

**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, May 7, 2026, 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
Michael Nole	Vice Chairperson
Dale Bucy	Assistant Secretary
Anthony Sansone	Assistant Secretary

Absent:

Richard Fischer	Assistant Secretary
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Also present were:

James P. Ward	District Manager
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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 Fischer, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearings and Regular Meeting

THIRD ORDER OF BUSINESS

Consideration of Minutes

March 5, 2026 - 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 Anthony Sansone, seconded by Gary Kompothecras, and with all in favor, the March 5, 2026, Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

FISCAL YEAR 2027 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Anthony Sansone, seconded by Gary Kompothecras, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget; there were none. There were no members of the public present in person or on audio or video. He called for a motion to close the public hearing.

On MOTION made by Anthony Sansone, seconded by Gary Kompothecras, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any Board questions; there were none.

III. Consideration of Resolution 2026-3, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Mr. Ward called for a motion to approve the budget beginning October 1, 2026 and ending on September 30, 2027.

On MOTION made by Michael Nole, seconded by Anthony Sansone, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Anthony Sansone, seconded by Michael Nole, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions; there were none. There were no members of the public present in person or via audio or video. He called for a motion to close the public hearing.

On MOTION made by Anthony Sansone, seconded by Gary Kompothecras, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward noted Resolution 2026-4 set the assessment rate for the general fund and adopted an assessment roll. He asked if there were any questions; there were none.

III. Consideration of Resolution 2026-4, a resolution of the Board of Supervisors imposing special assessments, and certifying an assessment roll

Mr. Ward called for a motion.

On MOTION made by Anthony Sansone, seconded by Michael Nole, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-5****Consideration of Resolution 2026-5, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027**

Mr. Ward noted the meeting dates would be the first Thursday of each month at 11:00 a.m. at the Country Inn and Suites. He noted the Resolution did not bind the Board to the use of these dates; it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions.

On MOTION made by Michael Nole, seconded by Anthony Sansone, and with all in favor, Resolution 2026-5 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-6

Consideration of Resolution 2026-6, a Resolution of the Board of Supervisors of the Buckeye Park Community Development District Designating a Date, Time and Location for a Landowners' Meeting and Election for Thursday, November 5, 2026, at 11:00 A.M. at the Country Inn & Suites, Bradenton-Lakewood Ranch, 5410 Manor Hill Lane, Bradenton, Florida 34203.

Mr. Ward stated Resolution 2026-6 set the Landowner's meeting for Thursday, November 5, 2026, at 11:00 A.M. at the Country Inn & Suites, Bradenton-Lakewood Ranch, 5410 Manor Hill Lane, Bradenton, Florida 34203. He stated Richard Fischer, Gary Kompothecras, and Dale Bucy's seats were up for election. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Anthony Sansone, seconded by Michael Nole, and with all in favor, Resolution 2026-6 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-7

Consideration of Resolution 2026-7, a Resolution of the Board of Supervisors of the Buckeye Park Community Development District, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amount Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for Severability and Invalid Provisions; Providing for Conflict and Providing for an Effective Date

Mr. Ward stated this Resolution set forth the alternative investment guidelines for the operating account pursuant to Florida Statutes and allowed the CDD to invest any operating funds on hand. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Michael Nole, seconded by Anthony Sansone, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2026-8****Consideration of Resolution 2026-8**

Mr. Ward: This approves the agreements with PFM Management Services and PFM Management Advisory Services. These are the transition companies from the sale of my company. It just moves the agreements from my name to PFM's name. It's basically the same agreements. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Michael Nole, seconded by Anthony Sansone, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

No report.

II. District Engineer

No report.

III. District Manager

- a) Supervisor of Elections Qualified Elector Report dated April 15, 2026**
- b) Important Board Meeting Dates for Balance of Fiscal Year 2026**
 - **NEXT MEETING: Thursday June 6, 2026 - Regular Meeting**
 - **Landowners' Meeting and Election: Thursday, November 5, 2026**
- c) Financial Statement for period ending March 31, 2026 (unaudited)**

Mr. Ward: We do need to hire a District Engineer and a District Attorney. I haven't dealt with the Engineer yet. For District Attorney I use a firm called Kutak Rock. They are a Tallahassee based firm that handles hundreds of Community Development Districts across the state. They have a litigation practice; they have a regular practice. I'd like to reach out to them and retain them as your counsel.

Mr. Kompothecras: Who did we have previously?

Mr. Ward: Scott Steady. He is now the attorney for the Mayor of the City of Tampa. He closed his practice. If you are good with that, assuming Kutak Rock will accept the appointment, I will look for a motion to appoint Kutak Rock as your attorney.

On MOTION made by Michael Nole, seconded by Anthony Sansone, and with all in favor, Kutak Rock was appointed to serve as Buckeye Park CDD District Counsel.

Mr. Ward indicated the Supervisor of Electors reported the CDD had zero qualified electors residing in the District as of April 15, 2026. He noted this would be reported annually. He reminded the Board of the Landowner's Meeting on November 5, 2026. He noted he could not change the date after today.

TENTH ORDER OF BUSINESS**Supervisor's Requests**

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

ELEVENTH ORDER OF BUSINESS**Public Comments for Non-Agenda Items**

There were no members of the public present.

TWELFTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at approximately 11:12 p.m.

On MOTION made by Michael Nole, seconded by Anthony Sansone, and with all in favor, the meeting was adjourned.

Buckeye Park Community Development District

Signature: James Ward

James Ward (Sep 4, 2026 12:44:36 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Gary Kompothecras

Gary Kompothecras (Sep 4, 2026 12:48:39 EDT)

Email: drgary@drgaryinc.com

Gary Kompothecras, Chairman

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Final Audit Report

2026-09-04

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