

**Tampa Palms Open Space
& Transportation
Community Development District**

March 6, 2018

Workshop

Tampa Palms Open Space and Transportation Community Development District

Board of Supervisors

Jeffrey D. Smith, Chairman (Area 6)
Daryl W. Rucker, Vice Chairman (Area 6)
Evelyn Romano, Assistant Secretary (Area 7)
Brad van Rooyen, Assistant Secretary (Area 7)
Lura Leigh Willhite, Assistant Secretary (Area 3)

Mark Vega, District Manager
Scott Steady, District Counsel
Tonja Stewart, District Engineer
Chet Benson, Field Manager

TPOST CDD Workshop Agenda March 6, 2018 – 5:30 p.m. At the Enclave Event Room 18001 Richmond Place, Tampa, FL

1. **Open Workshop**
2. **Items for Discussion**
 - A. **Area 6**
Monuments
 - B. **Area 7**
Parking Lot Long Term Permit Extension
 - The City will allow one more 90-day extension, extending it to August 7, 2018 for \$59.
 - C. **All Areas**
Survey/Mailer to Residents on Capital Project Enhancements
 - District Manager suggests using Survey Monkey and including the Survey Monkey link in the budget mailing the District will send to everyone in April.
3. **Close Workshop**

District Office:
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, Florida 33544

Meeting Location:
ENCLAVE Event Room
18001 Richmond Place
Tampa FL. 33647

Second Order of Business

2C.

TPOSTCDD – Bond Pay Off – May 2018

Notice to Residents of Tampa Palms, Richmond Place and West Meadows

In May 2018 the construction portion of the TPOSTCDD bond will be paid off. The operation and maintenance portion of the bond will continue to maintain the facilities in each of the three areas of the CDD. Therefore, our CDD assessments will not totally disappear.

Once the construction portion is paid off there will be some funds available that can be earmarked for either major capital improvements or directed to reserve funds.

Your comments will assist the Board of Directors in determining the level of funds necessary to operate and maintain our facilities.

To accurately calculate the level of fees, we need to gather comments from all residents on the following:

1. **Reserves** (where funds could possibly help in lowering your assessments) OR
2. **Enhancements** (potential of possibly causing an increase in assessments – depending on additions requested by community)

Possible Enhancements by Area

Area 3 – Tampa Palms

- Multi-purpose indoor facility
- Playground

Area 6 – Richmond Place

- Multi-purpose indoor facility
- Add Pickle Ball Court
- Enclose Community Park

- **Area 7 – West Meadows Community Center**

- Expand the Party Room
- Add Tennis Courts
- Expand the Parking Lot
- Add Pickle Ball Courts
- Expand the Dog Park