

**MINUTES OF MEETING
BOYETTE PARK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Boyette Park Community Development District held a Regular Meeting on November 18, 2024, immediately following the Landowners Meeting, scheduled to commence at 6:00 p.m., at the Hilton Garden Inn Tampa/Riverview/Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578.

Present:

Joshua Yearout
Bob Windheuser
David Puzzo

Chair
Vice Chair
Assistant Secretary

Others present:

Kristen Suit
Clif Fischer
Bennett Davenport (via telephone)
Chris Fisher (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 6:04 p.m. Supervisors Windheuser and Puzzo, and Supervisor-Elect Yearout were present. Supervisors Allen and Murphy were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor [Seat 1] (the following to be provided in a separate package)

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Joshua Yearout. Mr. Yearout is familiar with the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligation and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Suit presented Resolution 2025-01. The results of the Landowners' Election were as follows:

| | | | |
|--------|----------------|--------|-------------|
| Seat 1 | Joshua Yearout | 1 vote | 4-Year Term |
|--------|----------------|--------|-------------|

On MOTION by Mr. Windheuser and seconded by Mr. Puzzo, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-02. Mr. Yearout nominated the following slate:

| | |
|-----------------|---------------------|
| Joshua Yearout | Chair |
| Bob Windheuser | Vice Chair |
| David Puzzo | Assistant Secretary |
| David Allen | Assistant Secretary |
| Greg Murphy | Assistant Secretary |
| Clifton Fischer | Assistant Secretary |

The following prior appointments by the Board remain unaffected by this Resolution:

| | |
|----------------|---------------------|
| Craig Wrathell | Secretary |
| Kristen Suit | Assistant Secretary |
| Craig Wrathell | Treasurer |
| Jeff Pinder | Assistant Treasurer |

On MOTION by Mr. Windheuser and seconded by Mr. Puzzo, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Ratification of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Suit presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Windheuser and seconded by Mr. Puzzo, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were ratified.

Ms. Suit recalled that a resolution was adopted at the last meeting by which Seats 4 and 5 will be officially declared vacant effective November 19, 2024.

▪ **Appointment of David Puzzo to Fill Vacant Seat 4; Effective November 19, 2024**

This item was an addition to the agenda.

Mr. Yearout nominated Mr. David Puzzo to fill Seat 4. No other nominations were made.

On MOTION by Mr. Yearout and seconded by Mr. Windheuser, with all in favor, the appointment of Mr. David Puzzo to fill Seat 4, was approved.

▪ **Appointment of Greg Murphy to Fill Vacant Seat 5; Effective November 19, 2024**

This item was an addition to the agenda.

Mr. Yearout nominated Mr. Greg Murphy to fill Seat 5. No other nominations were made.

On MOTION by Mr. Yearout and seconded by Mr. Puzzo, with all in favor, the appointment of Mr. Greg Murphy to fill Seat 5, was approved.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of May 31, 2024**

Discussion ensued regarding line item overages.

Ms. Suit will research the reasons for overages and email her findings to the Board.

On MOTION by Mr. Yearout and seconded by Mr. Puzzo, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of June 24, 2024 Public Hearing
and Regular Meeting Minutes**

On MOTION by Mr. Yearout and seconded by Mr. Puzzo, with all in favor, the June 24, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Clearview Land Design, P.L.
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC
 - NEXT MEETING DATE: April 28, 2025 at 6:00 PM
 - QUORUM CHECK

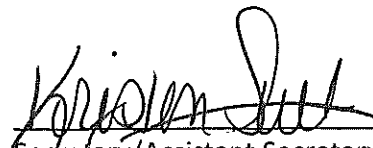
TENTH ORDER OF BUSINESS**Board Members' Comments/Requests**


There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

On MOTION by Mr. Yearout and seconded by Mr. Puzzo, with all in favor, the meeting adjourned at 6:23 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair