,773	93,615	(1,842)
LANDSCAPE MAINTENANCE:				
LANDSCAPE & POND MAINTENANCE	1,044,980	435,408	388,271	47,138
LANDSCAPE MONITORING FEE	18,900	7,875	7,875	-
LANDSCAPE & REPLACEMENT	94,080	39,200	30,849	8,351
S/T LANDSCAPE MAINTENANCE	1,157,960	482,483	426,995	55,489
LANDSCAPE MAINTENANCE NEW & ENHANCED:				
PROPERTY MOWING	98,426	41,011	28,656	12,355
COUNTY POND	18,517	7,715	-	7,715
NPDES POND PROGRAM	46,800	19,500	17,880	1,620
S/T LANDSCAPE NEW & ENHANCED	163,743	68,226	46,536	21,690

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2020 through February 28, 2021

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
<i>FACILITY MAINTENANCE:</i>				
IRRIGATION SYSTEM	105,194	43,831	41,859	1,972
FOUNTAIN	26,784	11,160	7,651	3,509
FACILITY MAINTENANCE	88,913	37,047	30,693	6,354
JANITORIAL/SUPPLIES	2,704	1,127	1,261	(134)
<i>S/T FACILITY MAINTENANCE</i>	223,595	93,165	81,464	11,701
<i>PROJECT DRIVEN EXPENSES:</i>				
SIGNATURE TP 2017	-	-	42,197	(42,197)
RENEWAL AND REPLACEMENT & DEFERRED MTC	207,426	86,428	87,369	(942)
CAPITAL PROJECTS	200,000	83,333	94,399	(11,066)
NPDES/CLEAN WATER	59,059	24,608	-	24,608
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	466,485	194,369	223,966	(29,597)
<i>TOTAL EXPENDITURES</i>	2,739,291	1,184,925	1,109,124	75,801
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	922,915	1,389,099	466,184
FUND BALANCE - BEGINNING	1,630,167	-	4,039,295	
FUND BALANCE - ENDING	\$ 1,630,167	\$ 922,915	\$ 5,428,394	\$ 466,184

MONTHLY FINANCIAL SUMMARY

Tab 3 C

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU FEBRUARY 28, 2021
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$2,054,527		\$2,054,527
<u>Non Operating</u>			
Capital Projects		\$180,927	180,927
Renewal & Rel		\$187,645	187,645
Signature 2017		\$0	\$0
NPDES		\$53,427	\$53,427
Excess Fees			-
Interest	20,198		20,198
Misc Rev	1,500	1,500	1,500
Carry Forward Bal *			
Total	\$ 2,076,224	\$ 423,499	\$2,498,223
<u>Expenses</u>			
Operations	\$ 885,158		885,158
<u>Non Operating</u>			
Renewal & Rel		87,369	87,369
NPDES/EPA		0	0
Capital Projects		94,399	94,399
TP Signature 2017		<u>42,197</u>	<u>42,197</u>
Total	\$885,158	\$223,966	\$223,966
Total Expenditures			\$1,109,124
Excess Revenue			
Vs Expenses			\$1,389,099

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU FEBRUARY 28, 2021
GENERAL FUND**

<u>General Fund</u>	<u>2/28/2021</u>	<u>(\$000)</u>
Cash		164
Cash Equivalent (Excess Cash ICS)		5,421
Due From TPOA		15
Receivable		0
Total		\$ 5,600
Less:		
Payables		155
Accrued Expenses		17
Net Cash 2/28/2021		\$ 5,428
Allocation for:		
Weather Damage		400
Community-Wide Wall & Monument		100
Tree & Palm Replacement		200
Pond Improvements		700
1st Qtr FY 2021-22 Expenses Operations		679
Infrastructure Replacement Contingency		135
TP Signature Projects (unspent)		438
Adjusted Net Cash		\$ 2,776

Forecast

<u>2020-21 Fiscal Year</u>			
<u>(\$ 000)</u>	<u>Receipts</u>	<u>Expenses</u>	<u>Monthly Bal</u>
Mar			
CDD Operations	46	195	
R&R	4	65	
NPDES	1	35	
Signature Projects	0	30	
Capital Projects	4	25	
Total	55	350	\$ 2,481
Apr			
CDD Operations	65	195	
R & R	6	65	
NPDES	2	10	
Signature Projects	1	75	
Capital Projects	6	15	
Total	79	360	\$ 2,199
May			
CDD Operations	23	210	
R & R	2	30	
NPDES	1	10	
Signature Projects	0	21	
Capital Projects	2	51	
Total	28	322	\$ 1,906

* Palm Treatment and Replacement of Both Palms and Trees Identified as Future Liability

**TAMPA PALMS CDD
FEBRUARY 28, 2021
GENERAL FUND**

(\$000)	<u>Prior Year Collected</u>	<u>Prior Year Collected \$</u>	<u>Current Year Collected \$</u>	<u>Current Year Collected %</u>	<u>Variance % Fav (Unfav)</u>
October					
November	14%	376	887	34%	20%
December	92%	2,388	2,343	89%	-3%
January	94%	2,475	2,476	94%	0.0%
February	96%	2,512	2,477	94%	0.0%
March	97%	2,537			
April	99%	2,579			
May	99%	2,606			
June	100.2%	2,635			
July	100.2%	2,635			
August	100.3%	2,635			
September	100.3%	2,635			
Year End					
Total Assessed (Net Discount)		\$2,628			

PROJECT DRIVEN REPORTS

Tab 3 D

Summary- Project Driven Expenses

Five Months Ending February 28, 2021

Operating Capital Projects (\$000)

Sources of Funds

FY 2020-21 Budget \$200

Uses of Funds

Spent Thru 2/28/2021 94

Total Funds Under Consideration \$0

Budget Available as of 2/28/2021 \$106

Renewal & Replacement

Sources of Funds

FY 2020-21 Budget 207

Uses of Funds

Spent Thru 2/28/2021 87

Total Funds Under Consideration \$0

Budget Available as of 2/28/2021 \$120

TP Signature Projects

Sources of Funds*

FY 2020-21 Budget \$0

Uses of Funds

Spent Thru 2/28/2021 \$42

Total Funds / Projects Under Consideration \$395

Budget Available as of 2/28/2021* (438)

* Additional Signature funds \$438 K available to be brought forward when needed **\$438**

SUMMARY

FY 2020-21 RENEWAL REPLACEMENT PROJECTS

			Original Project	February 28, 2021	Committed To Spend
Infrastructure					
Amberly Parking Lot Repairs (Accident)				\$1,500	
Park Pavilion Amberly				\$1,400	
Park Pavilion Repairs - Hampton				\$3,500	
Traffic / Street Sign Replacements				\$1,841	
Racquetball floors				\$2,800	
Table Restoration (Amberly & Hampton)				\$1,400	
Preessure Wash CDD Sidewalks				\$2,640	
Landscape					
Entry Poinsettias				\$14,800	
Plant Replacements Medians & Entries				\$12,445	
Tree Work - Blvds				\$15,540	
Palma Vista w/ Medians				\$2,934	
Wellington & Medians				\$14,930	
Irrigation					
Clean and Replace Area 1 Filter Discs					
Lighting (Park & Landscape)					
Court Lighting				\$639	
Other					
TPOA Newsletter (50%)				\$11,000	
		<i>Sub Total R&R Projects</i>		<i>\$87,369</i>	
		<i>Sub Total Restoration Projects</i>		<i>\$0</i>	
Total R&R Projects				\$87,369	\$0

**Capital Projects 2020-21
Budget Monitor**

28-Feb-21			
(\$000)	Current Projects	Spent 2020-21	Pending Commitments
Tampa Palms Signature Projects (BB Downs)			
Consulting Services	4	4	-
Irrigation	20	0	20
Main Entry Restorations	163	23	143
Area 2 Pond		2	0
Bruce B Downs Improvements	245	13	232
Sub-Total TP Signature 2017	\$436	\$42	\$395
Capital Projects			
Consulting Services			
Irrigation Systems		0	
Parks & Cameras		34	
Landscape & Lighting		22	
Signs, Infrastructure & Lighting		38	
Sub-Total Capital Projects	\$0	94	\$0
Total TP Signature & Standard Capital Projects		\$137	\$395

**Capital Projects Signature Projects
2020-21 Through February 28, 2020**

Tampa Palms Signature Projects (BB Downs)	Current Projects	Spent A/O 2/28/2021	Pending Commitments
Consulting Services			
Restoration Designs	4,000	4,000	
Survey & Staking & MOT	400	400	
<i>Sub Total</i>	<i>4,400</i>	<i>4,400</i>	
Irrigation			
Area 1 & 2 Irrigation (Incl BB Downs)	20,000		20,000
<i>Sub Total</i>	<i>20,000</i>		<i>20,000</i>
Main Entry Restorations			
Area 1 Entry Landscape (Phase II)	77,513		77,495
Area 2 Phase II	15,000		15,000
Area 2 Landscape (TP Blvd & Amberly Phase II)	20,000	10,914	12,000
Area 2 Pond Landscape & Wayfinding	50,000	11,833	38,167
<i>Sub Total</i>	<i>162,513</i>	<i>22,747</i>	<i>142,662</i>
Area 2 Pond			
Littoral Plantings & Noxious Removal			
Area 2 Pond Landscape -Bank Repairs	3,707	2,145	0
<i>Sub Total</i>	<i>3,707</i>	<i>2,145</i>	<i>0</i>
Bruce B Downs Improvements			
Area 1 Adl Trees			0
Wall restorations 4 villages + drainage & additional landscape bufferbuffer	245,000	12,905	232,095
<i>Sub Total</i>	<i>245,000</i>	<i>12,905</i>	<i>232,095</i>
Sub-Total Tampa Palms Signature	435,620	\$42,197	394,757
Normal Capital Projects			
	Current Projects		Pending Commitments
Irrigation Systems			
VFD Pump Drive Area Area 2			
Area 1 Pump Station Filter New Discs			
<i>Sub Total</i>	<i>0</i>	<i>0</i>	<i>0</i>
Parks & Cameras			
Cameras		3,183	-
Benches - Oak Park			
Courts Resurfacing		31,275	
<i>Sub Total</i>	<i>0</i>	<i>34,458</i>	<i>-</i>
Landscape & Lighting			
Bricks & Construction for Sanctuary Wall Bed			
Major Landscape (> 5 Years)		20,474	
Eco Sens Lighting		1,832	
<i>Sub Total</i>	<i>-</i>	<i>22,306</i>	<i>-</i>
Signs, Infrastructure & Lighting			
Drainage Easement Reconsruction		8,906	
Cambridge Fountain Replacement		3,945	
Speed Limits Sign(s)		1,654	
Walls - Reserve & Sanctuary		23,130	
<i>Sub Total</i>	<i>0</i>	<i>37,635</i>	<i>0</i>
Sub-Total Normal Capital Projects	\$0	\$94,399	\$0
Total TP Signature & Standard Capital Projects		\$136,596	\$394,757

CHECK REGISTER

Tab 3 E

TAMPA PALMS CDD
CASH REGISTER FY
February 2021

Date	Num	Name	Memo	Receipts	Disbursements	Balance
01/31/2021			EOM BALANCE	212,418.36	126,380.57	211,535.44
02/03/2021	8834	ABM Landscape & Turf Services	Landscape Maint - January		62,294.10	149,241.34
02/03/2021	8835	ADVANCED ENERGY SOLUTION OF	Hook up sign, check fans, lights, etc.		5,700.80	143,540.54
02/03/2021	8836	ARCHITECTURAL FOUNTAINS, INC	Cambridge ftn. Repairs		3,945.00	139,595.54
02/03/2021	8837	CINTAS	Safety Mats		184.71	139,410.83
02/03/2021	8838	EEL SECURITY	Updated firmware		199.00	139,211.83
02/03/2021	8839	FEDEX	Shipping		60.34	139,151.49
02/03/2021	8840	FR LLC Mulch & Soil	pine bqrk mini		3,081.00	136,070.49
02/03/2021	8841	FRONTIER COMMUNICATIONS	Phones and internet		701.63	135,368.86
02/03/2021	8842	GILL, WAYNE	Repairs		1,400.00	133,968.86
02/03/2021	8843	REPUBLIC SERVICES	2/1 - 2/28- Solid Waste		1,688.41	132,280.45
02/03/2021	8844	SECURITAS SECURITY SERVICES USA, INC	Security		3,686.50	128,593.95
02/03/2021	8845	SEFFNER ROCK & GRAVEL	Top Soil		515.00	128,078.95
02/03/2021	8846	TURNBURY WOOD HOA	1st quarter 2020 Jan Feb Mar		578.76	127,500.19
02/03/2021	8847	XEROX FINANCIAL SERVICES	Copier Lease - January		275.10	127,225.09
02/03/2021	8848	Zeno Office Solutions, Inc.	Contract ovg charge 12/25 - 1/24/21		27.61	127,197.48
02/05/2021	02052021DD	DOROTHY COLLINS	Retro Pay from 10/1/20		268.00	126,929.48
02/05/2021	35	Eugene R. Field	BOS Mtg. 11/14		184.70	126,744.78
02/05/2021	36	Adisa Gibson	BOS Mtg. 11/14		184.70	126,560.08
02/05/2021	02052021DD	James A. Schoolfield	BOS Mtg. 11/14		184.70	126,375.38
02/05/2021	02052021ACH	Innovative Employer Solutions	BOS November meeting and DD Retro pay		320.93	126,054.45
02/05/2021	8849	FR LLC Mulch & Soil	Pine Bark		21,417.00	104,637.45
02/05/2021	8850	GILL, WAYNE	Clean racquetball courts and repair floors		2,800.00	101,837.45
02/05/2021	8851	DPPG	CDD Mgmt - February		6,274.33	95,563.12
02/11/2021	8852	ABM Landscape & Turf Services	Landscape Maint		57,279.00	38,284.12
02/11/2021	8853	ADB Landscaping Materials, Inc	Plants		2,800.50	35,483.62
02/11/2021	8854	ADVANCED ENERGY SOLUTION OF	Changed lights and time clocks		175.47	35,308.15
02/11/2021	8855	AT&T	Long Distance - January		161.31	35,146.84
02/11/2021	8856	FLORIDA FOUNTAIN MAINTENANCE, INC	Reserve Fountain Maint - Feb		660.13	34,486.71
02/11/2021	8857	FRONTIER COMMUNICATIONS	Hampton Pk Phone -1/27 - 2/27		204.20	34,282.51
02/11/2021	8858	SUNSHINE STATE ONE CALL F FLORIDA	Dig Tickets - 1/31		43.51	34,239.00
02/11/2021	8859	TERMINEX	Pest Control - December Amberly Park		66.00	34,173.00
02/11/2021	8860	TURNBURY WOOD HOA	4th quarter 2020 Oct Nov Dec (rcvd 2/521)		620.29	33,552.71
02/11/2021	8861	VERIZON	Voided check		0.00	33,552.71
02/12/2021	02122021DD	DOROTHY COLLINS	1/25 - 2/7 - D. Collins P/R		2,357.03	31,195.68
02/12/2021	02122021ACH	Innovative Employer Solutions	1/25 - 2/7 - D. Collins P/R		919.70	30,275.98
02/16/2021	8862	DOROTHY COLLINS	11/23 - 12/23 - Phone Verizon Reimbursement		109.61	30,166.37
02/16/2021	8863	VERIZON	12/24 - 1/23 - Phone		129.75	30,036.62
02/18/2021	8864	ADB Landscaping Materials, Inc	Plants		2,144.25	27,892.37
02/18/2021	8865	FEDEX	Shipping		24.39	27,867.98
02/18/2021	8866	FRONTIER COMMUNICATIONS	Amberly Pk Phone - February		226.49	27,641.49
02/18/2021	8867	HOOVER PUMPING SYSTEMS	Replace jockey pump motor		2,993.37	24,648.12
02/18/2021	8868	IRON MOUNTAIN	2/1 - 2/28 - Records Storage		283.35	24,364.77
02/18/2021	8869	LOWE'S	Supplies		113.93	24,250.84
02/18/2021	8870	OLM, INC	Landscape Insp - 2/3		1,575.00	22,675.84
02/18/2021	8871	TAMPA ELECTRIC	Summary Bill - December		9,305.47	13,370.37
02/18/2021	8872	TERMINEX	Pest Control - Main facility Jan/Feb		160.00	13,210.37
02/18/2021	8873	WELCH TENNIS COURTS, INC	Court resurfacing		9,337.50	3,872.87
02/18/2021		Center State Bank	Funds Transfer	200,000.00		203,872.87
02/18/2021	8874	OLM, INC	Landscape Insp - 1/6		1,575.00	202,297.87
02/22/2021	8875	MARY-MARGARET WILSON	Field Mgmt - March		9,161.00	193,136.87
02/25/2021	8876	ADVANCED ENERGY SOLUTION OF	checked fuses		122.00	193,014.87
02/25/2021	8877	Arete Industries	Signs		1,756.00	191,258.87
02/25/2021	8878	CINTAS	Safety Mats		184.71	191,074.16
02/25/2021	8879	ESD WASTE2WASTER, INC	Pump Maint - February		300.00	190,774.16
02/25/2021	8880	FEDEX	Shipping		26.89	190,747.27
02/25/2021	8881	IRON MOUNTAIN	1/1 - 1/31 - Records Storage		283.35	190,463.92
02/25/2021	8882	SECURITAS SECURITY SERVICES USA, INC	Security Guards		3,566.10	186,897.82
02/25/2021	8883	SEFFNER ROCK & GRAVEL	Voided check		0.00	186,897.82
02/25/2021	8884	STAPLES	Office Supplies		1,181.66	185,716.16
02/25/2021	8885	WELCH TENNIS COURTS, INC	Court resurfacing BALANCE DUE		15,712.50	170,003.66
02/25/2021	8886	XEROX FINANCIAL SERVICES	Copier Lease - February		248.99	169,754.67
02/25/2021	8887	ZEE MEDICAL SERVICE	Supplies		84.50	169,670.17
02/25/2021	8888	SEFFNER ROCK & GRAVEL	Top soil / Fil dirt		1,229.00	168,441.17
02/25/2021	582	CITY OF TAMPA UTILITIES	Water Utilities - Feb		1,867.15	166,574.02
02/26/2021	02262021DD	DOROTHY COLLINS	2/8 - 3/7 - D. Collins P/R		2,357.04	164,216.98
02/26/2021	02262120ACH	Innovative Employer Solutions	2/8 - 3/7 - D. Collins P/R		894.55	163,322.43
02/28/2021		Center State Bank	Interest	37.31		163,359.74
02/28/2021			EOM BALANCE	200,037.31	248,213.01	163,359.74

