

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

The Board of Supervisors of the Boyette Park Community Development District held a Regular Meeting on April 28, 2025 at 6:00 p.m., at the Hilton Garden Inn Tampa/Riverview/Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578.

Present:

Joshua Yearout	Chair
Greg Murphy	Vice Chair
David Puzzo	Assistant Secretary
Bob Windheuser	Assistant Secretary

Others present:

Kristen Suit	District Manager
Lindsay Whelan (via telephone)	District Counsel
Chris Fisher (via telephone)	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 and Murphy were present. Supervisor Allen was 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 Supervisors [David Puzzo - Seat 4, Greg Murphy - Seat 5] (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. David Puzzo and Mr. Greg Murphy. Both are 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

**Acceptance of Resignation of David Allen
[Seat 2]**

On MOTION by Mr. Yearout and seconded by Mr. Murphy, with all in favor, the resignation of David Allen from Seat 2, was accepted.

FIFTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 2; Term Expires November
2026**

This item was deferred.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-03. Mr. Murphy nominated the following slate:

Joshua Yearout	Chair
Greg Murphy	Vice Chair
David Puzzo	Assistant Secretary
Bob Windheuser	Assistant Secretary

No other nominations were made. This Resolution removes the following:

David Allen	Assistant Secretary
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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. Murphy and seconded by Mr. Yearout, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Suit presented Resolution 2025-04 and the proposed Fiscal Year 2026 budget.

On MOTION by Mr. Windheuser and seconded by Mr. Yearout, with all in favor, Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026, and Setting a Public Hearing Thereon Pursuant to Florida Law on June 30, 2025 at 6:00 p.m., at Hilton Garden Inn Tampa/Riverview/Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Suit presented Resolution 2025-05. The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATE, April 27, 2026, POTENTIAL DISCUSSION/FOCUS: Insert "Presentation of FY27 Proposed Budget" after "Regular Meeting"

DATE & POTENTIAL DISCUSSION/FOCUS: Change "June 22, 2026" to "June 29, 2026" and Insert "Adoption of FY27 Proposed Budget" after "Regular Meeting"

On MOTION by Mr. Yearout and seconded by Mr. Murphy, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual

**Aid Agreement; Providing for Severability;
and Providing for an Effective Date**

On MOTION by Mr. Windheuser and seconded by Mr. Murphy, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS**Discussion: Fuxan Engineering Litigation**

- **Consideration of Resolution 2025-07, Providing for the Defense and Indemnification of a District Staff Member; Providing a Severability Clause; and Providing an Effective Date**

Ms. Whelan gave an overview of the litigation between Fuxan Engineering and William Ryan Homes Florida, Inc., which essentially does not involve the CDD. As the previous District Manager, Ms. Cerbone participated in a deposition but had little to offer. Since then, Ms. Suit, who is the current District Manager, was served a non-party subpoena to appear in her individual capacity for a deposition about her personal knowledge of the matters, separate and apart from her role as the District Manager. Kutak Rock cannot represent Ms. Suit in this matter because it is District Counsel and Ms. Suit was subpoenaed in her individual capacity rather than as District Manager. Therefore, Ms. Suit must engage her own Counsel. This Resolution provides for the defense and indemnification of Ms. Suit and authorizes the CDD to pay for Ms. Suit's legal representation, since the only reason she is being called in this matter is because she is the District Manager of the CDD. The law firm name will be inserted, once determined.

Discussion ensued regarding possible reasons the CDD is being approached in this matter when it really does not involve the CDD, potential that the litigant meant to subpoena Ms. Suit in her District Manager capacity rather than as an individual, etc.

On MOTION by Mr. Yearout and seconded by Mr. Murphy, with all in favor, Resolution 2025-07, in substantial form, Providing for the Defense and Indemnification of a District Staff Member; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

On MOTION by Mr. Windheuser and seconded by Mr. Yearout, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TWELFTH ORDER OF BUSINESS**Approval of Minutes**

- A. November 18, 2024 Landowners' Meeting**
- B. November 18, 2024 Regular Meeting**

The following change was made:

Line 134: Change "Puzo" to "Puzzo"

On MOTION by Mr. Murphy and seconded by Mr. Yearout, with all in favor, the November 18, 2024 Landowners' Meeting Minutes, as presented, and November 18, 2024 Regular Meeting Minutes, as amended, were approved.

THIRTEENTH 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**

- **664 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: June 30, 2025 at 6:00 PM [Budget Adoption Hearing]**
 - **QUORUM CHECK**

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

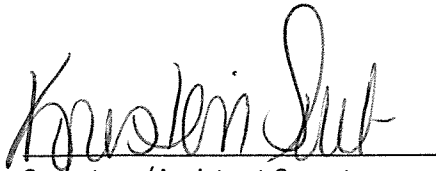
There were no Board Members' comments or requests.

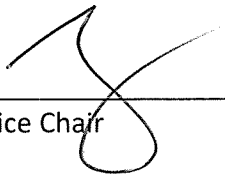
FIFTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Yearout and seconded by Mr. Puzzo, with all in favor, the meeting adjourned at 6:36 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair