

MINUTES OF MEETING

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

Friday, March 13, 2026, at 11:00 a.m.

Board Members in attendance:

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

Also present:

| | | |
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| Jane Gaarlandt | 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

The New Port - Tampa Bay Community Development District Continued Workshop Meeting was called 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

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

Mr. Bodie, Jr., gave an overview of the response he received from the Master Association's Counsel. The response noted that changes cannot be made to the Master Declaration at this time. The Master Association did agree that a request can be made that Towers 2 and 3 voluntarily contribute to the quarterly dues, until they are resident occupied. At that time, the residents would

pay the normally required assessments. These items are all contingent on the CDD not taking over the Operation Assessments.

There was discussion regarding the response and termination of the agreement. Mr. Pickering gave an overview of the Master Association Counsel's response. It was noted it is a 50-year operating agreement and will be challenged if termination is pursued.

It was noted the CDD does not have the budget for litigation and Mr. Babbar would not be able to represent the CDD, as he wrote the agreement.

There was continued discussion regarding the termination of the agreement and assessing correctly. It was noted that the Master Association needs to be in compliance with Section 190.

There was lengthy discussion regarding Developer control. Mr. Pickering noted the Developer does not want to not give up control during the period of the build.

There was brief discussion regarding date deadlines.

Mr. Bodie, Jr., noted there are legal fees that need to be covered by the District and funding needs to be determined.

A resident commented regarding the date of inception of the Master HOA. It was noted that it was established in 2017 with the original documents.

There was brief discussion regarding the liabilities of the CDD. Mr. Bodie, Jr., recommended that the next step should be to contact District Counsel.

There was discussion regarding Mr. Pickering's role on the various boards.

There was brief discussion regarding the dues and the operating agreement. It was noted there should be an amount recommended within the document and a trigger date for the turnover.

Mr. Bodie, Jr., gave an overview of the ERU's.

Mr. Swickow recommended that Mr. Mays attend a meeting for discussion, but agreed with termination.

There was lengthy discussion regarding litigation versus signing the agreement based on the terms and the amount needing to be decided upon.

Mr. Bodie, Jr., reviewed the assessment/ERU calculation. It was noted this would be a determining factor in the contributions for Tower 2 and Tower 3.

There was lengthy discussion regarding the calculations and the Master Declaration document. Mr. Bodie, Jr., recommended having an amendment in the agreement to exempt the Marina. Mr. Pickering noted that changing the document is a risk and the Developer would like to contribute the calculated amount instead. It was recommended to write a new Master Declaration. It was noted that any changes within the Operating Agreement or Master Declaration must be mutually agreed upon.

There was discussion regarding the CDD previously abdicating its' responsibility to the Master Association. It was noted the CDD should be allowed to have oversight.

Mr. Swickow volunteered to meet with Mr. Mays, prior to the next meeting, to come up with a dollar amount, methodology, and discuss the possibility of adding CDD oversight. It was noted the amount is around \$150,000.00.

There was brief discussion regarding the amount needing to be contributed and the timeline for commencement.

There was also discussion regarding the exemption of the marina, other entity payments, and amending the agreement.

Mr. Pickering recommended agreeing on the amount and putting any other requests in the return response.

Mr. Bodie, Jr., reviewed the updated requests. This included the contribution amount, the need to memorialize the ERU's at 1309, amending to exempt the Marina, and CDD oversight. It was noted the word "voluntary" should also be removed, as the amount will remain the same moving forward until turnover.

There was brief discussion regarding the landscaping needing to be completed and dues. It was noted BTI paid for the original installed landscaping.

There was continued discussion on the updated requests within the document and the process for submitting the response.

The Board reviewed and finalized the requests.

There was brief discussion regarding the structure of the CDD.

There was continued discussion regarding the wording of the finalized requests, including the Marina entity responsibility and seawall.

Mr. Bodie reviewed the final worded requests.

There was brief discussion regarding the engineer inspection reports. It was noted the CDD is not receiving the reports.

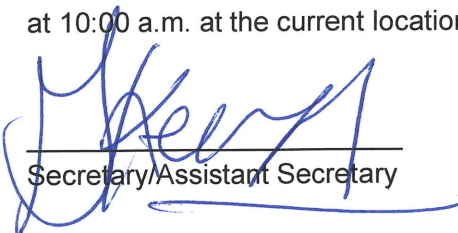
There was also brief discussion regarding the next steps in the process and the impact of the final ERU contribution amounts. It was noted the contribution would be put in the reserves.

THIRD ORDER OF BUSINESS

Continuance

There was brief discussion regarding scheduling a continued workshop.

The Board continued the March 13, 2026, Continued BOS Workshop Meeting, to March 20, 2026, at 10:00 a.m. at the current location.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson