MINUTES OF MEETING

NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES
Thursday, August 20, 2026, at 11:00 a.m.
5120 Marina Way, Tampa, FL 33611

Board Members in attendance:

Ron Swichkow	Vice Chairperson
Don Bodie Jr.	Assistant Secretary
Scott Dutton	Assistant Secretary
Tim Cox	Assistant Secretary

Also present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	
Audrey Ryan	PFM	
Mark Straley	Straley Robin Vericker	
Joseph Kim	Straley Robin Vericker	
Craig Carden	Ardurra	
Annami Lenne	Marina Pointe	(via phone)
Kevin Mays	BTI	
Mark Wiggins	Public	(via phone)
Bryan Sofner	Public	(via phone)
Andre Blanc	Public	
Sara Hewitt	Public	
Alina Gabbard	Public	
Sherry Blanc	Pulic	
George Telegadis	Public	
Peter Loux	Publict	
Nicole Morgan	Public	
David Morgan	Public	
Joeseph Oliver	Public	
Judith Blanton	Public	
Beth Higgins	Public	
John Joiue	Public	
Cliff Labarde	Public	
Janice Champion	Public	
Betsy Esquire	Pblic	
Debbie Bodie	Public	
Sanjay Sappe	Public	

W. Dale Gabbard	Public
Audrey Gabbard	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 Meeting to order at 11:00 a.m. Those in attendance are outlined above.

Public Comment Period

Ms. Blanc commented that Marina Port East has been paying for utilities for the past two years and would like to know when the meters will be corrected.

Mr. Dutton provided an overview.

A resident commented on the deed transfer and asked if the grantee accepted the transfer.

Mr. Mays gave an overview on the tri-party agreement. He explained that the agreement was in place for years and included the transfer of the property to the District, but the transfer was not in effect until June 10, 2026.

Mr. Blanc asked what liability is placed on the District due to the delay of the deed transfer.

Mr. Straley stated that the District should contact insurance to insure the deeded property is now covered under the Districts insurance.

Mr. Cox noted the significant number of repairs completed on the property while it was still owned by the Developer but should have been transferred to the District.

Mr. Bodie Jr. discussed the Maintenance agreement that is in place. He encouraged the Board members to review that agreement.

Mr. Cox asked about the developer plan to continue building on the marina.

There was discussion regarding the dock and parking spaces.

Mr. Labarde commented on the deed transfer and the associated costs.

Mr. Swichkow comment regarding the parking spaces now being a part of District property after the transfer.

There was a lengthy discussion regarding the public access to those spaces.
Mr. Swichkow asked that District counsel to provide clarity on ownership.

Ms. Blanc commented on the guard house that has not been built as of yet.
There were no further public comments.

Ms. Gaarlandt noted that two letters of resignation were received, Noah Breakstone, Seat 4 and Dominic Pickering, Seat 5. She stated that both seats were up for general election.

On MOTION by Mr. Bodie Jr., seconded by Mr. Dutton, with all in favor, the Board accepted the letters of resignation from Noah Breakstone, Seat 4 and Dominic Pickering, Seat 5.

Ms. Gaarlandt requested nominations for seat 4 and seat 5.

On MOTION by Mr. Swichkow, seconded by Mr. Dutton with all in favor, the Board nominated Tim Cox for Seat 4 and Jay Plamann for Seat 5.

Mr. Gaarlandt swore in Tim Cox, Seat 4. Mr. Plamann was not present.

Consideration of the Minutes of the:

- **March 26, 2026, Special Board of Supervisors Meeting**
- **April 2, 2026, Continued Board of Supervisors Meeting**
- **April 28, 2026, Board of Supervisors Meeting**
- **June 4, 2026, Board of Supervisors Meeting**

Ms. Gaarlandt noted the minutes were sent to the Board in advance for review. Mr. Swichkow's comments were incorporated.

Mr. Dutton noted a typo on the March 26, 2026, minutes that needs correction.

On MOTION by Mr. Swichkow, seconded by Mr. Bodie Jr., with all in favor, the Board approved the Minutes of the March 26, 2026, Special Board of Supervisors Meeting, the Minutes of the April 2, 2026, Continues Board of Supervisors Meeting, the Minutes of the April 28, 2026, Board of Supervisors Meeting and the Minutes of the June 4, 2026, Board of Supervisors Meeting with the noted revision.

