

**MINUTES OF MEETING**

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

**Friday, February 12, 2026, at 1:00 p.m.  
5120 Marina Way, Tampa, Florida, 33611**

Board Members in attendance:

Dominique Pickering	Vice Chairperson
Ron Swichkow	Assistant Secretary
Don Bodie, Jr.	Assistant Secretary

Also present:

Jane Gaarlandt	PFM	(via phone)
Gazmin Kerr	PFM	
Vivek Babbar	Straley Robin Vericker	
Kevin Mays	BTI	
Jeff Robbins	Public	
Peter Loux	Public	
Andre Blanc	Public	
George Telegadis	Public	
Elizabeth B.	Public	
Judith Blanton	Public	
Rainer Mahindra	Public	
Donald Temple	Public	
Silmias	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 1:00 p.m. Those in attendance are outlined above.

**Public Comment Period**

There were no public comments at this time.

## **SECOND ORDER OF BUSINESS**

### **Discussion to reach an Agreement on how many ERU's are in the District Moving Forward**

The Board reviewed the spreadsheet related to the calculation of the ERU's. This included comparison to the ERU's from 2023 and 2024 from the Master Association budget. It was noted the actual ERU calculated number is 1,354.45.

Mr. Bodie, Jr. gave an overview of the calculations and units that would contribute to the Master Association budget. It was noted a proposal needs to be presented that would spread the cost over the entire development, including Tower 2 at 100% assessed value.

There was lengthy discussion regarding the ERU breakdown. This included discussion on how the County breaks down the assessment numbers. It was noted there are four parcels that are not yet built. Based on the discussion, the Board agreed that there are 1,309 ERU's.

### **What Percentage of an Assessment should be Applied to Each Property Type (ERU)**

There was discussion regarding what percentage of assessment should be applied to each property type.

Mr. Babbar gave a clarification of the CDD versus the Master Association ERU's.

Mr. Pickering gave an overview of the current percentages related to the assessments.

There was lengthy discussion regarding increase and decrease in assessments and the reasoning for those changes. This included discussion surrounding the original methodology used and the possibility of terminating the Master Association. It was noted the taxation needs to follow Chapter 190 of the Florida Statutes.

Mr. Pickering noted a square foot is approximately 1,100, and the methodology states that 2,200 square feet equals 1 unit.

The Board reviewed the percentage of assessments to be applied. There was discussion regarding the assessments for the Towers. It was noted this breakdown is for the District moving forward.

Mr. Bodie, Jr., gave an overview of the percentages on the spreadsheet.

It was noted the restaurant pad does not pay anything toward Master Association assessments but does pay towards the CDD assessments.

Mr. Swickow gave an overview of his proposed percentages. He noted it is important that the CDD has oversight. Mr. Babbar noted this would be an amendment to the 2017 Infrastructure Operating Agreement with Westshore Marina Master Association.

**Create a Proposal to Present to the  
Developer Prior to the next CDD  
Meeting**

Mr. Pickering recommended creating a proposal with the percentages for the assessments included. It was noted one proposal includes the Developer contributing \$130,000 towards the annual budget for Towers 2 and 3.

There was brief discussion regarding the proposal. It was recommended to leave the percentages as is and make a proposed singular Developer contribution.

Mr. Babbar noted a Developer contribution can be proposed via an agreement. However, if the assessments are changed, a methodology consultant will need to create a report and recommendation.

There was discussion regarding the options and being compliant with Chapter 190. This included discussion regarding the timeline of reassessing the methodology.

Mr. Babbar noted the original 2017 Infrastructure Operating Agreement with Westshore Marina Master Association is not a delegation of CDD authority or CDD taxation. It is an agreement that the Master Association maintains District property at their own expense. Mr. Babbar gave an overview of the process and noted a decision needs to be made prior to the April Board meeting.

There was discussion regarding the budget and timeline. It was noted the CDD does have a contractual obligation to have a reserve fund within the budget.

There was also brief discussion regarding what percentages the Developer will agree to. Mr. Pickering noted one proposal is based on the percentages and amounts, and one proposal based on oversight.

Mr. Bodie, Jr., noted the ERU calculation needs to be redone based on the 1,390 ERU's and leaving the apartments out.

There was lengthy discussion regarding the recalculation and owing past assessments. Mr. Pickering recommended that the new contributions should be tied to construction dates. It was

recommended that the proposal note that the CDD should take back the budgeting and assessing capabilities.

There was brief discussion regarding the formulation of the Board.

It was noted this decision needs to be based on the long-term impact.

Mr. Bodie, Jr., gave an overview of the calculation of ERU's in the Master Declaration. There was brief discussion regarding creating the proposal. It was noted it cannot be created solely by two CDD members. The Master Association Finance Committee can make a recommendation to the CDD Board.

Mr. Swichkow recommended having a motion to terminate the agreement with the Master Association subject to finalizing a compromise regarding assessments and allowance of withdrawal of termination at any time.

There was brief discussion regarding the termination of the agreement. It was noted this has to be disclosed to potential buyers.

Mr. Pickering noted the agreement between the Master Association and CDD has a 270-day notice requirement. The parties can agree to change it to a 6-month notice requirement with drafted notice by District Counsel.

There was brief discussion regarding holding a workshop versus a CDD meeting and the agreement.

Mr. Babbar will send information regarding historical CDD oversight to the Board for review.

Mr. Pickering noted the proposal should include the updated percentages, timing, and specifics for oversight.

There was discussion regarding holding another workshop and notice requirements. Mr. Babbar recommended holding a continuation of this workshop. It was noted the HOA has more flexibility than the CDD.

It was recommended that the Developer contribution be referenced as an impact fee. There was brief discussion regarding this fee.

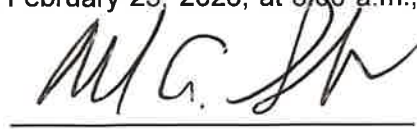
The continued workshop will be to finalize the proposal. Mr. Babbar will draft the agreement amendment and oversight options. There was brief discussion regarding the Continued Workshop agenda.

**THIRD ORDER OF BUSINESS**

**Continuance**

The Board agreed to continue the workshop to February 23, 2026, at 8:00 a.m., at the current location.

  
Secretary/Assistant Secretary

  
Chairperson/Vice-Chairperson