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Important Dates 2024

July 2024	CDD Budget Hearing
Sept 2023	TPOA Budget/Annual Meeting

Welcome To Tampa Palms

Congratulations On The Purchase Of Your New Home

On behalf of the Tampa Palms Owners Association and all homeowners and business partners of Tampa Palms, we would like to officially welcome you to your new community. We are so pleased that you have chosen to call Tampa Palms home.

We certainly look forward to meeting you whether it be by personal visit, walking throughout the neighborhood or at a community activity.

Moving into a common-interest community, property supported by a homeowner's association, can be a confusing and challenging, especially for those who have never before been involved with either a homeowner's association (TPOA) or a community development district (CDD).

This package is meant to help you with information about your new community. It provides some useful facts about Tampa Palms and about the community amenities and organization.



Tampa Palms: An Overview

Tampa Palms is an exclusive mix-use, planned community complete with homes, shops, offices, apartment homes, churches, recreational facilities, schools and dining facilities. Designed by engineering team of Post, Buckley, Schuh & Jernigan, Tampa Palms has been awarded the coveted Aurora Award by the Southeast Homebuilders Association and was named “the top master planned community in the US” by the National Association of Homebuilders.

Located on 5,400 acres of beautiful native Florida landscape, Tampa Palms embraces the Hillsborough River on the south – in fact, it was once described by the prime developer Ken Good as “Your small town by the river” -- and it lies along the I-75 and Bruce B Downs (CR 581) corridors.

The main entrance to Tampa Palms includes the signature red brick walls and monuments, a theme that is carried throughout the community. The communities have brick monument signs with black granite and gold lettering. The signs are illuminated at night with power- saving LED lights.



The community includes sidewalks and jogging paths along the boulevards and sidewalks in the villages.

Creating a decorative array of flowing waterfalls are lake fountains in many of the storm water ponds along the way, including the pond beside the Compton Park club houses shown below.

Where safe and shady, welcoming benches invite a rest and provide viewing of the ponds and occasionally the wildlife of Tampa Palms.

Today Tampa Palms includes 28 separate villages, ranging from estates to town homes, from single family custom homes to apartment homes.

Tampa Palms includes one A-rated elementary school with a second in an adjacent community [TP North] with both a middle and high school there as well.

Further, there is a rich variety of shopping and dining options along with banking, medical and other professional services.



Community Overview 21st Century Organizations

Involved Community Association- TPOA Intelligently Sustainable Infrastructure- Tampa Palms CDD

There are two other organizations that participate in providing the pleasing lifestyle that we enjoy in Tampa Palms. They are:

The Tampa Palms Community Development District (CDD)
The Tampa Palms Owners Association (TPOA)

Tampa Palms is a mixed-use community that includes single family homes, townhomes, condominiums and commercial properties. Homes, shopping, schools and dining make Tampa Palms an enjoyable place to live and work.

TPOA - Involved Community Association

The community association, known as the Tampa Palms Owners' Association or TPOA, is the standards bearer for Tampa Palms. The TPOA, through its professional staff led by a Community Director, Brian Koerber, Resident Liaison, Leslie Caruthers, and Parks Manager, Dasch Bergmann, guides owners in ways to uphold the livability and value of Tampa Palms property.

The TPOA is headquartered at Compton Park where a 10,300 SF of clubhouses provide offices for staff and meeting rooms for the community use, in addition to extensive amenities ranging from a Jr Olympic heated pool and kiddie pool, to tennis courts and pickleball courts with lighting for night play, to basketball courts, as well as updated playgrounds and open fields.

The TPOA also maintains for owner enjoyment a 45 acres state-park-like preserve directly on the Hillsborough River with canoe access, hiking trails, camping and all the amenities of a serene backwoods- right in the middle of a major metropolitan area.

What does the TPOA cost?

The TPOA bills an assessment to each owner of a residential unit only \$322 per year (FY 2024-25)



The Tampa Palms CDD

The Tampa Palms Community Development District (CDD) is a unit of special government of the State of Florida.

The Tampa Palms CDD provides special benefits to the owners of property in the mixed-use community of Tampa Palms, located within the City of Tampa.

These benefits include custom signage, entry features, special lighting, parks, storm water ponds, street lighting and landscape on the common areas along the boulevards in Tampa Palms.

Amenities include:

- Landscape at the entries and along the boulevards in the Tampa Palms Community.
- Fifty-four entrance monument signs with granite and gold lettering and LED lighting.
- Median landscape in the boulevards in Tampa Palms
- Cul-de-sac landscape in public rights-of-way in Tampa Palms villages.
- Sixty-nine storm water retention ponds.
- Three community parks.
- Decorative street signs (133) on public roadways
- Decorative traffic control signs (109) on public roadways
- Ten lake fountains providing beauty and pond aeration.

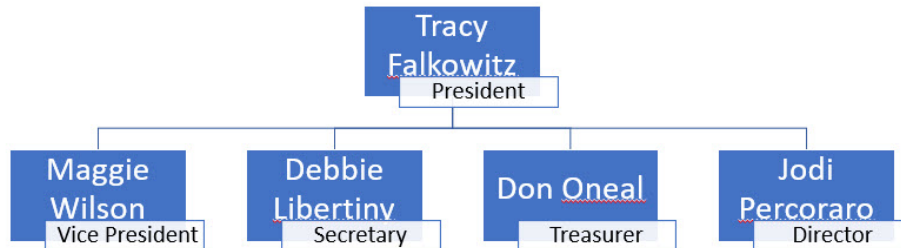


Leadership Teams

TPOA

The TPOA Board is elected by the village voting reps for two-year service terms. The elections take place at the combined Budget / Annual Meeting which takes place each September.

TPOA Board Members



The TPOA employs an onsite management team with responsibility for the day-to-day operations of the community. The TPOA staff has offices at Compton Park and can be reached by calling 813 977-3337.

Professional Staff

Brian Koerber
Community Director



Standards Adherence
Owner Changes & Modifications
Financial Management
Community Improvements
Community Communication

Leslie Caruthers
Community Liaison



Special Events
Resident Questions
Changes & Modifications

Park Supervisor
Michael (Dasch) Bergmann



Reservations and Events
Support Staff & Scheduling
Facility Management

Tampa Palms CDD

CDD Board

The CDD Board is elected for four year terms and appear on the election ballot in every other November. Board meetings are held the second Wednesday at 6 PM every month, except December, at Compton Park.

CDD staff can be reached by calling 813 977-3933.

Gene Field

Tracy
Falkowitz

Don Oneal

Richard
Diaz

Mike
Gibson

Tampa Palms Park System

Unlike most other planned communities in this area, Tampa Palms does not sport a single park into which most or all of the community amenities are centralized.

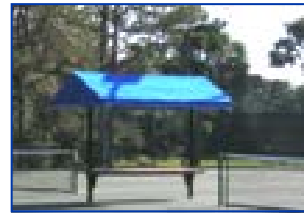
Tampa Palms has a full-fledged park system– a system that even many municipalities would be proud to call their own.

The system includes five parks with a variety of events:

The Community Center, *Compton Park*

Compton includes a Clubhouse with meeting space including catering kitchen, audio and projecting facilities, an event space, and a board room for small meetings.

Outdoor events include a heated Jr-sized Olympic sized swimming pool complete with an expansive patio area and child's pool, three tennis courts with night lighting, two night lit basketball courts, two acres of open playing fields, playground equipment, pickleball courts, picnic facilities and grills a with picturesque lake and fountain.



Quiet City Repose and Play Facilities- *Amberly Park*

Amberly Park includes twelve centrally located acres on Amberly Dr. and Burchette Dr.

This park includes restrooms and playground facilities, along with lake-side swinging benches, night illuminated jogging trails, a lake fountain and a pavilion equipped for picnicking and grilling.



Tampa Palms recently revitalized Amberly Park to add state-of the art EVOS and WEEVOS play equipment, ultra safe playground surfacing and a variety of new benches and swinging chairs.



Priceless Conservation Site -*Oak Park*

A Ten Acre Park passive conservation area complete with walking and biking trails, century-old oaks and protected gopher tortoises



Athletic Events -*Hampton Park*

Nestled in 10 acres surrounded by conservation lands, Area 2's Hampton Park is the athletic center of Tampa Palms.

Hampton amenities include four night illuminated tennis courts, two lighted full basketball courts, and two small basketball courts, night illuminated racquetball or handball courts, and a pavilion with picnic tables and rest-

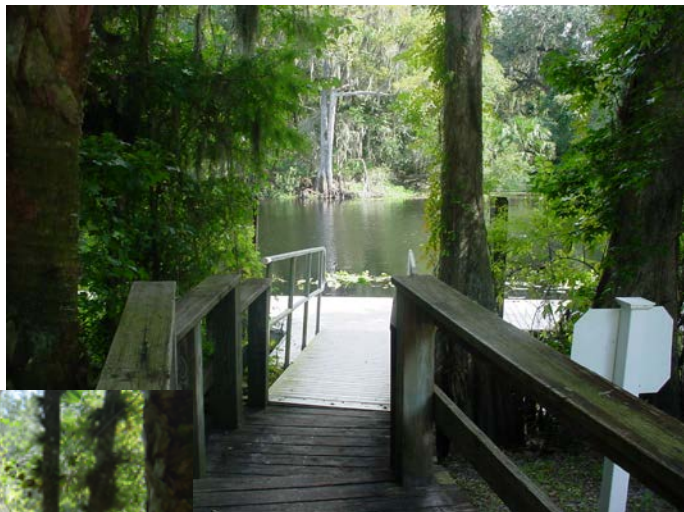


rooms. There is a picnic area with grills and tables and a children's state of the art playground that includes an EVOS system and cushioning safety surface.



Tampa Palms' Own State Park - *River Park*

A forty five acre nature preserve on the Hillsborough River with canoe & small boat access, miles of trails for hiking and enjoying nature, many along the river a priceless and serene setting, campfire area with usable campfire pits, pavilion with picnic tables and restrooms, a park located picnic area, sand-pit volleyball, children's swings,



TPOA Governing Documents & Information

The governing documents and community information for Tampa Palms include the following:

- The Declaration of Covenants Conditions and Restrictions (CCRs)
- The By Laws
- The Architectural Manual
- Tampa Palms Policies

If they were not provided when you purchased your property, they are all available by request from the TPOA staff. For owner convenience they are also available online as follows:

The Architectural Manual <http://www.tpoa.net/ARCHITECTURALREVIEWMANUAL.pdf>

Tampa Palms By-Laws <http://www.tpoa.net/By-LawsTampaPalms.pdf>

Tampa Palms CCRs & Policies <https://www.tpoa.net/Rules.html>

TPOA Newsletter

The TPOA and CDD together provide an information-based newsletter that contains community information and minimal advertising. It is produced approximately every two months and is mailed by US Mail to each address in Tampa Palms. The TPOA Newsletter is also available online on TPOA.net and can be emailed to any owner who requests.

The governing documents are easily available on-line at <http://tpoa.net/Rules.html>,

If you have any questions, please call Brian Koerber 813 977-3337.

