



# Tampa Palms Owners Association, Inc Annual Meeting September 17, 2024

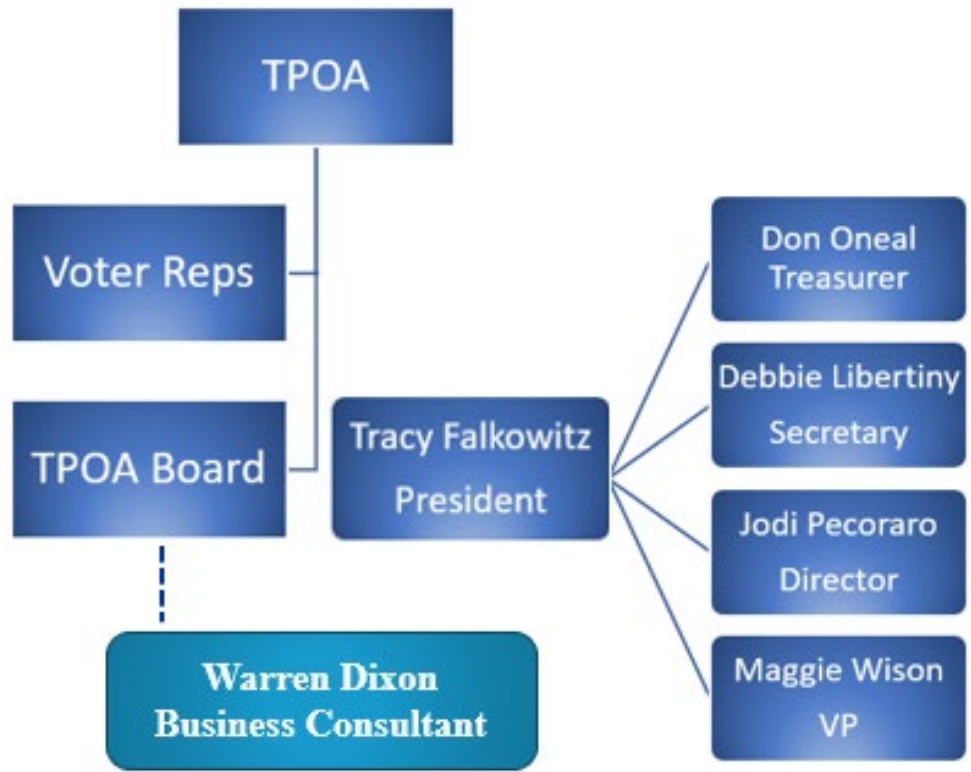
# Agenda

- Welcome & Introductions
- TPOA Report For 2024
- The Legislature & HOAs
- Next For Tampa Palms
- Financial Plan
- Elections
- Member Reports
- Adjourn



# Welcome & Introductions

## *The TPOA Organization*



### Professional Staff

**Brian Koerber, LCAM**  
Community Director

**Leslie Caruthers**  
Community Liaison

**Dasch Bergmann**  
Manager Parks & Amenities



# Getting Things Started

## *Establish Quorum & Approve Minutes*

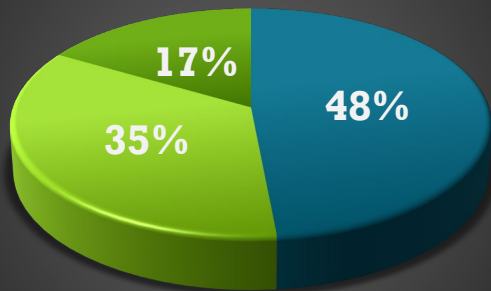


- Establish and Certify Quorum
  - 4088 Eligible Votes
  - 33% or 1363 Votes
- Approve 2023-24 Annual Meeting Minutes

# Tampa Palms 2023-24

*Sustaining Value For 43 Years*

**Owners By Property Type**

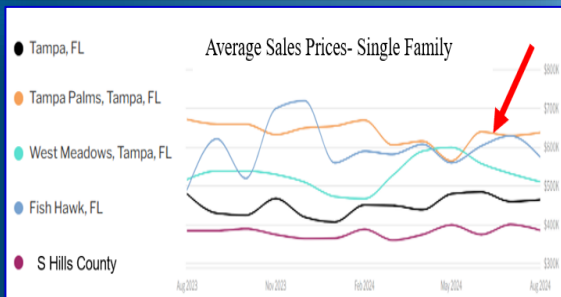


■ Owner Occupied ■ Apartments  
■ Retail/Professional

- TPOA Owners
  - 48% Residential
  - 52% Commercial
- TPOA By Property Type
  - 48% Owner Occupied
  - 35% Apartments
  - 17% Retail/Professional

# Tampa Palms 2023-24

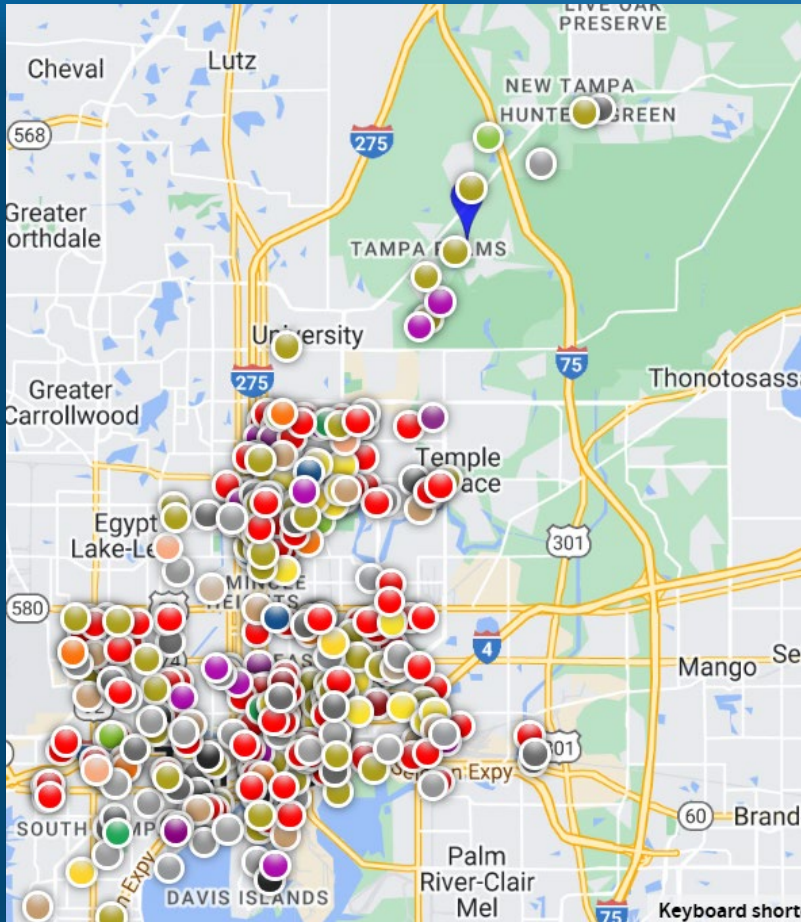
## Report To The Owners



- 2.7% Accounts Receivable
  - 79 Owners
  - \$34,283 Outstanding
  - 30% < 1 Year
  - 38% = 1 Year
- Standards' Reminders
  - 3,152 Sent in 2024
  - 86% Cleared 1<sup>st</sup> Letter
- Increasing Value
  - **XXXXX** RMC's

# Tampa Palms 2023-24

## *How Safe Is Tampa Palms*



## Compare With S Tampa

- Reports For August
  - TPD Provides Data
  - County Doesn't
- Graphic Says It All

**Tampa Palms & New Tampa  
Are Relatively Safe**

# Legislature & Florida HOAs

## *2024 Law Changes*

- The Press Has Had A Field Day
- HOAs Created To Support Value
  - Standards Based
  - Agreed-Upon Standards
- More Than 135 Law Changes
  - Transparency
  - Limiting HOA Powers
  - Required Education





# Legislature & HOAs In Florida

## *Recent Florida Law Changes*



- Transparency Focus
  - Governing Documents
  - Budgets & Financials
  - Staff (Names & Activities)
  - Vendor Names
- Defined/Limited Powers
  - Hurricane Protections
  - RMC Only Outside
  - No Contractor Approval
- Increased Insurance Req.

# Legislature & HOAs In Florida

*Some Impact On Tampa Palms*



- Passenger Trucks & Vans On Driveways
  - Commercial Markings
  - Work Materials (Pipe Racks)
- Street Parking Allowed
  - Public Roads Only
  - No Commercial Vehicles
- Backyard Storage (Not Visible)

# Next For Tampa Palms...

## *Adjusting To Environmental Realities*



- Once A Week Watering
  - Year-Long In Place
  - Unlikely To Change
- Curb Appeal = Value
  - To Owners
  - To Neighbors
- Landscape Options Needed

# Next For Tampa Palms...

## *Adjusting To Environmental Realities*

### 'Florida Friendly Yards'

Educational Series Workshop 2  
Tampa Palms

- TPOA To Offer Workshops
  - Saturday Convenient
  - Florida Friendly Options
  - Professionally Provided





# Next For Tampa Palms...

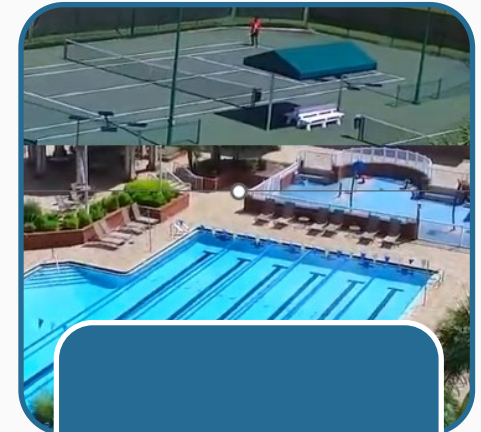
## *Community Improvements – Next Phase*



Community  
Engagement  
Meetings



Design &  
Funding  
Approvals



Phase II  
Arrives

# Financial Plan

## *Crafted To Protect the Field*



- Board Approved Budget
- Outside Impacts
  - Minimum Wage ↑
  - Insurance ↑
  - Utilities ↑
- Assessments Kept Modest
  - Residential \$322 / Home
  - Commercial Varies
- Reserves On Target
- No Special Assessments

# Financial Plan

## *The FY 2024-25 Budget at A Glance*



<u>Revenue</u>	<u>(000)</u>
Assessments	\$1,316
Interest	7
Misc. Income	<u>21</u>
Total	\$1,344 K
Expenses	
Operations	\$1,157
Reserves	<u>187</u>
Total	\$1,344 K

# Financial Plan

## *Multi-Year Reserve Profile*

	<b>Proposed 2023-2024</b>	<b>Model 2024-2025</b>	<b>Model 2025-26</b>	<b>Model 2026-27</b>	<b>Model 2027-28</b>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
<u>Cash Reserves</u>					
<b>Cash Reserves Open</b>	\$1,231,574	\$1,364,639	\$1,498,784	\$1,625,342	\$1,648,832
Programmed Expenditures	-\$500	-\$53,040	-\$43,805	-\$111,362	-\$91,249
Phase II Enhancements*					
Annual Contribution	\$133,565	\$187,185	\$170,363	\$134,852	\$115,285
<b>Reserve Balance End of Year</b>	<b>\$1,364,639</b>	<b>\$1,498,784</b>	<b>\$1,625,342</b>	<b>\$1,648,832</b>	<b>\$1,672,868</b>
<b>Minimum Required</b>	<b>\$946,226</b>	<b>\$1,048,528</b>	<b>\$1,150,830</b>	<b>\$1,253,132</b>	<b>\$1,355,433</b>
<b>Emergency Buffer</b>	<b>\$418,413</b>	<b>\$450,256</b>	<b>\$474,512</b>	<b>\$395,700</b>	<b>\$317,435</b>

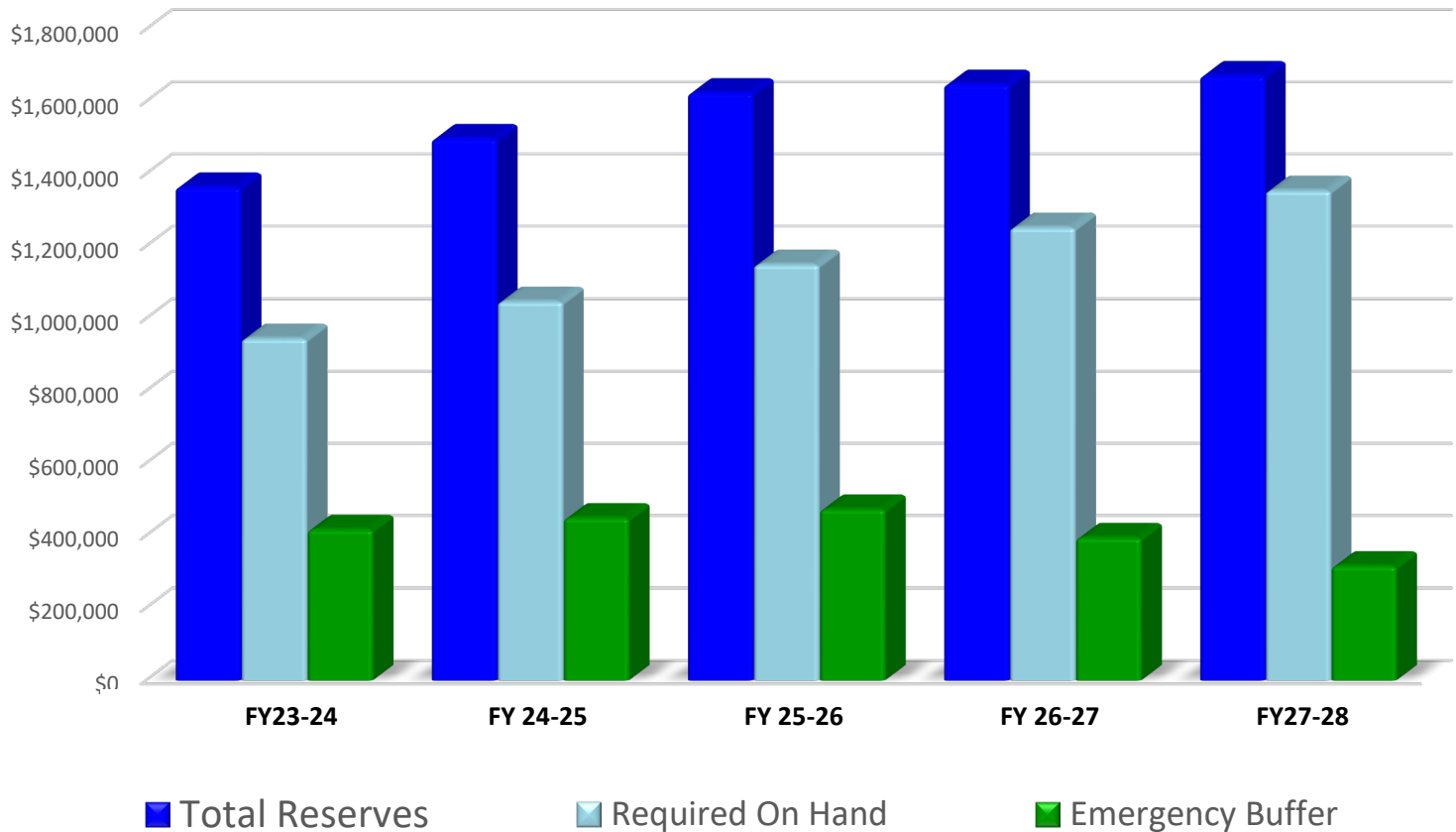




# Financial Plan

## *Five Year Reserve Profile*

### Multi-Year Reserves Modeled



# Financial Plan

## *FY 2024-25 Budget Ratification*



Per Tampa Palms Documents.....

- Board Approves Budget
- Budget Approved Aug 2024

The Board Asks for Voter Rep Ratification.

Voter Reps Can Disapprove the Presented Budget.

# TPOA Elections

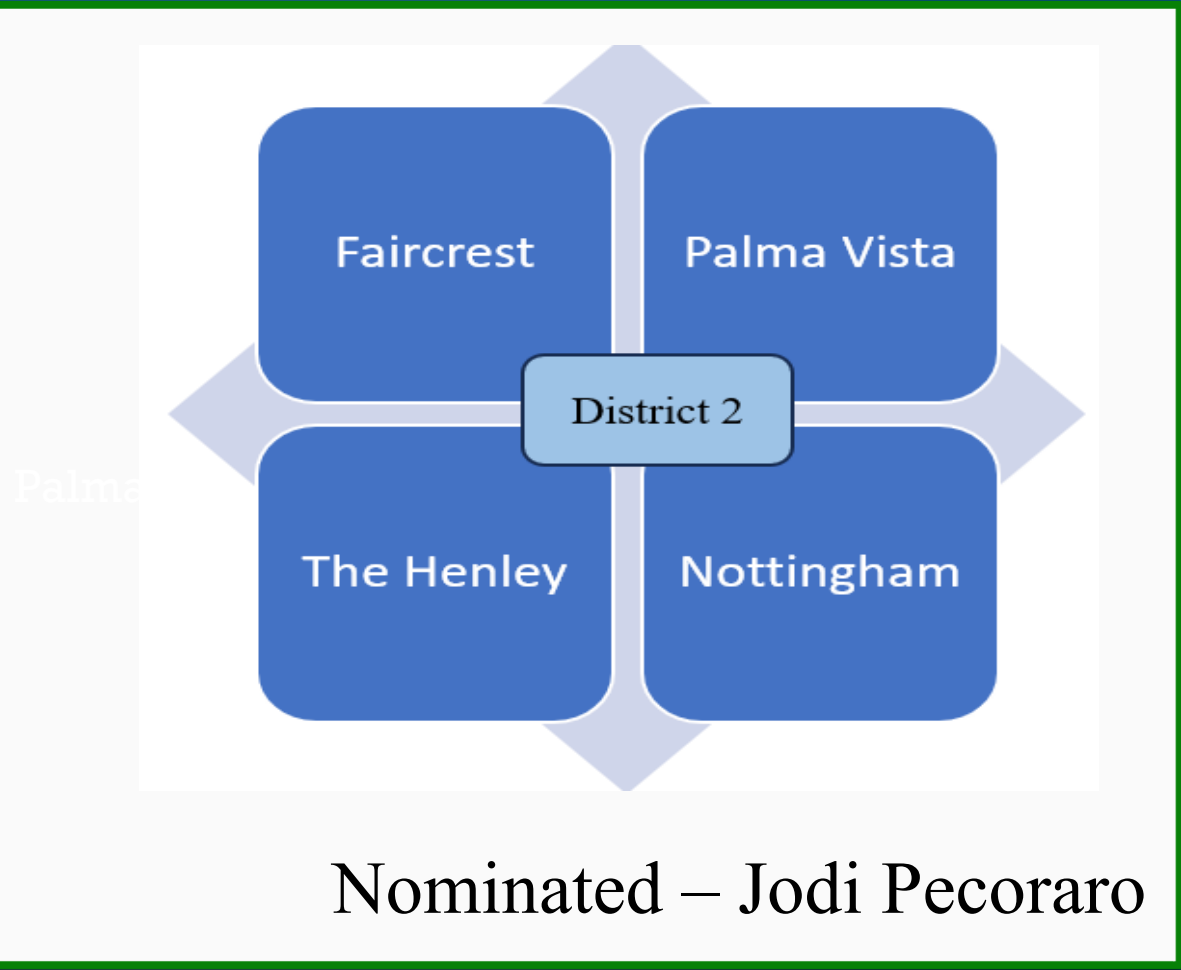
## *Election Details & Process*



- Nominating Committee Slate
  - District 2 Jodi Pecoraro
  - District 3 Maggie Wilson
- Board Members Elected By Their Districts
- Nominations Accepted
- Unless Nominations - Board Set

# TPOA Elections

## *2025 Districts*





# TPOA Elections

*2025 District 3*



Palm

Ashmont

Cambridge

Cambridge  
II

Cambridge  
III

Coventry

Canterbury

Kensington

Reserve

Sanctuary

Nominated – Maggie Wilson

# Members Report

## *Community Reports & Questions*



The TPOA Village Representatives are asked to report on, inquire about or make suggestions any matter concerning their village or Tampa Palms in general.

Audience members are similarly asked to report on or question any matter concerning their village or Tampa Palms in general.





# Adjourn