STRATEGIC PLANNING

Tab 4



2021 FOCUS



Tab 4F

Focus For 2020-21

Re-presented April, 2021

The Tampa Palms CDD is a unit of State of Florida special-purpose government with limited boundaries and is distinct in both form and function from general purpose government entities including but not limited to the City of Tampa, Hillsborough County etc.



The TP CDD authority is laser-focused and limited in attention to the properties owned by the CDD or shared with the City of Tampa. (Example TP Blvd medians)

- The CDD has no enforcement powers
- The CDD's public funds cannot be spent on private property
- CDD attention and activity is limited to that which occurs within its boundaries.

The majority of the CDD budget addresses community aesthetics - making residents proud of their homes. Tampa Palms defines the standard of care as that which is observed from a vehicle at 35 mph

Specific considerations for 2021

	Next Steps	Timing
Covid & Tampa Palms		
(1) Protection of Residents	Continue Enhanced Cleaning On Site Park Guards (Amberly)	On Going Re-Evaluate July
(2) Protection of Workers	Guardhouse Used for Workers Continue Enhanced Cleaning	Re-Evaluate July Re-Evaluate July
Monitor Projects in Tampa Palms		
(1) Wetland Destruction	Court Hearing	May 12, 2021
(2) Tampa Palms Blvd	Meeting w/ Ayres Engr Re Design	May- June
(3) Bike Path Improvements	Deferred Until TPB Project Designed	Review After TPB Designs
Monitor Projects Impacting Tampa Palms		
(1) I-75 Transit Lanes	PDE Public Meeting	Public Meeting Tentative July 2021

STRATEGIC PLANNING

Tab 4G

Next StepDateResponsible**I. Signature Projects****1) General Progress & Timeline**

a) Progress

Report To Board

Apl

Staff

2) Entrance Pond

a) Pond Perimeter

Platings / Pod Levels

Review Progress

Apl

Staff

3) Community Entrances

a) Tampa Palms Blvd - Area 1

Propose Planting Plan

Progress

Jul

Staff

b) Cable Intrusions

Provide Update

Progress

Apl

Staff/Soley

II Capital Projects**1) Wayfinding & Misc. Signs**

a) Sanctuary Wall

Update Board

Apl

Staff/Soley

Tampa Palms CDD

Strategic Plans

April 14, 2021

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
2) Lake Fountains Review			
a) Board update	Review	May	Staff/Soley
III Landscape Assets			
1) Assessment YTD Weather Impacts	Report To Board	On Going	Staff
2) Village Entry & Blvd Restorations			
a) Plans / Direction	Report To Board	Apl	Staff
b) Palm Tree Pests	Report To Board	Jun	Staff
3) LED Landscape Lighting			
a) Phase III	Future Consideration	TBD	Staff
<u>IV Park Reviews</u>			
1) Park Inspections & Restorations			
a) Park Status Report	Report	Apl	Staff
b) Tennis Court Improvements	Report	Apl	Staff
<u>V. Misc and Local Government</u>			
a) Covid Impacts	Report To Board	Apl	Staff
b) Tampa Palms Blvd	Report To Board	Apl	Staff
d) Multi-Modal Path Repaving [COT]	Report To Board	TBD	Staff

SIGNATURE SPENDING PLAN

Tab 4H

Update Signature Mitigation Projects

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

Funds Available A/O Fiscal Year 2020-21

\$ 436K

Work in Progress or Anticipated A/O April, 2021 Meeting



Opening Balance/Available	FY 2013-14 \$1,330,480	FY 2014-15 \$1,043,490 \$300,000	FY 2016-18 \$1,287,907	FY 2018-19 781762	FY 2019-20 \$505,513	FY 2020-21 \$435,620 In Progress
ConsultingSves			\$32,005	\$7,809	\$11,320	\$20,000
Imigation Relocation	\$93,000					
Imigation- New Install & Repairs		\$55,000	\$95,000	\$19,472		\$20,000
Area 1- Entry Streetlights			\$20,000	Complete		
Area 1 & 2 Pillars, Fencing & Lighting			\$882	\$73,534		
Area 1- Landscape Entry Median (Phase 1)				Complete		
Area 1 Entry - Landscape Phase II)				\$71,632	\$25,263	\$75,000
Area 2- Entry Streetlights			\$14,475	Complete		
Area 2 Pillars, Fencing & Lighting			\$26,323			
Area 2 Entry - Median Landscape (Phase 1)			\$55,000	Complete		
Area 2 Entry - Landscape (Phase II)			\$33,000			\$0
Area 1 & 2 Median Electrical Restoration			\$36,000	Complete		
Area 1 & 2 Wall Replacements/Repairs			\$15,000			\$265,620
Amberly (1) Entrances (Monument Area)			\$55,000	\$47,447		
Area 2 Entry Pond Bank						\$35,000
Area 2 Entry Pond - Landscape Phase 2				\$50,425		
Area 2 Entry Pond - Tree Buffer			\$85,000	Complete	\$5,400	
Area 2 Entry Pond - Fountain & Fountain Lights			\$21,460	Complete		
Area 1 - Landscape & Irr Welcome -Amberly			\$55,000	Complete		
Area 2 - Landscape BB D (Incl Wayfinding)					\$27,910	\$20,000
Area 2- Landscape Amberly To Bridge			\$20,000	\$5,930		
Optional Lights						
Area 2 Entry- Roadway Bricks*			\$142,000	Complete*		
BB Downs Fencing Upgrade (Black)*	193,990					
<i>S/T By Fiscal Year</i>	<i>\$286,990</i>	<i>\$55,583</i>	<i>\$706,145</i>	<i>\$276,249</i>	<i>\$69,893</i>	<i>\$435,620</i>
Total All Projects	Actual	Actual	Actual	Actual	Actual	Estimate

* Actual paver cost \$142K, balance due \$49K a/c of final accounting for fencing resulted in cost reduction

** Estimated \$200K added from forward balance to address BB Downs walls as needed

MINUTES

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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 10, 2021 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. Field called the meeting to order.

The Board members and staff introduced themselves for the record.

Present and constituting were:

Gene Field	Chairman*
Jim Soley	Vice Chairman*
Tracy Falkowitz	Supervisor*
Jake Schoolfield	Supervisor*
Mike Gibson	Supervisor (via Zoom)

* Constituting quorum

Also present were:

Chris Cleveland	District Management
Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Property Manager

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

Pledge of Allegiance

Ms. Falkowitz 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 and noting that the Board Book contained the full examination. 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.

FOURTH ORDER OF BUSINESS - Public Comments.

There being none, the next item followed.

FIFTH ORDER OF BUSINESS - Approval of the January 11, 2021 Minutes

On MOTION by Mr. Soley, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board approved the Minutes of the February 10, 2021 Board Meeting.

SIXTH ORDER OF BUSINESS - Approval of District Disbursements

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

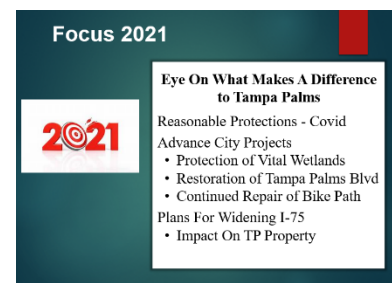
On MOTION by Mr. Schoolfield SECONDED by Mr. Soley WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending January 31, 2021 in the amount of \$126,380.57.

SEVENTH ORDER OF BUSINESS - Consultant Reports

◆ **Focus 2021**

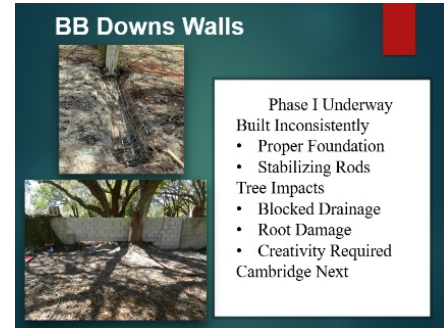
Ms. Wilson updated the Board and visitors as to those items which are under scrutiny for the good of the community during 2021.

The matters included reasonable covid protections for citizens and workers, conservation area protections from illegal construction and various City and State projects such as the reconstruction of Tampa Palms Blvd, bike path improvements and new transit lanes for I-75 that are pending for I-75 adjacent to Tampa Palms.



◆ **Bruce B Downs Walls**

Ms. Wilson reported on the progress wall repairs along Bruce B downs, noting that poor initial construction in some places and significant tree intrusion makes the projects slow and tedious. She noted that the work is progressing and the neighbors seem pleased with the progress.



◆ **.... Around the Neighborhoods**

Ms. Wilson briefed on the general appearance of the community including the positive recent inspection, the recovery of the turf from the winter fungus.

The weekly leaf collection was discussed along with the fact that the leaf drop season will end soon. It was noted that the 5G work continues.



Ms. Wilson reviewed the new annual plantings that were being installed. It was discussed that plants in general, both large shrubs and annual plants are limited in supply.

Due to these same supply issues, a substitution was made and magenta vinca was placed outlining the marigolds in the annual beds.



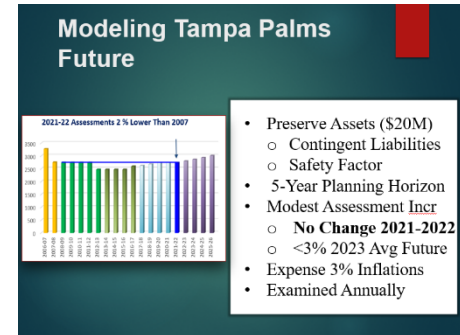
Ms. Wilson noted that the dead palm at the Area 1 entry had been replaced after substantial soil was removed and tested. (No obvious ph or other problems) and the palms did not have any obvious disease.

Ms. Wilson discussed the juniper that was replacing old jasmine in many medians for a cleaner and newer look.



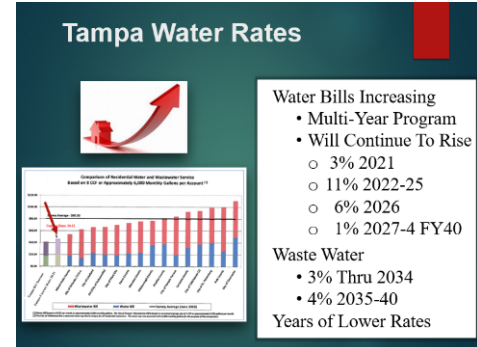
♦ **Modeling Tampa Palms Future**

Ms. Wilson commented on the 5-Year financial model contained in the March Board Book noting that the financial profile was a forward look with no change in assessments for FY 2021-22 and 3% average increase thereafter and expenses modeled at a 3% increase annually. The model is examined annually and adjusted to meet current conditions.



♦ **Tampa Water Rates**

Ms. Wilson reviewed the ongoing changes in water rates in the City of Tampa, noting that residents are calling the TPOA and CDD and that the CDD has experienced the increases as well. She noted that there is a plan to increase the rates over time that was adopted in the fall of 2019.



Many owners appear to be of the opinion that Tampa water rates are much higher than other jurisdictions and it was demonstrated that the opposite is true. The City of Tampa water rates are much lower than Hills County, Pasco, Pinellas and many others.

♦ **E-Verify**

Ms. Wilson reviewed the new requirement that units of State of Florida government must be signed up for E-Verify, a voluntary US government application used to confirm that potential employees are eligible to work in the US.

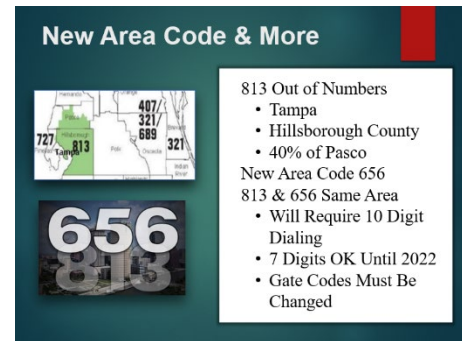


Tampa Palms is registered as required.

♦ **New Area Code For Tampa**

Ms. Wilson discussed the introduction of a new area code for Tampa/ Hillsborough County and substantial portions of Pasco County.

The new area code (656) will exist with the 813 thus making it necessary to dial 10 digits for all calls. It will be fully operational in Jan 2022.



♦ **Additional Advanced Board Package Materials:**

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

EIGHTH ORDER OF BUSINESS – Other Matters

There being none, the next item followed.

NINTH ORDER OF BUSINESS – Public Comments

Mr. Dixon updated the Board and residents as to the status of the City and HCEPC efforts to illegally drain the wetlands and construct roads and ponds between the CC and the river. He noted that the court date had been delayed for two months.

Mr. Dixon also commented on the ribbon cutting for the New Tampa Rec Center, noting in part the tremendous contribution made by Supervisor Tract Falkowitz.

Mr. O’Neal commented on the paving of Tampa Palms Blvd and the new caution signs.

TENTH ORDER OF BUSINESS - Supervisor Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS - Adjournment

There being no further business,

On MOTION by Mr. Schoolfield SECONDED by Mr. Soley, WITH ALL IN FAVOR, the meeting was adjourned.

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

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

6

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

9

10 _____

11 **Signature**

12

13 _____

14 **Printed Name**

15 **Title:**

16 ☐ **Assistant Secretary**

17 ☐ **District Manager**

Signature

Gene Field

Printed Name

Title:

☐ **Vice Chairperson**

☒ **Chairperson**



CONSULTANT REPORTS

COVID & TAMPA PALMS

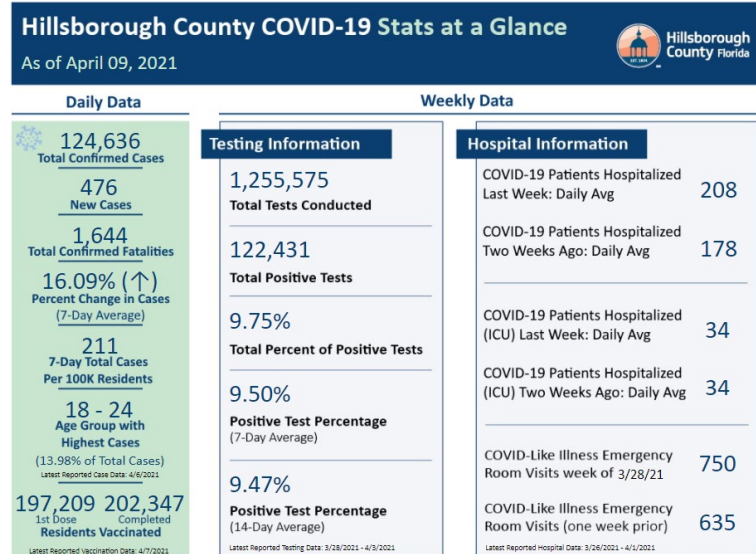
Tab 6 I

Covid and Tampa Palms

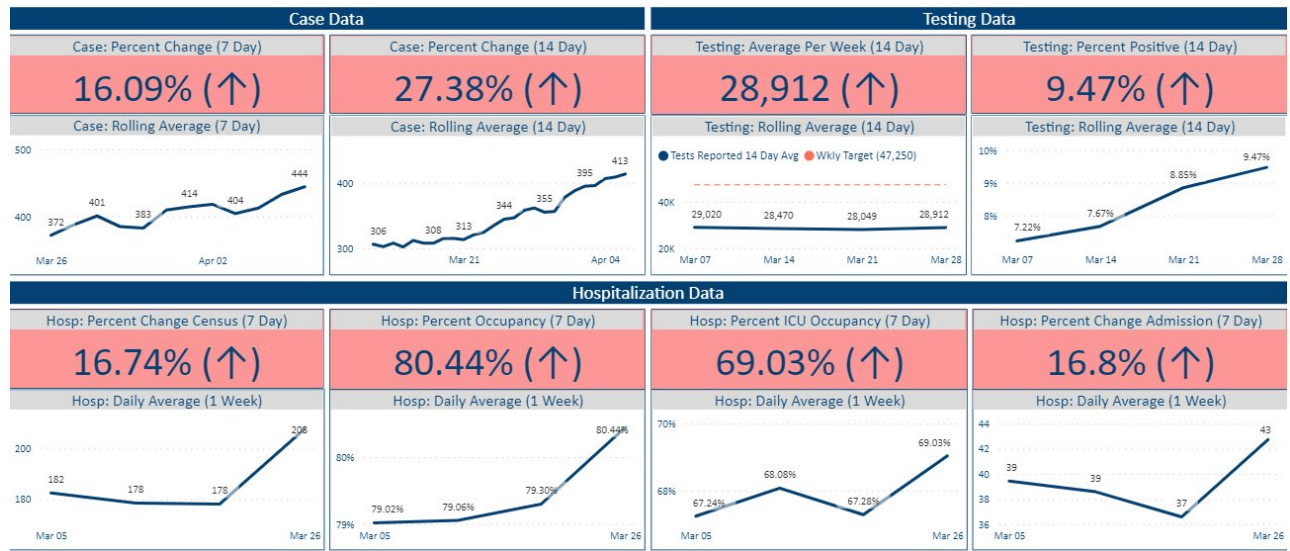
The Covid situation continues to be rather fluid and data from several sources is consistent: there is an increase in cases in Hillsborough County (Tampa-only data is not available).

Tampa Palms continues to support the residents as they protect themselves from the virus by following the guidelines of the City of Tampa, Hillsborough County and CDC - all of which speak to caution.

- The parks are open (Amberly & Hampton) and groups are attending with caution. The pre-covid ceiling on group size (based what could be practically accommodated) was 50.
- It seems reasonable that the ceiling be reduced to 50% of the “normal” number.
- This follows in part the practices in place for the City and County.

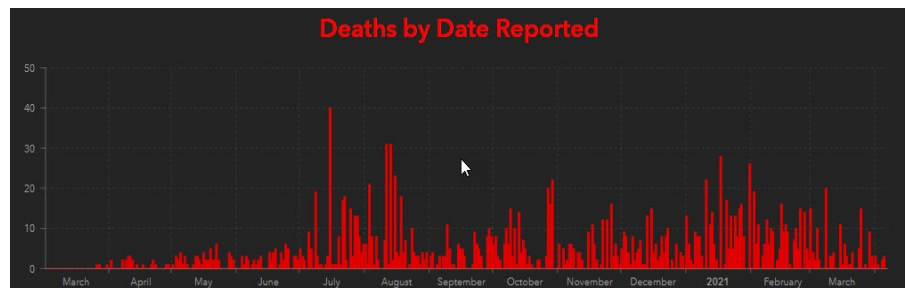


The data displayed is provided by Hillsborough County for just this county and indicates increased infection rates, in particular a 27% increase in two weeks and a 16% increase in the last week (4-9-21 data).



While Covid deaths are far below the numbers in the summer of 2020 or Jan of 2021, Covid continues take a toll.

There were 3 reported deaths today and 9 this week.



Vaccinations continue as reported below by the county today.

COVID-19 Benchmark Summary				
Data Updates: Case (Daily), Testing (Sundays), Hospital (Mondays)		Latest Reported Case Data: 4/6/2021		Viewing Data For: Hillsborough County
Total Cases	Total Fatalities (Est.)	Fatality Rate (Est.)	Residents Vaccinated (1st Dose)	Residents Vaccinated (Completed)
124,636	1,644	1.32%	197,209	202,347

Currently everyone over 18 can be vaccinated and that included even 16-17 year-old's that can be vaccinated using the Pfizer vaccine. This information, along with locations and paperwork required, can be found on the City's website. <https://www.tampa.gov/emergency-management/covid-19>.

Pop-up sites are also emerging; yesterday (4/8/21) the New Tampa Rec center was a vaccination site. These pop-up sites can also be found on the web site above.

Covid hit close to home this month. A long-time employee of ABM, Vern Ochs (one who has been on the Tampa Palms property for more than 15 years), died from Covid last week.

Vern (most residents would never have met him; he worked solely on the mainline irrigation systems) became ill and went to the doctor; he was tested for Covid [both the rapid test and the more reliable PCR] and was negative.

He was sent home with a diagnosis of pneumonia and antibiotics. For two weeks he was very sick then began to recover. Unfortunately, Vern's 12 year-old step-son was exposed to Covid, Vern was infected and became gravely ill in two days: he was rushed to the hospital and died 48 hours later. Vern's wife remains hospitalized; his step-son has recovered.



One important result of Vern's loss is that it motivated numerous members of the ABM team to get vaccinated. (ABM heavily supports employee vaccination and will allow paid time off during work to get vaccinated.)

...AROUND THE NEIGHBORHOODS

..... Around The Neighborhood

The transition from Winter (one that combined very bitter cold weather at some times and unseasonably warm at others) to Spring is always a welcomed time of the year.

Per the OLM inspections (92.5 % this week), the property continues to provide the upscale appearance that the residents of Tampa Palms expect. The fresh Spring landscape in general is a credit to the community.



OLM & Inspections

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 utility companies destroy substantial areas of turf along Tampa Palms Blvd (as has happened with the 5G) the rating is negatively affected. Said in the parlance of the classroom, OLM does not grade on a curve.

A number of years ago the CDD Board formally voted to allow ABM a *cure period* to correct deficiencies, no matter if the deficiencies are as the result of third parties or an ABM slip-up, without invoking the 25% penalty. At the time John Daugirda made mention of the fact that a penalty without a corresponding “additional credit” clause may not be supported by Florida law so the cure period was appropriate.

Theft Damages The Look Of Tampa Palms

In the past month there have been several examples of rather brazen theft of Tampa Palms landscape plants.

The first occurred several weeks ago at the Amberly /Tampa Palms intersection only a few days after the new annuals had been installed and podacarpus shrubs at the Wellington entry.



Joe Laird stated that based on the care used to remove the plants (no damage to roots etc) he was of the opinion that this might have been a landscaper thief- one who might be providing these plants to a client.

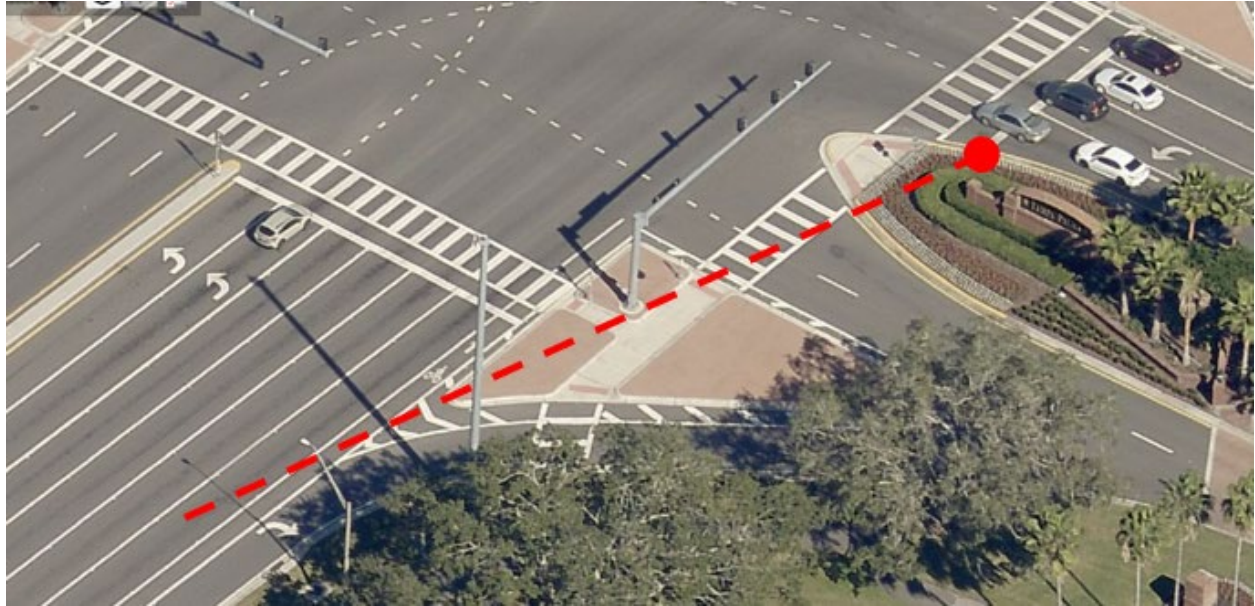
Earlier this week annuals were again stolen, this time from the exit side of the Stonington monument. This is happening at night and most likely by someone familiar with the area. There have also been frequent thefts of sod; pieces removed shortly after the sod was put in place, before the roots began to take hold.



The cost of the stolen annuals is not significant but the damage to the look of the property is more important. The theft this week, combined with the accident at the main entry (see below) have used up all the reserved annuals with few available for purchase making repairs difficult.

Hit and Run Accident- Main Entry

Sometime around 4:30 AM on March 30th a car left the road at the main Tampa Palms Area 1 entry traveling at a high rate of speed, nicked the “pork chop” curbs, plowed across the street with a nose dive into the monument curb and then went airborne, slamming into the landscape and the end of the entry monument.



The driver abandoned the car and fled on foot. The owner of the car has an address listed as a townhome in Emerald Point (TPOST 3) owned by someone else, apparently the owner is a renter. The police noted no evidence of serious injury - and no evidence that brakes were ever applied.

The monument was nicked on the exit side with scuff marks and a single brick apparently cracked. There is no way to be certain of the force that was extended into the monument so the stability is being examined by our contractor working with the BB Downs walls.

His preliminary read was that the footers and “wall” stability have not been negatively affected. There is the cracked brick:

- It is not visible
- It is not easily repaired/replaced
- It is not de-stabilizing the wall
- It will be left as it.

The LED lighting strip was ripped off of the monument on the exit side. Fortunately the LED itself was not damaged and fully functions. Brad with AE Systems was able to find a compatible attachment and repair the bracket so the lighting is back in place with minimal delay and little cost.

The next step is the replacement of the damaged curbing at the entry side of the monument. The chunks of curbing debris (certainly evidence of the force of the car landing) and left-over car parts have been cleared away. A temporary replacement for the annuals has been made so that the damage to the entry is less obvious for passers-by.



The final steps to complete the the entry repair focus on the damaged landscape and in particular, replacing the damaged hedges.

It is unfortunate that the base hedges are slow-growing carissa holly because replacing them in the same shape, size and age as the existing hedge (not to mention matching Area 2) will be very difficult. The plant materials are simply not available.

ABM is sourcing the plants and as soon as they are available the plants will be replaced. Though some of the damaged bushes will ultimately succumb, at this time the appearance is not too unfortunante, unless one is looking for the damage.



Neighborhood Landscape Updates



The routine freshening of entry landscape continues. This is not the wholesale replacement of major landscape such as trees.

Simply changing small shrubs makes the boulevards in Tampa Palms continue to look new and contributes to the overall impression of a “upscale” community.




The vines from the walls across from the Reserve entry have been removed and the walls have been pressure washed and minor repairs completed. The stucco will next be painted in a light, slightly off-white color.

There were requests from one neighbor in Wyndham, to remove the vines that were going under the walls and causing problems for the hedges and other landscape on the homeowner side of the wall. The use of herbicides by the homeowner to remove the vines on the homeowner side resulted in unattractive dead vines on the Tampa Palms side of the wall. Joe Laird suggested that this portion of the wall has:

- Attractive raised planters
- No trees providing interest along the area
- Is directly across from the spectacular Reserve entrance

His recommendation, which Ms. Maney supported, was to make this part of the wall shine by cleaning up the wall and making more prominent the bougainvillea and copper plants.

A large blue circle in the top-left corner of the page.

MODELING TAMPA PALMS FUTURE

A blue arrow pointing to the right, containing the text 'Tab 6 K'.

Tab 6 K

Subject: Board Long-Term Financial Oversight

Chairman Field

Five Year Financial Model

FY 2021-22 to FY 2025-26

Executive Summary

The Financial Model, based on the assumptions detailed below, suggests the District has adequate resources to safeguard the community-owned assets for the next five years with the same leadership and care our residents and businesses deserve and respect.

The model provides for contingent liabilities likely to be experienced in the planning horizon. This approach has served to avoid surprise spikes in assessments. The model safety factor, generally referred to as unallocated funds, is in the range of 6-7 months operating funds.

The model summarizes the forecast financial impact of CDD Board decisions. The uncertainty of our assumptions in the midst of a 100-year pandemic is unusually high. There is no historical parallel to consider. Our country has debt levels not seen since post WWII, and we are employing **BOTH** loose monetary policy (zero interest rates) and multiple financial stimulus programs, simultaneously, in an attempt to restore our economy. This is a new experiment for the US.

The Fed's top concern is unemployment; consequently, they are willing to accept an inflation averaging 3 %, which means it can run above the 3 % for an undefined period. Then, how do you get the genie back in the bottle? We will traverse this new page in history, making the journey together.

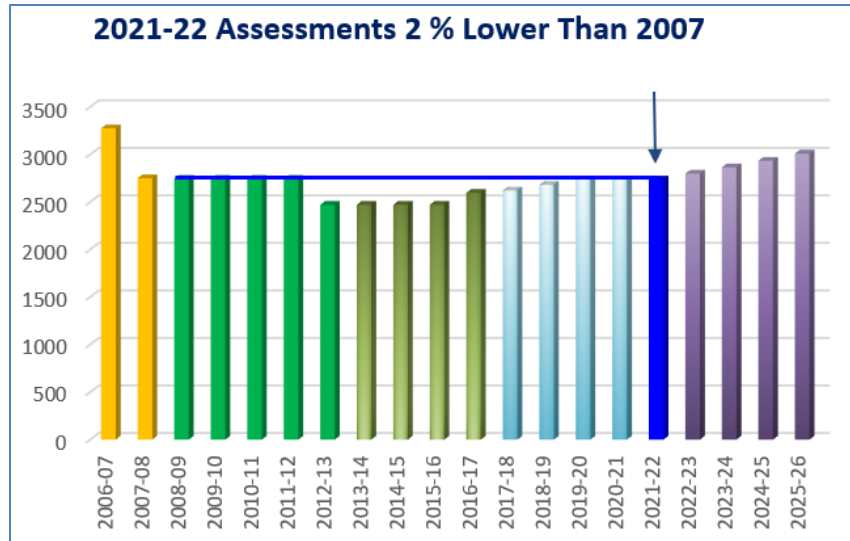
Community Perspective

The model includes a second successive year of carryover, no-increase assessments, appropriate given the major economic stress of the coronavirus on our residents, businesses and our country. The result is that the assessments in FY 2021-22 will remain below FY 2007-08 levels. Modest assessment increases, less than 3 % per year, return in the 2nd year of the model (FY 2022-23) to maintain the monies required to protect the \$ 20.0 M of community-owned assets.

The history of Tampa Palms assessments provides the community's most often used perspective of the stewardship of the CDD Board.

The chart below depicts the Tampa Palms CDD assessments as follows:

- Fiscal years 2007 - 2021 (14 years) actual assessments levels
- Fiscal year 2022 under consideration (no change from 2021)
- Projected levels for 2023 -2026



Assumptions Employed in Model

- No assessment increase in model year 1, FY 2021-22
- Assessment increase of 2.2 % to 2.6 % in years 2 through 5, respectively.
- Interest income of \$ 20 K per year consistent with first year bank agreement
- CDD staff transition/successorship in FY 2024-25.
- Electricity increase of 18 % in FY 2021-22 per TECO rate requests
- Expense inflation ranging from fixed project-driven expenses of \$ 460K per year. To 1.5 % on landscape and pond maintenance to 2.5 % on most other categories.

Next Steps

March Board Book initial review - completed

April Board Book review and revise

May Board approving first year of model for FY 2021-22 Budget



PARK UPDATES

Park Updates

The parks are an important part of family life in Tampa Palms at this time. The playgrounds, pavilions and courts are crowded daily and were all heavily used Easter weekend.

The court restorations at Hampton Park, including the tennis and basketball courts have been completed and the courts have all been returned to service.

At the request of some dedicated players additional wind screens have been ordered. The windscreens protect the players from the sand and dirt blowing off the power corridor and of equal importance, they reduce the blinding sun glare, especially in the afternoons making more playtime available.



The pavilion floors were restored for both pavilions, Hampton and Amberly, and the interiors pressure washed and repainted. (This needs to be done approximately every six months).

The tables were reconditioned but will be evaluated for long term service after the summer season completes.

The roofs of the Hampton and Amberly pavilions were inspected and no deterioration or leaks were.



Park Guard & Attendant Coverages

Tampa Palms uses private security services under three different arrangements:

1. An on-site guard located at Hampton Park from 1 PM until closing
2. An on-site guard located at Amberly Park every day from 10 AM to closing

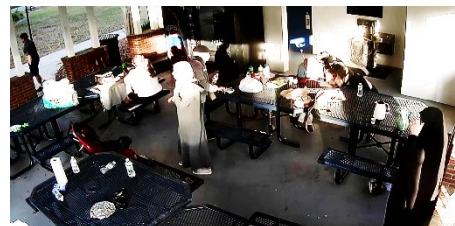
Service Area	Duration	Schedule	Hours *	Rate**	Annual	Status
Hampton Park	On Going	1 PM to 9 PM M-Sun	56	\$ 15.50	\$45.136	Funded
Amberly Park	On Going	10 AM - 6 PM M-Sun	56	\$ 15.50	\$45,136	Partially Funded***

* Hours Per Week

** Additional cost for Amberly of \$69/mth for a Cell Phone, As No CDD Phone Service Available

*** Until the Covid outbreak in 2020, Amberly was only covered for Friday afternoon and Sat & Sun.

Park attendants are present 7:30 - 8 PM M-Sat (Close Sun 8 PM) at Hampton; there are no park attendants at Amberly Park.



Recent Happenings

Attempts By Non Residents to Use the Parks

Hampton Park continues to receive numerous “drop-in’s” from other communities, in particular those in TP North who live in the condo’s that have no access to Club Tampa Palms. Recently a non-member in the park was a victim of a bicycle theft (see below).

Amberly Park is heavily used and unfortunately, while the park is open to the residents of the various apartment complexes, FORMER residents of these complexes continue to try to use the park, many times bringing quite a few friends.

One resident recently remarked that she had seen an on-line posting where someone was trying to schedule a pop-up pay-for yoga class in the park. A CDD supervisor had a similar experience where she had observed online advertising of events in the park by non-residents. Staff and TPOA staff have not been able to find this advertisement; possibly it predated the covid crises and the additional guard hours in the park.

Activities in the Parks

For the most part, Tampa Palms parks are safe and secure with very few difficult situations. In March there was a theft of a bicycle from Hampton Park. The bicycle was recovered (after a chase by the husband of the owner) but the thief abandoned the bicycle and thief was not found.

The police have the video from the Hampton Park cameras of the event incident and are on the lookout for those involved.



A familiar person, the tennis coach with the dog, is again coming to the parks with residents. There was an allegation made by someone who was using the tennis courts that she left the dog was tethered to a fence while she was training but this was not observed by the park attendant so no action was taken.

The park attendants have been advised to make certain that the residents and any guest know that:

- No dogs, or any animal, may be tethered anywhere in the park.
- No dogs, or any animal, may be on any court, tennis, racquetball or basketball.

Staff Recommendation Regarding Guard & Attendant Coverages

After reviewing the services required by the residents using the parks and the number of residents in the parks, as well as the competition for park use, staff recommends that the Board continue the services that are in-place for Amberly and Hampton Parks with no proposed modifications.

Park Improvements.

One thing made clear by examining the video of the bike theft incident was that there is a lot of bike use in Hampton Park and insufficient bike storage/rack space. Seen in the picture to the right one bike is blocking the sidewalk, two others are leaning against the rack and one is standing in the grass.

The second bike rack originally planned for the park has now been ordered.



TAMPA PALMS BLVD UPDATE

Tab 6M

Tampa Palms Blvd Reconstruction Progress

In response to questions and appeals from Tampa Palms residents for help with the deterioration of Tampa Palms Blvd, Councilman Viera scheduled a mini-outdoor briefing session at Compton Park last month.

The session was attended by about 30 residents including members of the CDD and TPOA leadership.

Calvin Hardie, Capital Projects Manager, and William Porth Traffic Safety Coordinator for the City of Tampa Mobility were present and reviewed the project with attendees.



Much of the conversation addressed the financing of the project which had been slated for completion in 2022 but now the timing is at risk due to the Supreme Court (FL) ruling on the Alternative Transportation Tax.

- The design funding had already been allocated in the amount of approximately \$600K so the design is progressing
- Construction funding (\$3-\$4 Million) is not currently identified as the City previously relied on the transportation tax to fund construction of:
 - Pavement restoration
 - Safer crosswalks and traffic calming mechanisms



Hardie spoke to opportunities for funding such impact fees and/or Federal grants or direct funding, noting that the timing and availability are somewhat problematic. More information to follow.

There was discussion that the traffic calming on Tampa Palms Blvd. might possibly come in the form of roundabouts at the north and southern intersections of Tampa Palms Blvd. and Compton Dr. It was mentioned that substantial reduction in accidents is achieved with the use of roundabouts:

- 60 percent more than a traffic light
- 80 percent more than a stop sign

The surveying work continues, design will follow. The City has engaged Ayres Engineering as design agents and Ayres has reached out to CDD staff; they will more fully engage as information (survey) and designs progress.

Numerous residents have contacted the CDD regarding their talks with members of the survey teams and many have noted their positive reactions to the traffic calming and management options that were discussed during the Vision Zero presentation made by the MPO staff in Tampa Palms a year ago, options such as:

- Raised intersections (modeled to the right)
- Raised crosswalks
- Bike lanes with enhanced lane markings

There will be more information as design considerations emerge.



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CITY OF TAMPA FIRST LISTENING

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Tab 6N

City of Tampa *Listen First Meetings*

Tampa M.O.V.E.S is a concept that came out of Mayor Castor's Transforming Tampa's Tomorrow strategic initiative. M.O.V.E.S is an acronym that represents the City of Tampa's core values and guiding principles in planning for the future and is behind an initiative to create a new Citywide Mobility Plan and Citywide Vision Plan.

City-wide planning addressing a wide range of transportation / connection / improvements can be contentious or even controversial at times but the penalty for not looking ahead is decades of problems. A prime example of non-planned growth is the permitted development of Tampa Palms / New Tampa, home to an estimated 40,000 people, with only a single connecting road to the rest of the City or even the County e.g. Bruce B Downs.

A Citywide Mobility Plan will serve as the City's roadmap to improve and expand mobility and transportation around the City. The Citywide Vision Plan will serve as the guiding framework for how and where the City will grow, change and redevelop into the future.

To engage public participation in the planning for mobility, growth, and redevelopment in Tampa, a series of **Listen First Meetings** have been scheduled to solicit ideas and comments from the public *prior* to developing plans.

Ten, one-hour virtual meetings will be held for different neighborhood groups across the City between February and late April 2021. The meetings are structured to include specific geographic areas / neighborhoods beginning with Belmont and Jackson Heights in February and ending with Davis Island, Harbour Island and Channel Side on April 28th.


The **Listen First Meeting** for Tampa Palms is scheduled for April 20th at 6 PM. To join the meeting RSVP to <https://www.tpa.moves.org/listen-first-meetings-area-8>. This link will take you to a page with a form to fill out to register.

After the meeting there are several options for citizen input:

- Citizen input on "how should Tampa grow"
- A more typical "how did we do" for the meeting
- An extraordinarily unique input which allows citizens to map out their own suggestions with tools provided online

All **Listen First Meetings** will be recorded and available on-line for any who cannot attend the actual meetings. Both the surveys and meeting recordings are available online at <https://www.tpamoves.org/listen-first-meetings>.



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CITY OF TAMPA TOWN HALL MEETING

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Tab 60

A New Tampa Town Hall Meeting



A town hall meeting will be hosted by the Mayor of Tampa and Tampa Palms' City Councilman be held this month at Freedom High School, located in nearby Tampa Palms North.

This is an important opportunity for residents to address issues of concern to both the Mayor and our City Councilman at the same time.

Who Tampa Mayor Jane Castor &
City Councilman Luis Viera
When Wednesday April 21st, 2021
6 to 7 PM
Where Freedom High School
17410 Commerce Park Blvd

The stated notice, see below, includes transportation matters making this is a prime time to bring up the concerns about Tampa Palms Blvd and ask how the plans for finding the funds for the


**PLEASE JOIN MAYOR JANE CASTOR
AND TAMPA CITY COUNCILMAN LUIS
VIERA FOR A NEW TAMPA TOWN HALL**



What: Please join City of Tampa Mayor Jane Castor and Tampa City Councilman Luis Viera for a New Tampa Town Hall. We will be discussing issues ranging from transportation to public safety to parks and recreation etc. Please come and have a voice in the future of your community.

When: April 21, 2021, from 6:00 PM to 7:00 PM

Where: Freedom High School, 17410 Commerce Park Blvd. Tampa FL 33647 Attendees are expected to wear masks and proper social distancing will be required.



Any questions, please email luis.viera@tampagov.net or call 813-274-7073

MERGERS & ACQUISITIONS OF INTEREST

Mergers and Acquisition With An Interest To Tampa Palms

Centerstate Bank

The Tampa Palms banking institution of choice for both the CDD and the TPOA, Centerstate Bank, is merging with South Carolina's South State Bank in a \$6 billion deal. This was termed an “all stock deal and merger of equals”.

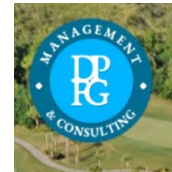
The merger activities actually commenced in 2020 and the banks have received regulatory approval. Soon the name will be changing.



The combined bank, which will operate as **South State Bank**, will be based here in Florida, in Winter Haven; the new South State Bank will have \$34 billion in assets and \$26 billion in deposits.

DPFG Management & Consulting

DPFG, the CDD's management company, has joined forces with Vesta Property Management.



This does not appear to affect the DPFG-Tampa Palms relationship and there is no blending of the property management and district management staffs.

That said, one could expect that if Vesta is unaware of the Tampa Palms commitment to in-house support, they will try to leverage their DPFG connections.

