

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://westportcdd.net/>

August 4, 2026

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Board of Supervisors
West Port Community Development District

Dear Board Members:

The Board of Supervisors of the West Port Community Development District will hold Public Hearings and a Regular Meeting on August 11, 2026 at 12:30 p.m., at the Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Bill Fife [Seat 1]
4. Consider Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 2028*
 - Administration of Oath of Office *(the following to be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/Instructions
 - 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
5. Consideration of Resolution 2026-09, Electing and Removing Officers of the District and Providing for an Effective Date
6. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date

7. Consideration of Resolution 2026-11, Providing for Funding for the FY 2027 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
8. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2026-12, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
9. Consideration of Resolution 2026-13, Adopting Policies Relating to Parking Enforcement; and Addressing Conflicts, Severability and an Effective Date
10. Consideration of Project Completion Items
 - A. Resolution 2026-14, Authorizing District Staff to Confirm the Satisfaction of the Release Conditions of the Special Assessment Bonds, Series 2022 (Assessment Area Three) and, Upon Satisfaction, Authorizing the Release of the Debt Service Reserve Funds into the Series 2022 Acquisition and Construction Account; Authorizing a Requisition for Payment of the Balance of the 2022 Acquisition and Construction Account; Providing Additional Authorization; and Providing for Severability, Conflicts, and an Effective Date
 - B. Resolution 2026-15, Authorizing District Staff to Confirm the Satisfaction of the Release Conditions of the Special Assessment Bonds, Series 2024 (Assessment Area Four) and, Upon Satisfaction, Authorizing the Release of the Debt Service Reserve Funds into the Series 2024 Acquisition and Construction Account; Authorizing a Requisition for Payment of the Balance of the 2024 Acquisition and Construction Account; Providing Additional Authorization; and Providing for Severability, Conflicts, and an Effective Date
 - C. Resolution 2026-16, Accepting a Certificate of the District Engineer and District Assessment Consultant and Declaring Certain Project(s) Complete; Recognizing the Satisfaction of Contribution Obligations; Finalizing Assessments; Providing Direction to Close Acquisition and Construction Accounts; Addressing Real Estate Conveyances and Permits; Addressing Maintenance Obligations; Addressing True-Up Payments; Providing General Authorization; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date
11. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Berger, Toombs, Elam, Gaines & Frank

- A. Consideration of Resolution 2026-17, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025

12. Ratification Items

- A. HVS Management, LLC Solar Lighting as a Service Agreement
B. HV Solar Lighting, LLC Release and Settlement Agreement
C. Lennar Homes, LLC CDD Easement Agreements
I. Lennar Parcel – Irrigation Connections
II. Lennar Parcel – Stormwater Connections

13. Acceptance of Unaudited Financial Statements as of June 30, 2026

14. Approval of June 2, 2026 Regular Meeting Minutes

15. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
B. District Engineer: *Pape-Dawson Consulting Engineers, LLC*
C. District Manager: *Wrathell, Hunt and Associates, LLC*

• UPCOMING MEETINGS

➤ September 8, 2026 at 12:30 PM

➤ October 13, 2026 at 12:30 PM

○ QUORUM CHECK

SEAT 1		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JIM MANNERS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	PAUL MARTIN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	DENEEN KLENKE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	LINDSAY HERNANDEZ	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

16. Board Members' Comments/Requests

17. Public Comments

18. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,

A handwritten signature in black ink that reads "Kristen Suit". The signature is written in a cursive, flowing style.

Kristen Suit
District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 943 865 3730