Consideration of Resolution 2026-05, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027

Ms. Gaarlandt reviewed the meeting schedule with the Board and suggested noticing monthly meetings and If there is no need to meet meetings can be cancelled.

On MOTION by Mr. Bodie Jr., seconded by Mr. Swichkow, with all in favor, the Board approved Resolution 2026-05, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027, meeting on the third Thursday of every month at 11:00 a.m. at 5120 Marina Way, Tampa, FL 33611.

A resident asked if the meetings were public and how they could find out when the meetings were being held.

Consideration of Resolution 2026-06, Performance Measures, Standards and Annual Reporting

Ms. Gaarlandt noted this is a statutory requirement and no changes have been made to the current goals in place.

On MOTION by Mr. Swichkow, seconded by Mr. Cox, with all in favor, the Board approved Resolution 2026-06, Performance Measures, Standards and Annual Reporting and authorized the chair to execute the Fiscal Year 2026 Report.

SECOND ORDER OF BUSINESS

General Business Matters

Public Hearing on the Adoption of the District's Annual Budget and Levy of O&M Assessments

- **Public Comments and Testimony**
- **Board Comments**
  A. Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Budget and Appropriating Funds
  B. Consideration of O&M Assessments Methodology
  C. Consideration of Resolution 2026-08, Levying O&M Assessments and Certifying an Assessment Roll

Ms. Gaarlandt called for a motion to open the public hearing. She noted this hearing was noticed per statutory requirements.

On MOTION by Mr. Bodie Jr., seconded by Mr. Cox, with all in favor, the Board opened the Public Hearing.

Mr. Gaarlandt noted two letters of objection were received from Marina Pointe Central Developer LLC and Marina Pointe West Developer LLC and were circulated to the board prior to today's hearing.

A resident inquired about Holiday decorations.

Mr. Cox noted that the District has available funds in the budget and proposals are being received.

A resident commented on the Landscaping expenses and wanted to know how the numbers were determined.

Mr. Cox gave an update on the projected projects and additional improvements needed if the budget allows.

Ms. Blanc mentioned a broken light that needs replaced and asked if the Budget accounts for that expense.

A resident commented on the palm trees replacement.

Mr. Bodie Jr. noted that there are 74 trees that need to be removed and replaced.

A resident commented on the funding issues from the apartments and wanted to know when it would be resolved.

Mr. Cox noted there was a meeting with the developer to discuss the funding.

A resident commented on the for-sale sign on Bridge Street and noted it was blocking the retail space signage.

A resident noted the signage on the fencing is falling off.

A resident questioned if road maintenance was City or District responsibility.

The Board confirmed that road maintenance is the District's responsibility.

There was a lengthy discussion regarding the Tri- party agreement with the Master Association.

On MOTION by Mr. Swichkow, Mr. Bodie Jr., seconded by Mr. Bodie Jr., with all in favor, the Board closed the public hearing.

A board member questioned if there was a need for an updated reserve study.

On MOTION by Mr. Bodie Jr., seconded by Mr. Cox, with all in favor, the Board approved Resolution 2026-07, Adopting the Fiscal Year 2027 Budget and Appropriating Funds.

Mr. McKay noted that the methodology report was presented in detail at the June 2026 Board meeting. The only changes made were to Field Services from $600,000.00 to $700,000.00.

There were no public comments.

On MOTION by Mr. Swichkow, seconded by Mr. Dutton, with all in favor, the Board approved the updated O&M Assessment Methodology.

Ms. Gaarlandt noted that a portion of the debt service assessment has previously been collected off roll and everything is now going on roll.

There were no public comments.

There were no Board comments.

On MOTION by Mr. Bodie Jr., seconded by Mr. Swichkow, with all in favor, the Board approved Resolution 2026-08, Levying O&M Assessments and Certifying an Assessment Roll.

Consideration of PFM Fee Increase Letter

Ms. Gaarlandt noted that the increase was previously approved through the Fiscal Year 2026-2027 budget. The letter is for PFM internal purposes.

On MOTION by Mr. Swichkow, seconded by Mr. Bodie Jr., with all in favor, the Board approved PFM Fee Increase Letter.

Consideration of 2021-2026 26 Arbitrage Rebate Report

The Board reviewed the 2021-2026 26 Arbitrage Rebate Report.

Ms. Gaarlandt noted that there is no tax liability.

On MOTION by Mr. Swichkow, seconded by Mr. Bodie Jr., with all in favor, the Board accepted 2021-2026 26 Arbitrage Rebate Report.

Consideration of 2026-2027 Arbitrage Rebate Engagement Letter with LLS Tax Solutions, Inc.

The Board reviewed the 2026-2027Arbitrage Rebate Engagement Letter with LLS Tax Solutions, Inc.

On MOTION by Mr. Bodie Jr., seconded by Mr. Swichkow, with all in favor, the Board accepted 2020-2027 Arbitrage Rebate Engagement Letter with LLS Tax Solutions, Inc.

Discussion Regarding Threatened Litigation

Mr. Swichkow noted that this was related to the termination of the Tri-party agreement with the Master Association.

Mr. Dutton noted that he met with a candidate for potential outside counsel. The meeting was preliminary to go over fees.

Discussion Regarding Status of Engagement of Outside Counsel

The Board had a brief discussion regarding the engagement of outside counsel.

Discussion Regarding Marina Property Transfer and Access

This item was discussed earlier in the meeting.

Discussion Regarding Traffic/Parking Violations/Towing on CDD Property

- Traffic Safety Concerns - Request for Speed Limit Signage

Mr. Gaarlandt noted there was a request for signage.
Mr. Bodie Jr. discussed the possibility of working with a towing company.

There was brief discussion regarding Traffic control.

Ms. Hewitt noted that a resident has had repeated incidents operating a vehicle at excessive speed while leaving the parking garage. Currently there are no posted speed limit signs on a District maintained road. She is advocating community safety and would like additional safety measures to be put in place.

There was discussion amongst the Board about possible solutions and getting the police involved.

A resident commented on the safety concerns with pedestrians and the roundabouts.

The Board discussed repainting the crosswalks.

Discussion Regarding Marina Installation of Railing along Seawall Walkway

Mr. Swichkow noted he thought the Developer was going to install the railing and they did not.

Mr. Mays noted that they have received quotes but there is no requirement for a railing to be installed.

There was brief discussion regarding whether the railing would be installed on Newport or District property.

Mr. Mays stated the Developer is willing to contribute to the cost.

Mr. Cox stated he will work with the Master Association in regard to ownership.

Discussion Regarding CDD Expenses Covered by Tower 1

- Separate Meters for Water and Power for Park and Walkway Lights
- Discussion regarding Reimbursement of Charges for Tower 1 Association for Back Years

This item was discussed under public comment searlier in the meeting.

Ratification of Payment Authorization Nos. 241 - 250

Ms. Gaarlandt noted these were previously approved and were for ratification only. These are all standard District expenses.

On MOTION by Mr. Bodie Jr., seconded by Mr. Swichkow, with all in favor, the Board ratified Payment Authorization Nos. 241 – 250.

Review of District Financial Position

The Board reviewed the District's financial position through the end of July 2026.

No action was required by the Board.

FOURTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No report.

District Engineer –

- **Update Regarding Traffic Study & City Take Back Status**

District Manager – Ms. Gaarlandt noted that the next board meeting will be in September at the current location.

Ms. Gaarlandt noted that she will be sending Mr. Cox and email regarding the Form 1 filing requirements and the Sunshine law.

Site Manager –

- **Maintenance Updates**

Ms. Gaarlandt noted that she was notified that Mr. Bodie had submitted his resignation.

Supervisor Requests and Audience Comments

There was discussion amongst the Board regarding the Fiscal Year 2027 starting in October and funds not being available until December.

Mr. Bodie, Jr., noted that the letters sent to the public should be pre-noticed to Board members.

FIFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Swichkow, seconded by Mr. Bodie Jr., with all in favor, the Board of Supervisors for the New Port Tampa District adjourned the August 20, 2026, Board of Supervisors' Meeting.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson