MINUTES OF MEETING
BUCKEYE PARK
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Buckeye Park Community Development District was held on Thursday, March 5, 2025 at the Country Inn and Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203. It began at 11:00 a.m. and was presided over by Mr. Gary Kompothecras, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Gary Kompothecras	Chairperson
Anthony Sansone	Assistant Secretary
Richard Fischer	Assistant Secretary

Absent:

Michael Nole	Vice Chairperson
Dale Bucy	Assistant Secretary

Also present were:

James P. Ward	District Manager
Christopher Chin	District Engineer
Maritza Stonebraker	Berger, Toombs, Elam, Gaines & Frank, CPA

Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Ward called the meeting to order at approximately 11:00 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Nole and Supervisor Bucy, constituting a quorum.

SECOND ORDER OF BUSINESS **Consideration of Minutes**

June 10, 2025 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by Richard Fischer, seconded by Gary Kompothecras, and with all in favor, the June 10, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS Acceptance of Resignation

Acceptance of Resignation of Mr. Scott Steady, effective December 8, 2025, and replacement of the of District Attorney

Mr. Ward stated Scott Steady left his practice and was now the attorney for the Mayor of Tampa. He stated the CDD needed a new attorney specializing in CDDs/governmental agencies. He noted there were not many firms in the State of Florida which fit this mold. He indicated Kutak Rock was one. He stated the CDD budgeted $2,000 per year for legal fees.

Discussion ensued regarding the budget (approximately $80,000 dollars), the 13 lots, who paid what amount, selecting a new attorney at the next meeting, why the CDD needed an attorney, how the CDD collected assessments through the tax bills, real estate taxes, how to get FedEx to pay its debt, the CDD having no right to enforce parking regulations, and parking violations being a code enforcement issue.

On MOTION made by Richard Fischer, seconded by Gary Kompothecras, and with all in favor, the Resignation of Scott Steady was accepted.

FOURTH ORDER OF BUSINESS Consideration of Audited Financial Statements

Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year 2025, which ended September 30, 2025

Mr. Ward indicated the next item was acceptance of the Audited Financial Statements for Fiscal Year 2025. He introduced Ms. Maritza Stonebraker, with Berger, Toombs, Elam, Gaines & Frank, CPA.

Ms. Maritza Stonebraker reviewed the Audited Financial Statements for Fiscal Year 2025. She stated page 1 was the Auditor's Opinion Letter reflecting an unmodified opinion which meant the audit was clean and the financial statements were materially correct. She stated page 4 was the Management Discussion and Analysis; page 10 began the Financial Statements including the statement of financial position, government wide statements, statement of activities, statement of net position, fund level statements, and revenue and expenditure statements; page 16 showed the general fund budget versus actuals which showed the CDD was within budget for the year and compliant with Florida Statute; pages 17 through 29 were the notes, all notes were standard for Florida Special Districts; page 30 was the Letter on Internal Controls, no deficiencies or material weaknesses were detected; page 32 was the Management Letter, no issues or findings were recorded; page 35 was the Letter on Compliance, the CDD was in compliance with statutes; there were no issues with management, no uncorrected misstatements, and there were no issues encountered by the audit team which required an outside consultation; the audit was clean.

On MOTION made by Richard Fischer, seconded by Anthony Sansone, and with all in favor, the Audited Financial Statements for Fiscal Year 2025 were accepted into the record.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2026-1

Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors approving the proposed budget for Fiscal Year 2027 and setting a Public Hearing for Thursday, May 7, 2026, at 11:00 a.m. at the Country Inn and Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203

Mr. Ward stated the budget was basically the same as the current budget, with only minor changes. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Richard Fischer, seconded by Anthony Sansone, and with all in favor, Resolution 2026-1 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2026-2

Consideration of Resolution 2026-2, a Resolution of the Board of Supervisors of the Buckeye Park Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date

Mr. Ward noted the State had a program in place with the Division of Emergency Management which might allow the District to acquire some reimbursements if there were a storm event. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Richard Fischer, seconded by Anthony Sansone, and with all in favor, Resolution 2026-2 was adopted, and the Chair was authorized to sign.

Discussion ensued regarding the CDD likely never using this program, but it being good to have in place in case of damage acquired from a storm event.

SEVENTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) **Important Board Meeting Dates for Balance of Fiscal Year 2026**
   1) **May 7, 2026 – Public Hearings Fiscal Year 2027 Budget**

b) **Financial Statement for period ending December 31, 2025 (unaudited)**

c) **Financial Statement for period ending January 31, 2026 (unaudited)**

d) **Financial Statement for period ending February 25, 2026 (unaudited)**

No report.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

Mr. Ward asked if there were any Supervisor's requests; there were none.

NINTH ORDER OF BUSINESS Public Comments for Non-Agenda Items

There were no members of the public present.

TENTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 11:16 p.m.

On MOTION made by Richard Fischer, seconded by Gary Kompothecras, and with all in favor, the meeting was adjourned.

Buckeye Park Community Development District

Signature: James Ward
James Ward (May 13, 2026 15:35:11 EDT)
Email: wardj@pfm.com
James P. Ward, Secretary

Signature: [signature]
Gary Kompothecras (May 26, 2026 09:40:35 EDT)
Email: drgary1@drgaryinc.com
Gary Kompothecras, Chairman

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Final Audit Report 2026-05-26

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