MINUTES OF MEETING

NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES
Tuesday, April 28, 2026, at 3:00 p.m.
5120 Marina Way, Tampa, Florida, 33611

Board Members in attendance:

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

Also present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Vivek Babbar	Straley Robin Vericker	(via phone @ 3:55 p.m.)
Craig Carden	Ardurra	
Sherry Blanc	Public	
Betsey E.	Public	
Georgette Legends	Public	
Andre Blanc	Public	
Alina Gabbard	Public	
Janice Champion	Public	
Jeffrey Roberts	Public	(via phone)
Thomas Wiggins	Public	(via phone)
John Mckay	J.H. McKay, LLC	

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 Meeting to order at 3:00 p.m. Those in attendance are outlined above.

Public Comment Period

Ms. Gaarlandt reviewed the public comment period process.

There were no public comments at this time.

Consideration of the Minutes of the:

a) **February 12, 2026, Board of Supervisors Workshop Meeting**
b) **February 19, 2026, Board of Supervisors Meeting**
c) **February 23, 2026, Board of Supervisors Continued Workshop Meeting**

The Board reviewed the minutes.

On MOTION by Mr. Swichkow, seconded by Mr. Bodie, Jr., with all in favor, the Board approved the Minutes of the February 12, 2026, Board of Supervisors Workshop Meeting, the Minutes of the February 19, 2026, Board of Supervisors Meeting, and the February 23, 2026, Board of Supervisors Continued Workshop Meeting.

Consideration of Resolution 2026-03, General Election

Ms. Gaarlandt noted that Seat 4 currently held by Noah Breakstone and Seat 5 currently held by Dominic Pickering will be on the ballot at the General Election in November. This will be noticed and posted on the District's website. It was noted that the qualifying period is June 8th – June 12th.

On MOTION by Mr. Swichkow, seconded by Mr. Dutton, with all in favor, the Board approved Resolution 2026-03, General Election.

SECOND ORDER OF BUSINESS **General Business Matters**

Consideration of Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date

a) **Fiscal Year 2027 Proposed Budget**
b) **Fiscal Year 2027 Proposed Budget**

The Board reviewed the proposed budget options.

Ms. Gaarlandt reviewed the changes within the budget.

Mr. Swichkow requested the reserve line item be changed to contingency.

There was brief discussion regarding the overall ERU amount. It was noted the budget needs to reflect 1,311 ERU's. Ms. Gaarlandt noted the current reflected ERU's are based on the current methodology, but she can follow up with the methodology consultant to go about referencing the change.

Mr. Swichkow requested a meeting with Ms. Champagne to review a few items.

It was noted there were no changes to the Debt Service budget.

There was brief discussion regarding the Master Association budget. The detailed Master Association's budget can be sent out for review and comparison. Mr. Swichkow said the master association 2027 budget would be needed by the CDD in time to include in the combined 26-27 budget of the CDD considering termination of infrastructure agreement is still in effect.

It was noted the District Management fees would increase based on the proposed changes to operations and assessments.

This item was deferred.

Consideration of Response from the Master Association Relative to the Termination of the 2017 Infrastructure Operating Agreement with Westshore Marina Master Association

Mr. Swichkow gave an overview of the previous meeting discussions regarding this item and the counteroffer that was received. He recommended moving forward with termination.

Mr. Dutton noted he did not agree with the counteroffer but would have liked to move forward with another counter proposal in order to find a compromise.

Mr. Pickering gave an overview of the Master Association's viewpoint and potential compromise.

There was lengthy discussion regarding the counteroffer, final termination, and timeline. It was noted the termination would be effective starting January 1, 2027.

Mr. Swichkow gave an overview of the assessment process under the CDD. It was noted the operations of the District would stay the same and the CDD Board would be in charge of the maintenance budget.

There was discussion regarding the Master Declaration and addendums thus far.

There was also discussion regarding the methodology and inconsistencies with the ERU's.

Mr. Bodie, Jr., gave an overview of the ERU's and methodology in the original document. He recommended reviewing the documents to come to a compromise.

It was noted Mr. Babbar has written a timeline.

Mr. Swichkow noted the Master Association refuses to alter the assessment formula, which does not address the ERU's.

There was lengthy discussion regarding compromise and the timeline of termination. Mr. Babbar noted the Board can designate one Board liaison to have negotiation power and proceed with a continued meeting.

It was noted there have been workshops for three months regarding the issue. One of the goals is that the Master Association be in compliance with Chapter 190.

There was discussion regarding which entity would maintain control and the adjustment to the ERU's.

There was also brief discussion regarding the infrastructure for Tower 2 and Tower 3 and the potential assessments for the Towers. Mr. Babbar noted the Engineer's Report for the bond issuance does mention a guardhouse that still needs completion.

Mr. Babbar noted the Board appointed liaison can meet with the Master Association representative to proceed with negotiations. The negotiation information can be sent to District Counsel and District Management in order to send to the Board with final decisions being made at a continued meeting. The Board can recommend the parameters of the discussion between the Board liaison and the Master Association.

Mr. Dutton recommended having a weekly continued meeting.

There was brief discussion regarding having Counsel representation at the negotiation discussions. Mr. Babbar noted he would be willing to participate.

> On MOTION by Mr. Swichkow, seconded by Mr. Dutton, with all in favor, the Board authorized Mr. Swichkow to continue discussion with the Developer regarding the Infrastructure Operating Agreement with the Westshore Marina Master Association.

It was noted the Master Association is willing to negotiate.

Consideration of Methodology Consultant Proposal for the 2027 Assessments

It was noted the decision to move forward with a methodology consultant needs to be made at this meeting in order for maintenance assessments to be put in place for Fiscal Year 2027.

There was discussion regarding the methodology consultant proposal. The cost for the proposal is $10,000.00.

Mr. Babbar noted the Board can work on a compromise but also approve the proposal in order to have both options available.

Mr. Bodie, Jr., noted this is an independent arbitrator and will be a valuable tool for the District.

Ms. Gaarlandt noted the preliminary budget has to be approved by June 15, 2026.

> On MOTION by Mr. Swichkow, seconded by Mr. Dutton, with Mr. Pickering opposed, and all others in favor, the Board approved the Methodology Consultant Proposal for the 2027 Assessments.

Consideration of Additional Services Addendum #02

Mr. Carden gave an overview and noted this is for District Engineering services. The addendum is for a not-to-exceed amount of $10,000.00.

Ms. Gaarlandt noted the next five-year stormwater reserve study is due June 2027. That may be an additional cost.

There was brief discussion regarding the preliminary budget. Ms. Gaarlandt noted the budget can always be lowered, but it cannot be increased once a preliminary budget is approved.

The Board reviewed the traffic study and potential cost.

Mr. Carden reviewed the scope of work within the traffic study, benefits of the study, and noted the results can be presented to the City to negotiate improvements. Mr. Carden noted this is the only way to gather the correct data to present. The initial cost of the traffic study is $15,000.00.

There was lengthy discussion regarding the outcome of the traffic study and the responsibility of the study. It was noted that Ardurra would take the results to present to the City.

The traffic study is the first phase in achieving the desired outcome. It was noted the traffic study should project the traffic when the community is at full capacity.

There was discussion regarding the improvements completed thus far and the traffic issues.

There was also brief discussion regarding the City taking back the responsibility for maintaining the streets.

On MOTION by Mr. Bodie, Jr., seconded by Mr. Dutton with all in favor, the Board approved the Bridge Street Professional Traffic Engineering Services Proposal in the amount of $15,000.00.

The vendor noted the data collection will take place within a week or two and the findings will be reported within a month.

On MOTION by Mr. Bodie, Jr., seconded by Mr. Swichkow, with all in favor, the Board approved the Additional Services Addendum #02.

Ratification of Payment Authorizations Nos. 231 – 236

Ms. Gaarlandt noted these were standard District expenses. These were previously approved and solely for ratification.

The Board reviewed the payment authorizations.

On MOTION by Mr. Bodie, Jr., seconded by Mr. Dutton, with all in favor, the Board ratified Payment Authorizations Nos. 231-236.

Review of District Financial Position

The Board reviewed the District Financial position through March 2026.

No action was required.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No report.

District Engineer –

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

There were no further updates at this time.

District Management – Ms. Gaarlandt noted the next meeting is scheduled for June 18, 2026.

There was brief discussion regarding scheduling a continued meeting.

Site Manager/Westshore Marina District Master Association Manager –

- **Maintenance Updates**

There were no updates at this time as Chris Bodie was not present.

Supervisor Requests and Audience Comments

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

FOURTH ORDER OF BUSINESS **Continuance**

On MOTION by Mr. Bodie, Jr., seconded by Mr. Swichkow, with all in favor, the Board continued the April 28, 2026, New Port Tampa Bay Board of Supervisors' Meeting to May 7, 2026, at 11:00 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson