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 27, 2026 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 6:00 p.m. Supervisors Windheuser, Puzzo, Yearout and Murphy were present. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026**

This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided under separate cover)**

A. **Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**

B. **Membership, Obligations 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 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Relating to the Amendment of the Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date**

Ms. Suit presented Resolution 2026-02. It was necessary to amend the budget because some expenditures exceeded the amounts budgeted; however, total expenditures did not exceed the total budget.

On MOTION by Mr. Windheuser and seconded by Mr. Yearout, with all in favor, Resolution 2026-02, Relating to the Amendment of the Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2026/2027 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 2026-03. She reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes. Total revenue decreased slightly, total expenditures increased slightly, and use of unassigned fund balance enabled assessments to decrease slightly.

On MOTION by Mr. Murphy and seconded by Mr. Windheuser, with all in favor, Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law on June 29, 2026 at 6:00 p.m., at the 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.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date**

Ms. Suit presented Resolution 2026-04.

On MOTION by Mr. Yearout and seconded by Mr. Murphy, with all in favor, Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

A. Rules of Procedure

Ms. Suit presented Resolution 2026-05 and the Rules of Procedure, which have been updated since previously approved and will be presented and adopted at a public hearing.

On MOTION by Mr. Windheuser and seconded by Mr. Yearout, with all in favor, Resolution 2026-05, to Designate Date, Time and Place of June 29, 2026 at 6:00 p.m., at the Hilton Garden Inn Tampa/Riverview/Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-06, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hillsborough County Supervisor of**

Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Ms. Suit presented Resolution 2026-06. Seat 2, currently vacant, and Seat 3, held by Robert Windheuser, will be up for election at the November 2026 General Election. Candidates must be a United States citizen, at least 18 years of age, a legal resident of Florida, reside within the CDD and be a registered voter in Hillsborough County. Each Board Member is entitled to receive compensation of $200 per meeting, up to an annual maximum of $4,800 per year. Each seat carries a four-year term. The candidate qualifying period is noon, June 8, 2026 to noon, June 12, 2026.

On MOTION by Mr. Yearout and seconded by Mr. Murphy, with all in favor, Resolution 2026-06, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hillsborough County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

- **Infrastructure and Facilities Inspection Report**

Discussion ensued regarding the Report, landscaping, and lake bank erosion repairs.

Ms. Whelan will review the HOA Maintenance Agreement and advise as to the extent of HOA responsibility.

B. October 1, 2025 - September 30, 2026

On MOTION by Mr. Yearout and seconded by Mr. Murphy, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2026**

On MOTION by Mr. Murphy and seconded by Mr. Yearout, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.

TWELFTH ORDER OF BUSINESS **Approval of June 30, 2025 Public Hearing and Regular Meeting Minutes**

Discussion ensued regarding the Fuxan Engineering, Inc. License Agreement.

On MOTION by Mr. Puzzo and seconded by Mr. Murphy, with all in favor, the June 30, 2025 Public Hearing and Regular Meeting Minutes, as presented, 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

- **FY26 Insurance Property Schedule**
- **NEXT MEETING DATE: June 29, 2026 at 6:00 PM [Adoption of FY27 Budget]**
  - **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. Puzzo and seconded by Mr. Yearout, with all in favor, the meeting adjourned at 6:20 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair