

Tampa Palms Open Space and Transportation Community Development District

Board of Supervisors

- Lura Leigh Willhite, Chairperson
- Brad van Rooyen, Vice Chairman
- Rick Hamilton, Assistant Secretary
- Leah Black, Assistant Secretary
- Jay Krause, Assistant Secretary

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

Regular Meeting Agenda

Tuesday, September 20, 2022 – 5:30 p.m.

1. Roll Call

2. Public Comments (3) Minute Time Limit

3. Consent Agenda

- A. Approval of the July 31, 2022 Financial Report (P. 2)
- B. Consideration of Fiscal Year 2023 Annual Meeting Schedule (P. 15)
 - Eliminating the workshops (the District has no capital projects in FY2023) saves the District \$12,000.00 a year

4. Staff Reports

- A. Engineer's Report
- B. Attorney's Report
 - A change to draft minutes can only be made to correct an error in describing the previous action of the Board.
 - The previous action cannot be amended by changing the minutes.
 - If a Board member feels there was a mistake made in the final draft minutes previously approved by the Board, then that Board member can make a motion to correct the minutes, and if the majority of the Board in attendance concurs, then the minutes can be amended.
- C. Manager's Report
 - i. Demand Letter to Explosive Touch Enterprises, LLC RE Return of Deposit (P. 17)
- D. Club Manager's Report

5. Supervisor Requests/New Business

6. Adjournment

The next Workshop is scheduled for Tuesday, October 4, 2022 at 5:30 p.m.

The next Meeting is scheduled for Tuesday, October 18, 2022 at 5:30 p.m.

District Office:
Inframark, Infrastructure Management Services
210 N. University Drive, Suite 702
Coral Springs, FL 33071
813-991-1140

Meeting Location:
West Meadows Community Center
8401 New Tampa Boulevard
Tampa, Florida 33647
813-977-1160

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

Financial Report

July 31, 2022

Prepared by



Tampa Palms Open Space and Transportation
Community Development District

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

Financial Statements

(Unaudited)

July 31, 2022

Balance Sheet
 July 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>GENERAL FUND AREA 3</u>	<u>GENERAL FUND AREA 6</u>	<u>GENERAL FUND AREA 7</u>	<u>TOTAL</u>
<u>ASSETS</u>					
Cash - Checking Account	\$ 862,358	\$ -	\$ -	\$ -	\$ 862,358
Accounts Receivable	-	-	-	17,000	17,000
Assessments Receivable	-	842	688	1,278	2,808
Allow-Doubtful Collections	-	(842)	(688)	(1,278)	(2,808)
Due From Other Funds	-	1,574,787	1,046,740	1,474,173	4,095,700
Investments:					
Money Market Account	3,288,845	-	-	-	3,288,845
Prepaid Items	-	-	890	1,180	2,070
Deposits	-	-	585	-	585
Utility Deposits - TECO	-	8,965	21,255	24,388	54,608
TOTAL ASSETS	\$ 4,151,203	\$ 1,583,752	\$ 1,069,470	\$ 1,516,741	\$ 8,321,166
<u>LIABILITIES</u>					
Accounts Payable	\$ 2,242	\$ 11,211	\$ 5,889	\$ 14,995	\$ 34,337
Deposits	-	-	366	14,746	15,112
Due To Other Funds	4,095,700	-	-	-	4,095,700
TOTAL LIABILITIES	4,097,942	11,211	6,255	29,741	4,145,149
<u>FUND BALANCES</u>					
<u>Nonspendable:</u>					
Prepaid Items	-	-	890	1,180	2,070
Deposits	-	8,965	21,840	24,388	55,193
<u>Assigned to:</u>					
Operating Reserves	-	112,569	134,451	223,955	470,975
Reserves - Clubhouse	-	-	-	101,888	101,888
Reserves - Clubhouse/Cabana	-	200,000	-	-	200,000
Reserves - Court Amenities	-	-	43,407	22,015	65,422
Reserves - Fences	-	-	59,280	-	59,280
Reserves- Irrigation/Landscape	-	38,500	16,652	90,020	145,172
Reserves - Monuments/Signage	-	4,644	44,936	-	49,580
Reserves - Other	-	-	65,148	147,210	212,358
Reserves - Parking Lots	-	-	27,404	-	27,404
Reserves - Playground	-	-	-	61,007	61,007
Reserves - Ponds	-	44,238	17,534	90,020	151,792
Reserves - Highwoods Streetl.	-	-	51,024	-	51,024
Reserves - Swimming Pools	-	-	3,092	141,875	144,967
Unassigned:	53,261	1,163,625	577,557	583,442	2,377,885
TOTAL FUND BALANCES	\$ 53,261	\$ 1,572,541	\$ 1,063,215	\$ 1,487,000	\$ 4,176,017
TOTAL LIABILITIES & FUND BALANCES	\$ 4,151,203	\$ 1,583,752	\$ 1,069,470	\$ 1,516,741	\$ 8,321,166

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ 4,100	\$ 3,417	\$ 5,608	\$ 2,191	136.78%
Interest - Tax Collector	-	-	5	5	0.00%
Special Assmnts- Tax Collector	344,921	344,921	343,130	(1,791)	99.48%
Special Assmnts- Developer	135,483	135,483	-	(135,483)	0.00%
Special Assmnts- Delinquent	-	-	3,674	3,674	0.00%
Special Assmnts- Discounts	(13,797)	(13,797)	(12,805)	992	92.81%
Other Miscellaneous Revenues	-	-	250	250	0.00%
TOTAL REVENUES	470,707	470,024	339,862	(130,162)	72.20%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	6,667	5,933	734	74.16%
FICA Taxes	612	510	454	56	74.18%
ProfServ-Engineering	5,000	4,167	17,209	(13,042)	344.18%
ProfServ-Legal Services	2,000	1,667	113	1,554	5.65%
ProfServ-Mgmt Consulting	37,848	31,540	31,489	51	83.20%
ProfServ-Special Assessment	8,147	8,147	7,986	161	98.02%
Auditing Services	3,993	3,993	1,151	2,842	28.83%
Postage and Freight	165	138	123	15	74.55%
Insurance - General Liability	11,824	11,824	12,400	(576)	104.87%
Printing and Binding	116	97	3	94	2.59%
Legal Advertising	1,500	1,250	6,926	(5,676)	461.73%
Miscellaneous Services	500	417	456	(39)	91.20%
Misc-Assessment Collection Cost	6,898	6,898	6,610	288	95.82%
Office Supplies	75	63	-	63	0.00%
Annual District Filing Fee	54	54	54	-	100.00%
Total Administration	86,732	77,432	90,907	(13,475)	104.81%
Field					
Florida Retirement System	6,667	5,556	4,045	1,511	60.67%
ProfServ-Field Management	10,928	9,107	8,841	266	80.90%
Contracts-Landscape	123,300	102,750	102,750	-	83.33%
Electricity - Streetlights	85,000	70,833	95,774	(24,941)	112.68%
Electricity - Fountain	1,500	1,250	-	1,250	0.00%
R&M-Irrigation	4,400	3,667	17,235	(13,568)	391.70%
R&M-Landscape Renovations	12,000	10,000	540	9,460	4.50%
R&M-Ponds	7,680	6,400	10,904	(4,504)	141.98%
R&M-Street Signs	1,500	1,250	-	1,250	0.00%
Holiday Decoration	10,000	8,333	5,500	2,833	55.00%
Misc-Contingency	-	-	23,727	(23,727)	0.00%
Op Supplies - General	1,000	833	5,361	(4,528)	536.10%

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending July 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Reserve - Clubhouse/Cabana	100,000	100,000	-	100,000	0.00%
Reserve - Monuments/Signage	10,000	10,000	-	10,000	0.00%
Reserve - Ponds	10,000	10,000	-	10,000	0.00%
Total Field	383,975	339,979	274,677	65,302	71.54%
TOTAL EXPENDITURES	470,707	417,411	365,584	51,827	77.67%
Excess (deficiency) of revenues Over (under) expenditures	-	52,613	(25,722)	(78,335)	0.00%
Net change in fund balance	\$ -	\$ 52,613	\$ (25,722)	\$ (78,335)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)	1,598,263	1,598,263	1,598,263		
FUND BALANCE, ENDING	\$ 1,598,263	\$ 1,650,876	\$ 1,572,541		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ 1,000	\$ 833	\$ 1,609	\$ 776	160.90%
Interest - Tax Collector	-	-	5	5	0.00%
Special Assmnts- Tax Collector	667,675	667,675	661,667	(6,008)	99.10%
Special Assmnts- Delinquent	-	-	7,113	7,113	0.00%
Special Assmnts- Discounts	(26,707)	(26,707)	(24,689)	2,018	92.44%
Other Miscellaneous Revenues	-	-	250	250	0.00%
TOTAL REVENUES	641,968	641,801	645,955	4,154	100.62%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	6,667	5,933	734	74.16%
FICA Taxes	612	510	454	56	74.18%
ProfServ-Engineering	5,000	4,167	11,574	(7,407)	231.48%
ProfServ-Legal Services	2,500	2,083	116	1,967	4.64%
ProfServ-Mgmt Consulting	28,835	24,029	23,782	247	82.48%
ProfServ-Special Assessment	5,069	5,069	5,442	(373)	107.36%
Auditing Services	3,500	3,500	869	2,631	24.83%
Postage and Freight	150	125	93	32	62.00%
Insurance - General Liability	11,824	11,824	9,365	2,459	79.20%
Printing and Binding	75	63	2	61	2.67%
Legal Advertising	750	625	2,197	(1,572)	292.93%
Miscellaneous Services	5,000	4,167	39	4,128	0.78%
Misc-Assessment Collection Cost	13,354	13,354	12,746	608	95.45%
Office Supplies	99	82	-	82	0.00%
Annual District Filing Fee	41	41	41	-	100.00%
Total Administration	84,809	76,306	72,653	3,653	85.67%
Field					
Payroll-Pool Monitors	10,000	8,333	6,160	2,173	61.60%
FICA Taxes	765	638	468	170	61.18%
Florida Retirement System	6,667	5,556	4,046	1,510	60.69%
ProfServ-Field Management	10,813	9,011	8,841	170	81.76%
Contracts-Landscape	98,440	82,033	82,033	-	83.33%
Communication - Telephone	1,200	1,000	1,777	(777)	148.08%
Electricity - Streetlights	137,300	114,417	110,575	3,842	80.54%
Utility - Water	7,520	6,267	7,673	(1,406)	102.03%
Electricity - Fountain	3,000	2,500	-	2,500	0.00%
R&M-Court Maintenance	40,000	33,333	374	32,959	0.94%
R&M-Irrigation	20,000	16,667	6,731	9,936	33.66%
R&M-Landscape Renovations	35,000	29,167	37,568	(8,401)	107.34%
R&M-Ponds	14,568	12,140	12,842	(702)	88.15%
R&M-Pools	8,000	6,667	5,735	932	71.69%
R&M-Streetlights	7,500	6,250	429	5,821	5.72%
Misc-Holiday Lighting	5,000	4,167	7,000	(2,833)	140.00%
Misc-Contingency	66,824	55,687	11,762	43,925	17.60%
Op Supplies - General	4,000	3,333	7,520	(4,187)	188.00%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Reserve - Clubhouse/Cabana	2,385	2,385	-	2,385	0.00%
Reserve - Court Amenities	10,034	10,034	-	10,034	0.00%
Reserve - Fences	8,937	8,937	-	8,937	0.00%
Reserve - Irrigation/Landscape	2,594	2,594	-	2,594	0.00%
Reserve - Monuments/Signage	12,022	12,022	8,458	3,564	70.35%
Reserve - Other	21,716	21,716	-	21,716	0.00%
Reserve - Parking Lot	798	798	-	798	0.00%
Reserve - Ponds	2,888	2,888	-	2,888	0.00%
Reserve -Highwoods Streetlights	16,988	16,988	-	16,988	0.00%
Reserve - Swimming Pools	2,200	2,200	-	2,200	0.00%
Total Field	557,159	477,728	319,992	157,736	57.43%
TOTAL EXPENDITURES	641,968	554,034	392,645	161,389	61.16%
Excess (deficiency) of revenues Over (under) expenditures	-	87,767	253,310	165,543	0.00%
Net change in fund balance	\$ -	\$ 87,767	\$ 253,310	\$ 165,543	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)	809,905	809,905	809,905		
FUND BALANCE, ENDING	\$ 809,905	\$ 897,672	\$ 1,063,215		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ 1,600	\$ 1,333	\$ 1,868	\$ 535	116.75%
Room Rentals	5,000	4,167	5,158	991	103.16%
Interest - Tax Collector	-	-	5	5	0.00%
Special Assmnts- Tax Collector	1,139,060	1,139,060	1,129,996	(9,064)	99.20%
Special Assmnts- Delinquent	-	-	12,135	12,135	0.00%
Special Assmnts- Discounts	(45,562)	(45,562)	(42,166)	3,396	92.55%
Other Miscellaneous Revenues	100	83	4,137	4,054	4137.00%
Access Cards	-	-	1,111	1,111	0.00%
TOTAL REVENUES	1,100,198	1,099,081	1,112,244	13,163	101.09%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	6,667	5,933	734	74.16%
FICA Taxes	612	510	454	56	74.18%
ProfServ-Dissemination Agent	1,000	833	-	833	0.00%
ProfServ-Engineering	6,000	5,000	24,596	(19,596)	409.93%
ProfServ-Legal Services	3,000	2,500	113	2,387	3.77%
ProfServ-Mgmt Consulting	55,642	46,368	46,667	(299)	83.87%
ProfServ-Special Assessment	10,787	10,787	10,574	213	98.03%
Auditing Services	5,035	4,196	1,705	2,491	33.86%
Postage and Freight	450	375	182	193	40.44%
Insurance - General Liability	15,524	15,524	18,377	(2,853)	118.38%
Printing and Binding	200	167	4	163	2.00%
Legal Advertising	1,000	833	295	538	29.50%
Miscellaneous Services	500	417	39	378	7.80%
Misc-Assessment Collection Cost	22,780	18,968	21,768	(2,800)	95.56%
Office Supplies	250	208	-	208	0.00%
Annual District Filing Fee	80	80	80	-	100.00%
Total Administration	130,860	113,433	130,787	(17,354)	99.94%
Field					
Payroll-Part Time	90,000	75,000	85,686	(10,686)	95.21%
Payroll-Part Time Club Suprvsr	40,000	33,333	36,256	(2,923)	90.64%
Payroll-Site Manager	78,786	65,655	61,354	4,301	77.87%
FICA Taxes	15,972	13,310	14,459	(1,149)	90.53%
Florida Retirement System	6,667	5,556	4,045	1,511	60.67%
Life and Health Insurance	10,500	8,750	7,298	1,452	69.50%
Workers' Compensation	9,038	7,532	-	7,532	0.00%
Contracts-Security Services	3,750	3,125	3,467	(342)	92.45%
Contracts-Landscape	42,345	35,288	38,556	(3,268)	91.05%
Contracts-Irrigation	6,600	5,500	-	5,500	0.00%
Contracts-Pools	20,100	16,750	16,445	305	81.82%
Contracts-Lakes	4,500	3,750	-	3,750	0.00%
Contracts-Pest Control	965	805	876	(71)	90.78%
Communication - Mobile	1,452	1,210	612	598	42.15%
Communication - Teleph - Field	4,548	3,790	3,954	(164)	86.94%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Electricity - Streetlights	242,800	202,333	205,701	(3,368)	84.72%
Utility - Water	25,000	20,833	20,874	(41)	83.50%
Utility - Refuse Removal	11,000	9,167	6,308	2,859	57.35%
Electricity - Fountain	3,500	2,917	3,305	(388)	94.43%
Rentals & Leases	9,420	7,850	8,721	(871)	92.58%
R&M-General	25,000	20,833	13,857	6,976	55.43%
R&M-Court Maintenance	10,500	8,750	5,698	3,052	54.27%
R&M-Electrical	9,500	7,917	2,243	5,674	23.61%
R&M-Gate	2,000	1,667	-	1,667	0.00%
R&M-Irrigation	4,500	3,750	6,631	(2,881)	147.36%
R&M-Landscape Renovations	12,000	10,000	10,480	(480)	87.33%
R&M-Pest Control	100	83	-	83	0.00%
R&M-Ponds	4,236	3,530	3,601	(71)	85.01%
R&M-Pools	15,000	12,500	13,336	(836)	88.91%
R&M-Plumbing	2,500	2,083	3,615	(1,532)	144.60%
R&M-Painting	9,000	7,500	-	7,500	0.00%
Misc-Access Cards	2,500	2,083	5,165	(3,082)	206.60%
Misc-Holiday Lighting	4,000	3,333	2,000	1,333	50.00%
Special Events	10,000	8,333	6,544	1,789	65.44%
Misc-Clubhouse Activities	4,000	3,333	332	3,001	8.30%
Misc-Contingency	15,663	13,053	24,457	(11,404)	156.15%
Misc-Web Hosting	650	542	-	542	0.00%
Cleaning Supplies	2,500	2,083	709	1,374	28.36%
Op Supplies - General	13,500	11,250	7,342	3,908	54.39%
Reserve - Clubhouse	56,944	56,944	45,152	11,792	79.29%
Reserve - Court Amenities	11,361	11,361	12,965	(1,604)	114.12%
Reserve - Other	49,070	49,070	-	49,070	0.00%
Reserve - Playground	6,999	6,999	7,130	(131)	101.87%
Reserve - Swimming Pools	70,872	70,872	16,500	54,372	23.28%
Total Field	969,338	840,323	705,674	134,649	72.80%
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TOTAL EXPENDITURES	1,100,198	953,756	836,461	117,295	76.03%
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Excess (deficiency) of revenues Over (under) expenditures	-	145,325	275,783	130,458	0.00%
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Net change in fund balance	\$ -	\$ 145,325	\$ 275,783	\$ 130,458	0.00%
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FUND BALANCE, BEGINNING (OCT 1, 2021)	1,211,217	1,211,217	1,211,217		
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FUND BALANCE, ENDING	\$ 1,211,217	\$ 1,356,542	\$ 1,487,000		

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

Supporting Schedules

July 31, 2022

Tampa Palms Open Space & Transportation

Community Development District

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2022**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION		
					Area 3 General Fund Assessments	Area 6 General Fund Assessments	Area 7 General Fund Assessments
Assessments Levied (1)				\$ 2,154,247	\$ 346,276	\$ 667,680	\$ 1,140,291
Allocation %				100%	16.06%	30.99%	52.93%
11/04/21	\$ 26,904	\$ 1,316	\$ 549	\$ 28,769	\$ 4,624	\$ 8,917	\$ 15,228
11/17/21	197,982	8,418	4,040	210,440	33,826	65,223	111,391
11/24/21	226,478	9,629	4,622	240,729	38,695	74,611	127,423
12/01/21	835,630	35,503	17,054	888,187	142,768	275,282	470,137
12/07/21	453,933	19,300	9,264	482,497	77,557	149,543	255,396
12/13/21	91,563	3,799	1,869	97,231	15,629	30,136	51,467
01/05/22	76,124	2,597	1,554	80,275	12,903	24,880	42,491
02/04/22	24,302	590	496	25,388	4,081	7,869	13,438
03/04/22	25,001	316	510	25,827	4,152	8,005	13,671
04/06/22	43,223	4	882	44,110	7,070	13,685	23,347
05/04/22	8,036	(233)	164	7,967	1,281	2,469	4,217
06/08/22	3,413	(101)	70	3,381	544	1,048	1,790
TOTAL	\$ 2,012,589	\$ 81,139	\$ 41,073	\$ 2,134,801	\$ 343,130	\$ 661,667	\$ 1,129,996
% COLLECTED				99.10%	99.10%	99.10%	99.10%
TOTAL OUTSTANDING				\$ 19,446	\$ 3,146	\$ 6,013	\$ 10,295

(1) The amount levied varies from FY 22 Adopted Budget due to rounding and off roll adjustments.

**Cash and Investment Report
7/31/2022**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
Checking Account - Operating	Valley National	1.25%	n/a	\$ 862,358
		Subtotal		<u>\$ 862,358</u>
Money Market Account	Bank United	2.10%	n/a	3,288,845
		Subtotal		<u>\$ 3,288,845</u>
		Total		<u><u>\$ 4,151,203</u></u>

**NOTICE OF MEETINGS – FISCAL YEAR 2023
TAMPA PALMS OPEN SPACE AND TRANSPORTATION
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Tampa Palms Open Space and Transportation Community Development District will hold their meetings for Fiscal Year 2023 in the West Meadows Community Center, 8401 New Tampa Boulevard, Tampa, Florida, on the third Tuesday of the month at **5:30 p.m.** as indicated below:

Meetings

October 18, 2022	April 18, 2023
November 15, 2022	May 16, 2023
December 20, 2022	June 20, 2023
January 17, 2023	July 18, 2023
February 21, 2023	August 15, 2023
March 21, 2023	September 19, 2023

The Board will also hold workshops to discuss various District matters during the year. The Workshops will also be held at the West Meadows Community Center, 8401 New Tampa Boulevard, Tampa, Florida, on the first Tuesday of the month at **5:30 p.m.** as indicated below:

Workshops

October 4, 2022	April 4, 2023
November 1, 2022	May 2, 2023
December 6, 2022	June 6, 2023
January 3, 2023	July 4, 2023
February 7, 2023	August 1, 2023
March 7, 2023	September 5, 2023

Meetings and workshops may be continued to a date and time certain which will be announced at the meeting or workshop. There may be occasions when one or more Supervisors will participate via telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or via telephone communication.

Any person requiring special accommodations at the meetings and/or workshops because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least forty-eight (48) hours prior to the meetings or workshops. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Mark Vega, District Manager

**NOTICE OF MEETINGS – FISCAL YEAR 2023
TAMPA PALMS OPEN SPACE AND TRANSPORTATION
COMMUNITY DEVELOPMENT DISTRICT**

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<p>October 18, 2022 November 15, 2022 December 20, 2022 January 17, 2023 February 21, 2023 March 21, 2023</p>	<p>April 18, 2023 May 16, 2023 June 20, 2023 July 18, 2023 August 15, 2023 September 19, 2023</p>
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Mark Vega, District Manager

BURR · FORMAN LLP
results matter

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ssteady@burr.com
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Tampa, FL 33602

Office (813) 221-2626
Fax (813) 221-7335

September 12, 2022

BURR.COM

VIA EMAIL, ORIGINAL TO FOLLOW BY U.S. MAIL

Elwood J. Weppel, IV
Explosive Touch Enterprises LLC
4260 Amelia Plantation Court
Vero Beach, FL 32967

**Re: Tampa Palms Open Space and Transportation Community Development District
("TPOST")**

Dear Mr. Weppel:

I am the District Counsel for TPOST. Your company has unlawfully retained a \$4,500.00 deposit fee for a fireworks display that was to occur earlier this year. The display was cancelled because of your failure to obtain a required Fire Marshal's permit. Prior requests by TPOST to return the deposit have remained unanswered.

Please return the \$4,500.00 or TPOST will be forced to take legal action.

Sincerely,



Scott I. Steady

SIS/lat

cc: Mark Vega, District Manager (*Via Email*)