

MINUTES OF MEETING

NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT CONTINUED BOARD OF SUPERVISORS' MEETING MINUTES

Thursday, April 2, 2026, at 1:00 p.m.

5120 Marina Way, Tampa, Florida, 33611

Board Members in attendance:

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

Also present:

Jane Gaarlandt	PFM
Gazmin Kerr	PFM (via phone)
Audrey Ryan	PFM (via phone)
Amy Champagne	PFM (via phone)
John McKay	J.K. McKay, LLC
Vivek Babbar	Straley Robin Vericker
Sherry Blanc	Public
Alina Gabbard	Public
Betsey E.	Public
Debbie Ferri	Public
John Jones	Public
George Telegadis	Public
Andre Blanc	Public

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

Ms. Gaarlandt called the New Port - Tampa Bay Community Development District Board of Supervisors continued 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

General Business Matters

Reconsideration/Termination of the 2017 Infrastructure Operating Agreement with Westshore Marina Master Association

Mr. Babbar gave an update regarding the termination notice. It was noted a response has not been received by the April 2, 2026, deadline set at the March 26th meeting as part of passed termination resolution, but the Developer has stated they still want to come to a mutual agreement.

Mr. Pickering gave an update regarding the Developer's response and noted it has to be endorsed by the investors, which should take place within the upcoming week.

There was discussion regarding the timeline and the timing of the methodology consultant. It was noted the District would have to pay for the methodology consultant. It will take the consultant about a month to complete a report.

Mr. Babbar gave an overview of the assessment process. The budget can always be lowered, but it cannot be increased.

There was discussion regarding the financials related to the projected budget. It was noted the District can make a public records request of the Master Association regarding their financials.

Mr. Swickow recommended engaging the Methodology Consultant at the April 16, 2026, Board meeting. It was noted this is the latest date the District can wait.

There was continued discussion regarding the budget and reserves.

There was brief discussion regarding legal fees and filing a claim. District Management will follow up with the insurance provider regarding legal coverage. It was noted litigation may cost everyone additional CDD fees and HOA fees.

A resident commented regarding the April 16th deadline.

It was noted a written proposal will be received no later than next week from the Developer.

A resident commented regarding the insurance coverage. It was noted the policy will be provided to the Board members.

There was lengthy discussion regarding the Developer's responses throughout the process and the forthcoming proposal.

Mr. Bodie, Jr., reviewed the historical background related to the termination of the operating agreement. He noted his responsibility is to the residents of the District. Any factual documents that were received have been passed along to the CDD.

There was lengthy discussion regarding the documents that were presented and who was notified of those documents.

Mr. Babbar noted that Chapter 190 does not state that CDD Supervisors have any fiduciary responsibility, but they do have a responsibility to act in the best interest of the District.

Consideration of Methodology Consultant Proposal for the 2027 Assessments

Mr. Babbar noted the Methodology Consultant will confirm what the District needs to proceed with assessments.

This item was deferred.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer –

- **Bridge St. Professional Traffic Engineering Services Proposal**

This item was deferred.

District Management – Ms. Gaarlandt noted the next meeting is scheduled for April 16, 2026.

Site Manager/Westshore Marina District Master Association Manager – Not present.

Supervisor Requests and Audience Comments

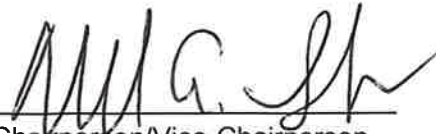
There were no further Supervisor requests or audience comments at this time.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Swichkow, seconded by Mr. Bodie, Jr., with all in favor, the Board adjourned the April 2nd, 2026, New Port Tampa Bay Board of Supervisors' Continued Meeting at 1:48 p.m.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson