

**MINUTES OF MEETING  
WEST PORT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the West Port Community Development District held a Regular Meeting on April 21, 2026 at 12:30 p.m., at the Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950.

**Present:**

Paul Martin	Chair
Bill Fife	Vice Chair
Jim Manners	Assistant Secretary

**Also present:**

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel

**Others Present:**

Gaetan Blais	David Perry	Eric Colasacco	Robert Bechtold	Katherine Parks
Brent Devole	Gregg Brown	Donna Paules	Tracey Gardone	Mitch St. Lawrence

The names of all attendees, residents and/or members of the public might not appear in the meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on a sign in sheet, the name was not listed.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 12:30 p.m. Supervisors Martin, Fife and Manners were present. Supervisors Klenke and Hernandez were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Public comments were accepted during the Third Order of Business.

**THIRD ORDER OF BUSINESS**

**Consideration of Final Forms of Street Light Agreement and/or Settlement Agreement**

District Staff presented the latest versions of the street light agreement and settlement agreement. Discussion ensued.

**On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the Release and Settlement Agreement, and the Solar Lighting as a Service Agreement, in substantial form, subject to the Chair and Staff’s review of any legal or other issues, including but not Limited to the corporate indemnity, was approved.**

**FOURTH ORDER OF BUSINESS**

**Ratification Items**

- A. Cove at West Port Community Association, Inc. Amended and Restated CDD / HOA Maintenance Agreement**
- B. Breeze Connected, LLC Notice of Termination of Facilities Management Agreement**
- C. Florida CDD Services, LLC Field Operations Agreement**
- D. Vision Landscape Services of Florida, Inc. Second Amendment to Amended and Restated Landscape & Irrigation Services Agreement**

**On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the Cove at West Port Community Association, Inc. Amended and Restated CDD / HOA Maintenance Agreement; Breeze Connected, LLC Notice of Termination of Facilities Management Agreement; Florida CDD Services, LLC Field Operations Agreement; and CDD Services, LLC Field Operations Agreement; were ratified.**

It was noted that the agenda letter did not contain a Fifth Order of Business.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2026**

**On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of March 13, 2026 Regular Meeting Minutes**

The following change was suggested:

Line 110: Discussion ensued regarding whether Mr. Manners or Mr. Martin made the motion. Ms. Suit will check her notes and ask for the audio to be checked.

**On MOTION by Mr. Manners and seconded by Mr. Martin, with all in favor, the March 13, 2026 Regular Meeting Minutes, as presented or as amended to revise Line 110, subject to confirmation of whether a change is necessary, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. **District Counsel: Kutak Rock LLP**
- B. **District Engineer: Pape-Dawson Consulting Engineers, LLC**

There were no reports from District Counsel or the District Engineer.

**C. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: May 12, 2026 at 12:30 PM [Presentation of FY2027 Proposed Budget]**
  - **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Mr. Martin noted that \$72,000 remains in the Construction Fund, and Kolter would like to help the community by using the funds to offset operating expenses. The consensus was that a cash flow analysis will be performed to determine the timing of how funds will be applied.

**TENTH ORDER OF BUSINESS**

**Public Comments**

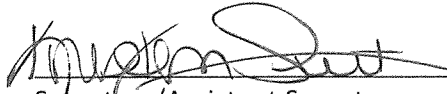
In response to a resident inquiry, Ms. Suit discussed the qualifications process for the General Election, which was emailed to residents.

Discussion ensued regarding the CDD boundaries, separate nature of the West Port East CDD, location of the District Manager's corporate office; and the .75% Charlotte County real estate sales tax associated with redevelopment.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Martin and seconded by Mr. Fife, with all in favor, the meeting adjourned at 1:46 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair