

**MINUTES OF MEETING**

**NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT  
WORKSHOP MEETING MINUTES**

**Wednesday, January 21, 2026, at 11:00 a.m.**

**Virtual**

Board Members in attendance:

Dominic Pickering	Vice Chairperson
Ron Swickow	Assistant Secretary
Don Bodie, Jr.	Assistant Secretary
Scott Ward Dutton	Assistant Secretary

Also present:

Jane Gaarlandt	PFM
Gazmin Kerr	PFM
Audrey Ryan	PFM (via phone)
Vivek Babbar	Straley Robin Vericker
Kevin Mays	BTI
George Telegadis	Public
Alina Gabbard	Public
Cliff Laborde	Public
J Hedeler	Public
Joseph Oliver	Public
Peter Loux	Public
John Townzen	Public
Angela Valentine	Public

**FIRST ORDER OF BUSINESS**

**Administrative Matters**

**Call to Order and Roll Call**

Ms. Kerr called the New Port - Tampa Bay Community Development District Workshop Meeting to order at 11:00 a.m. Those in attendance are outlined above.

**Public Comment Period**

There were no public comments at this time.

## SECOND ORDER OF BUSINESS

### **Discussion of Concerns Regarding 2017 Infrastructure Operating Agreement with Westshore Marina Master Association**

Mr. Babbar gave an update regarding the documents related to the Westshore Marina Master Association. He noted that all documents are public records and the link to the documents will be available on the District's website.

There was discussion regarding the CDD managing the community directly and how that is affected by Towers 2 and 3 not existing yet. The concern for the CDD is timing and the financial obligation. It was noted the Master Association has a large budget with reserves and dues have increased.

Mr. Swickow noted the Developer is now benefitting from the community and residents do not know the difference between the CDD and the Master Association. Mr. Swickow discussed Section 190 of the CDD statutes, and the turnover failing at the last Master Association meeting. There is a notice period that must be given for termination of the agreement with the Master Association.

There was lengthy discussion regarding the CDD taking over maintenance and the termination of the Master Association agreement.

It was noted the CDD Board is now under the General Election and any District resident who is registered to vote can run. There are more apartment residents than townhome residents. If terminated, the Master Association would maintain the ARB and items not related to CDD assets. It was noted there are a little above 1,000 registered voters within the District. Mr. Babbar noted that anyone who moves out of the District no longer would qualify to sit on the Board.

There were several comments regarding how terminating the Master Association agreement benefits the CDD and regarding increase in dues.

There was discussion regarding the apartment representation versus the townhome representation and assessments. It was noted if the apartments were assessed 1:1, it would be almost double their current assessment.

Mr. Babbar gave an overview of the ERU's and noted there is a 4-year statute of limitations. Any changes would require a review of the assessment methodology. There was discussion regarding the ERU's. It was noted the ERU's have gone from 1,973 to 694 on the Master Association budget, but 1,292 units benefit from the CDD.

Mr. Bodie Jr. recommended amending the Master Declaration and focusing on what the accurate divisor is for the ERU's. This should be a motion at a future meeting. Any reserve contributions from the Master Association can be moved to the CDD as part of the tax roll to help maintain the District.

There was lengthy discussion regarding the key points of amending the Master Declaration and planned units. It was noted there is a specific definition for committed parcels and developed parcels.

A homeowner noted everyone needs to be in agreement with the final decision. The only way to prevent termination is to get the Master Association Agreement to be in conformity with Section 190.

There was discussion regarding what changes need to be made within the agreement and how assessments should be equal amongst residents. Mr. Pickering noted the increase in assessments is the biggest issue with residents.

It was recommended to eliminate the Master Association's responsibility to assess dues and to make it a CDD responsibility instead. The operating agreement could then be amended as mutually agreed upon.

There was brief discussion regarding maintaining the infrastructure. It was noted that how the infrastructure is set up is not how it was originally intended.

The decisions to be made are how many units there actually are and how each should be assessed.

There was brief discussion regarding renter voting rights.

Mr. Pickering noted there are two apartment complexes in the District, both have overpaid. Any increase in their assessments could result in legalities.

It was noted the constituency, and the matrix of assessment should be the main focus at this point in time.

There was lengthy discussion regarding the assessment cost for the apartments and amending the operating agreement. It was noted with the amendments, the CDD would take over the assessments via the tax roll. This would prevent complete termination of the agreement.

It was noted the assessments need to be corrected based on the corrected ERU's. There was brief discussion regarding the formula for finding the assessments.

Mr. Swickow noted this is a cause and effect that may result in an intermediate solution. He noted that Tower 2 should be paying assessments, as it has already been committed to the City. However, BTI has to agree to a resolution.

There was brief discussion regarding the voting rights of the various parcels, such as the restaurant and the Marina.

Mr. Pickering noted the Developer will be concerned with the cost and implications.

There was lengthy discussion regarding assessing Towers 2 and 3 and the documents in place.

It was noted a decision regarding the notice of termination needs to be determined by the deadline of April 6<sup>th</sup>. Mr. Babbar noted there could be a termination date extension if needed.. There was brief discussion regarding extending the termination date to June.

Mr. Pickering noted a vote cannot be made until the February Board meeting, which allows time to create a proposal for review and to communicate with the Developer.

Mr. Babbar noted discussions can only take place at public meetings.

There was brief discussion regarding creating a proposal. An overview of the ERU's, budget, and assessment roll was given. It was noted the budget is \$500,000.00 to run the community for this fiscal year.

There was also discussion regarding the assessments, the breakdown of costs, and how that would affect voting rights.

Mr. Bodie Jr. noted if the CDD determines that there are 1300 units contributing to the operation of the CDD, that should be the same number that is contributing to the operation and maintenance of the Development.

There was continued discussion regarding the unit matrix breakdown and assessments.

Mr. Babbar noted there are two parts to the budget, one portion is for Administration and the other portion is for Operation and Maintenance. If the CDD takes over the assessments, the two fees would be combined for residents.

It was noted no decision can be made until a unit divisor is agreed upon. If the apartments were to go to full 1-1 ERU evaluation, there would be an increase of \$300,000.00 to the O&M budget.

There was brief discussion regarding the proposal. It was recommended that the proposal include changes to the operating agreement which would include agreement of oversight by the CDD, the CDD having power to fully assess, and the Master Association paying the CDD to manage

the community. It was noted that TRIAD would likely stay in place to manage the day-to-day operations, and PFM would stay in place for administrative tasks. The budget would be determined by the Master Association.

There was also brief discussion regarding the timeline and working with the Developer.

Mr. Pickering noted this would be a compromised option and would include change in documentation and change in amount requested. He can present this to the Developer, but it would be reviewed by Developer's Counsel.

There was brief discussion regarding the Marina not being included in the District. It was noted this would remove some of the Developer's contribution. It was noted the Marina is not a property owner and therefore cannot be assessed.

It was noted the two steps that need to be completed are defining the number of ERU's and creating a proposal to present to the Developer.

There was brief discussion regarding contribution from Towers 2 and 3.

It was noted another workshop should be scheduled for continued discussion and finalizing the ERU numbers and proposal, which is a better solution than terminating the agreement.

There was discussion regarding the assessments and voting representation.

It was noted the projections will be based on the 1,292 unit number, as the CDD assessments are based on this number.

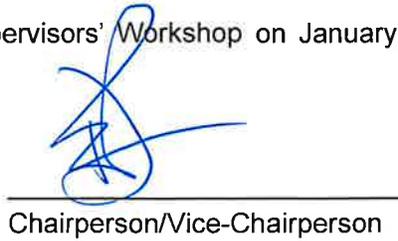
The next workshop will include discussion of verification of the ERU unit number, how much each unit will be worth, the impact on the Developer and apartments, and the proposal. There was brief discussion regarding the date of the next workshop. It was agreed to hold the workshop on February 12, 2026, at 1:00 p.m.

### **THIRD ORDER OF BUSINESS**

### **Adjournment**

The New Port Tampa Bay CDD Board of Supervisors' Workshop on January 21, 2026, was adjourned at 12:48 p.m.

  
Secretary/Assistant Secretary

  
Chairperson/Vice-Chairperson