

MINUTES OF MEETING

NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT WORKSHOP MEETING MINUTES

Thursday, December 12, 2024, at 12:00 PM

1510 W. Cleveland Street, Tampa, Florida 33606

Board Members in attendance:

Ron Swichkow	Board Member
Don Bodie	Board Member
Dominic Pickering	Assistant Secretary

Also present:

Jane Gaarlandt	PFM	
Venessa Ripoll	HOA Manager	
Chris Bodie	Site Serve	
Craig Carden	Ardurra	
Kevin Mays	BTI	
Chris Tanner	Manson Bolves	
Jeremy Heckler	HOA	(via phone)
Vivek Babbar	District Counsel	
Cliffe Laborde	Public	
Brian Sosner	Public	
Various Residents		

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

Ms. Gaarlandt called the New Port - Tampa Bay Community Development District Workshop Meeting to order at 12:02 p.m. Those in attendance are outlined above.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

Discussion

**Relationship Between the CDD
and the Westshore Marina District
Master Association**

- **Maintenance
Responsibilities**

Mr. Pickering provided a review of the historical context and need for this meeting.

There was discussion surrounding the agreement between the CDD and the Master Association.

There was discussion on the power and rules governing each entity, as well as responsibilities of each.

There was lengthy discussion surrounding the ownership of the marina area pursuant to the lease. It was determined that the public may access the waters without violation as long as they do not touch infrastructure or the ground by anchoring.

There was discussion surrounding methods of rule enforcement.

It was suggested that the structures were mislabeled in the grant application.

Review of District Maps

- **Ownership**
- **Maintenance
Responsibility**

There was discussion surrounding the parking spaces and access to them according to the plats. It was determined that the parking spaces were intended for the use by residents of the towers even though it is public access land. There was discussion regarding signage and other functions to limit public access.

A document was circulated listing responsibilities of the CDD and discussion followed.

**Public Access, Areas Immediately
Adjacent to Marina Pointe**

- **Parking**
- **Walkways**
- **Sunset Park**
- **Marina**

There was discussion regarding the possibility of blocking the walkway access on the south side.

General Liability


There was discussion on removing the sea wall from the Master Association's insurance as the association is not responsible for the maintenance of it.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Gaarlandt adjourned the meeting at 1:30 p.m.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson