

**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, November 3, 2022, at 11:30 a.m., at the Palmetto Library, 923 6<sup>th</sup> Street W., Palmetto, FL 34221.

**Present and constituting a quorum:**

Gary Kompothecras	Chairperson
Vince Payne	Vice Chairperson
Anthony Sansone	Assistant Secretary
Robert Bishop	Assistant Secretary
Richard Fischer	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Scott Steady	District Attorney
Andrew Gill	JPWard and Associates

**Audience:**

All resident's 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 THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Andrew Gill called the meeting to order at approximately 11:55 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum. Supervisor Bishop was present via audio/video.

**SECOND ORDER OF BUSINESS**

**Oath of Office**

**Administration of Oath of Office for the Board of Supervisors of the Buckeye Park Community Development District**

- I. Oath of Office
- II. Guide to the Sunshine Law and Code of Ethics for Public Employees
- III. Form 1 – Statement of Financial Interests

Mr. Ward indicated Mr. Robert Bishop was present via audio/video, so would not be taking the Oath of Office during today's meeting.

Mr. Gill, as a notary public, administered the Oath of Office to Richard Fischer and Gary Kompothecras who signed and returned the Oath for purposes of inclusion in the record.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-1**

**Consideration of Resolution 2023-1, a resolution of the Board of Supervisors of Buckeye Park Community Development District amending resolution 2022-9 to memorialize the change in the location of the Landowners' Meeting and Election; ratifying the action of the District Manager to provide notice thereof; providing for a severability clause; and providing an effective date**

Mr. Gill asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Mr. Gary Kompothecras, seconded by Mr. Richard Fischer, and with all in favor, Resolution 2023-1 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-2**

**Consideration of Resolution 2023-2, a resolution of the Board of Supervisors of the Buckeye Park Community Development District canvassing and certifying the results of the Landowners' election of Supervisors held pursuant to Section 190.006(2), Florida Statutes**

*Mr. Gill: We have Richard Fischer with 22 votes, Gary Kompothecras with 22 votes, and Robert Bishop with 20 votes. What this means is Ricard Fischer and Gary Kompothecras will serve four-year terms which expire in November in 2026, and Robert Bishop will serve a two-year term expiring November 2024. He asked if there were any questions; hearing none, he called for a motion.*

**On MOTION made by Mr. Gary Kompothecras, seconded by Mr. Richard Fischer, and with all in favor, Resolution 2023-2 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-3**

**Consideration of Resolution 2023-3, a resolution of the Board of Supervisors of the Buckeye Park Community Development District Re-Designating Certain Officers of the Buckeye Park Community Development District following the Landowners' Election**

Mr. Gill indicated the Board should determine who would serve as Chair, Vice Chair, and Assistant Secretaries. He noted Mr. James Ward would serve as Secretary and Treasure.

The Board chose Gary Kompothecras to serve as Chairperson, Vince Payne to serve as Vice Chairperson and the remaining Board members to serve as Assistant Secretaries with James Ward as Secretary and Treasurer.

**On MOTION made by Mr. Gary Kompothecras, seconded by Mr. Richard Fischer, and with all in favor, Resolution 2023-3 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes**

**April 12, 2022 – Regular Meeting Minutes**

Mr. Gill asked if there were any corrections or deletions; hearing none, he called for a motion.

**On MOTION made by Mr. Gary Kompothecras, seconded by Mr. Richard Fischer, and with all in favor, the April 12, 2022 Regular Meeting Minutes were approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-4**

**Consideration of Resolution 2023-4, a resolution of the Board of Supervisors of the Buckeye Park Community Development District a resolution designating the Registered Agent; designating the Office and Location of the Registered Office; and providing for conflicts and invalid provisions and providing for an effective date**

Mr. Gill indicated this Resolution set James Ward as the Registered Agent, and the Office was the District’s Office. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Mr. Gary Kompothecras, seconded by Mr. Anthony Sansone, and with all in favor, Resolution 2023-4 was adopted, and the Chair was authorized to sign.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Restoration Plan**

**Consideration and discussion of Lake/Pond Bank Restoration Plan with K. Johnson Lawn & Landscaping, Inc**

*Mr. Gill: The current landscaper, Kerry Johnson, has been doing landscaping for the District. We would like to get some of the overgrown areas so we can access the lake bank there. Kerry will provide us with a proposal, some pictures that describe the area --*

Discussion ensued regarding K. Johnson Lawn and Landscaping; whether a less expensive option for clearing the overgrowth was possible to find; the difficulty accessing the area; clearing the land being more than just mowing; how best to clear the land; needing to clear this area in order to restore the lake banks; the SWFMD, Army Corps, and County requirements regarding how the lakes and littoral shelves should be maintained; tilapia eating the good plants in the lakes; companies who remove tilapia from lakes for free; the depth of the lake; pepper trees around the lake; spraying the lakes; having Jim Henslick with Environmental Services review the lakes; Foley not being able to review and properly maintain the lake due to its overgrown state; and Foley being able to maintain the lake once access was restored. Portions of the discussion were (indecipherable) due to Board Members speaking over one another.

*Mr. Scott Steady: There are two different things, let’s move on guys, one is more of a landscaping issue, but we do have a company that’s supposed to be Foley making sure that the ponds themselves are*

*functioning and don't have bad weeds in them, so we don't have SWFMD coming out charging us that we are not maintaining them. So, it's important that we get rid of this so we can get our pond guy to make sure he is properly maintaining the pond. Now that we are back in charge, you guys need to know that we, the District, are doing what we need to do to maintain the ponds.*

*Mr. Fischer: Everybody knows that Mr. Foley has retired, right?*

*Mr. Gill: But his company is still working.*

Discussion continued regarding Foley's retirement.

*Mr. Ward: As I understand it, he sold his company to someone else. We changed our agreement to the new company. That's done. We are all good with that. This is step one, cleaning these lake banks up. You want to have at it? Go at it. You need to get with Andrew because we need a fixed price to do it before you can start the work.*

Discussion continued about clearing the overgrowth. Portions of the conversation were (indecipherable).

*Mr. Gill: Based on that we are going to hold off on the proposal for now.*

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **I. District Attorney**

*Mr. Scott Steady: Earlier this year, we agreed to give the County a permanent utility easement. With that utility easement they gave an affidavit that the Chairman signed. I modified that affidavit of all sorts of issues. The County had originally asked for 18 representations, and I said, I didn't want to over-lawyer it, but I brought it down to 11. And you signed it, and I sent it to them and said we are giving it to you for free, here's your 11 representations. They've been bugging me ever since. I don't want the County to be a problem for your development, so I don't want to ignore them. So, she came back with 11, cut it back from 18, it's still asking us to say things that I don't think we need to, but there is no risk. So, Gary, I'm going to ask you to sign a revised affidavit as Chair.*

Mr. Kompothecras signed the revised affidavit as requested.

Discussion ensued regarding the easement donated to the County; the County maintaining the easement; and where the easement was located.

#### **II. District Engineer**

No report.

#### **III. District Manager**

##### **a) Tentative Board Meeting Dates for Balance of Fiscal Year 2023**

- 1. Presentation of Proposed FY 2024 Budget, and Setting of the Budget Adoption Public Hearing – February 2, 2023, 11:30 A.M.**
- 2. Public Hearings: F2024 Budget Adoption – May 4, 2023, 11:30 A.M.**

- b) Form 8B Reminder
- c) Financial Statement for period ending April 30, 2022 (unaudited)
- d) Financial Statement for period ending May 31, 2022 (unaudited)
- e) Financial Statement for period ending June 30, 2022 (unaudited)
- f) Financial Statement for period ending July 31, 2022 (unaudited)
- g) Financial Statement for period ending August 30, 2022 (unaudited)
- h) Financial Statement for period ending September 30, 2022 (unaudited)

No report.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Gill asked if there were any Supervisor's requests; there were none. He asked if there were any audience members present in person, or via audio/video, with any questions or comments; there were none.

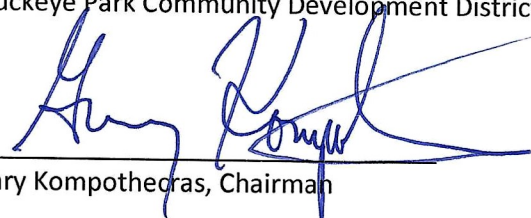
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Gill adjourned the meeting at approximately 12:20 p.m.

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

  
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James P. Ward, Secretary

Buckeye Park Community Development District  
  
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Gary Kompothecras, Chairman