

MINUTES OF MEETING

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

Monday, March 2, 2026, at 11:00 a.m.

Board Members in attendance:

Scott Dutton	Assistant Secretary
Ron Swickow	Assistant Secretary
Don Bodie, Jr.	Assistant Secretary

Also present:

Jane Gaarlandt	PFM	(via phone)
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Various Audience members via phone		

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

Ms. Kerr called the New Port - Tampa Bay Community Development District Continued Workshop Meeting to order at 11:03 a.m. Those in attendance are outlined above.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

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

Mr. Bodie, Jr. gave an overview of the points within the agreement that were sent to Mr. Mays. Mr. Mays will follow up this week once all points have been agreed upon and their Counsel has reviewed the necessary documents.

Mr. Swickow noted the Developer has refused to sign the amendment regarding the timeline. The current deadline is April 4, 2026.

The Board requested a Special Board of Supervisors Meeting to vote upon termination of the Infrastructure Operating Agreement with Westshore Marina Master Association
There was discussion regarding the timeline and agreement termination.

The Board reviewed the proposed changes within the operating agreement and assessments. It was noted that District Counsel and Developer's Counsel will have to work together to review and finalize all documents.

There was lengthy discussion regarding the Master Association being subject to Section 720 of Florida Statutes.

Mr. Swickow has contacted the recommended methodology consultants in preparation for the CDD to collect assessments.

It was noted that both the Master Declaration, and the Infrastructure Operating Agreement need to be amended.

Ms. Gaarlandt noted the budget meeting is currently scheduled for April but can be moved to May if needed based on inclusion of the assessments.

There was brief discussion regarding the title owners for the various entities and possible litigation.

There was lengthy discussion regarding the termination of the Infrastructure Operating Agreement with Westshore Marina Master Association and turnover of the infrastructure to the CDD. It was noted BTI, under the amended agreement, would make a one time payment to the CDD reserves as they have not made assessment payments in the past.

Mr. Mays will follow up with Mr. Bodie, Jr. This information will be sent to District Management and District Counsel. It was noted that motions cannot be made at workshop meetings.

There was brief discussion regarding the schedule to hold a continued workshop.

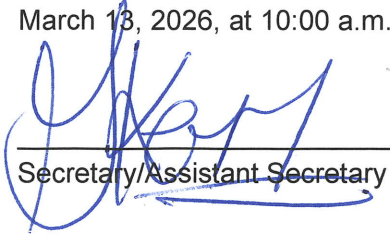
Ms. Gaarlandt will follow up with District Counsel regarding circulating the Developer's response.

The Board requested to schedule a Special Board of Supervisors Meeting. This will include voting upon the termination of the operating agreement and discussion of the timeline and process of the CDD taking over assessment collection.

THIRD ORDER OF BUSINESS

Continuance

The Board continued the March 2, 2026 Continued BOS Workshop Meeting, at 11:44 a.m., to March 13, 2026, at 10:00 a.m. at the current location.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson