

**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 7, 2024, at 11:00 A.M. at the Palmetto Library, 923 6th St. W. Palmetto, FL 34221.

Present and constituting a quorum:

Gary Kompothecras	Chairperson
Michael Nole	Vice Chairperson
Richard Fischer	Assistant Secretary

Absent:

Anthony Sansone	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Scott Steady	District Attorney

Audience:

Mike Stewart

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 THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James Ward called the meeting to order at approximately 11:13 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Sansone, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Meeting

THIRD ORDER OF BUSINESS

Oath of Office

Administration of Oath of Office for the Board of Supervisors of the Island Lake Estates Community Development District

- a) Oath of Office
- b) Guide to the Sunshine Amendment and Code of Ethics
- c) Form 1 – Statement of Financial Interests

Mr. Ward noted Mr. Michael Nole was elected at the Landowner’s Meeting. As a notary public, Mr. Ward administered the Oath of Office to Mr. Michael Nole. Mr. Nole signed and returned the Oath to Mr. Ward for notarization and inclusion in the record.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-1

Consideration of Resolution 2025-1, a Resolution of the Board of Supervisors canvassing and certifying the results of the landowners’ election of Supervisors held pursuant to Section 190.006(2), Florida Statutes

Mr. Ward stated Resolution 2025-1 canvassed and certified the results of the Landowner’s Meeting held just prior to today’s regular meeting. He stated, in section 1, Michael Nole would hold Seat 3 with 17 votes, in Seat 4 was Anthony Sansone with 17 votes; both would serve four-year terms expiring November 2028. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Gary Kompothecras, seconded by Richard Fischer, and with all in favor, Resolution 2025-1 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-2

Consideration of Resolution 2025-2, a Resolution of the Board re-designating the Officers of the District following the Landowners’ Election

Mr. Ward asked how the Board would like to designate the Officers of the District.

The Board chose to appoint Gary Kompothecras as Chairperson, Michael Nole as Vice Chairperson with the remaining Board Members as Assistant Secretaries, and James Ward as Secretary and Treasurer.

On MOTION made by Gary Kompothecras, seconded by Richard Fischer, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Minutes

May 2, 2024 – Public Hearing and Regular Meeting Minutes

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

On MOTION made by Gary Kompothecras, seconded by Richard Fischer and with all in favor, the May 2, 2024 Public Hearing and Regular Meeting Minutes were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-3

Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisor’s for Fiscal Year 2025

Mr. Ward indicated the meetings were scheduled for the first Thursday of the month at the Country Inn and Suites at 11:30 a.m. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Richard Fischer, seconded by Michael Nole, and with all in favor, Resolution 2025-3 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- a) **New Performance reporting requirements for CDDs**
- b) **Important Board Meeting Dates for Balance of Fiscal Year 2024**
 - 1) **November 7, 2024 – Landowners Election (Seats 3, 4, & 5)**
- c) **Financial Statement for period ending July 31, 2024 (unaudited)**
- d) **Financial Statement for period ending August 31, 2024 (unaudited)**
- e) **Financial Statement for period ending September 30, 2024 (unaudited)**

Mr. Ward asked if the Board completed the ethics training requirement.

The Board responded in the affirmative.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Ward asked if there were any Supervisor’s requests.

Mr. Fischer indicated he wished to discuss the budget. *In the beginning we have stormwater management, Aquatic Weed Control, which is necessary to keep the stormwater system working. They've got \$12,000 dollars in there, actual 23 nothing, anticipated 24 nothing, so can you explain that?*

Mr. Ward: You have to remember this was done in December of 23, so that's why I don't know what the actual expenditures were.

Discussion ensued regarding Aquatic Weed Control, how much was spent on this in 2024, and how much would be spent on this in 2025.

Mr. Fischer: I do notice that in 2024 we've got \$6,500 dollars from miscellaneous patrols. We don't have any miscellaneous patrols.

Mr. Ward: No. You have (indecipherable).

Discussion continued regarding the budget, miscellaneous patrols, potential unforeseen expenditures.

Mr. Fischer: Do we continue paying into potential unforeseen expenditures every year. Why, when it's accumulated, and we've got it sitting there, would we pay it again the next year?

Mr. Kompothecras: Are you saying based on the total fees that we are contributing into the CDD? Then we can reduce the amount we are putting in?

Mr. Fischer: Yeah, we've got \$22,000 dollars – am I correct? At the end of the year how much cash are we going to have in the bank?

Mr. Ward: \$160,000 dollars. And these are called public deposits, so the interest rate you get on them is pretty low. We keep it with Truist Bank which is who I use for all of my CDDs. The operating accounts we just don't get any –

Mr. Nole: We can put it in a money market account.

Mr. Ward: We can do anything we want for it.

The Board discussed putting the money in a money market account, how much money was currently in the bank, the accumulation of funds, what the landowners were contributing annually (\$126,000 dollars per year) divided by the amount of land owned by each landowner and reducing the annual contribution to the CDD budget.

Mr. Ward: The tax bills have already gone out.

Discussion continued regarding the budget and annual contributions to the CDD versus ad valorem taxes.

Mr. Ward: You've got \$160,000 dollars in the bank now, and if you don't spend much of the operating funds, you're probably going to add another \$40,000 dollars by September 30th of next year. That's almost \$200,000 dollars. We could almost take the assessment next year down to \$0 (zero) dollars and operate the District on whatever we have in the bank in cash.

Mr. Nole: And then if we needed to, we could call a meeting for whatever additional assessment that was required.

Mr. Ward: CDDs can't assess in the middle of the year. They can only do it once.

Mr. Fischer: If we close up the CDD, does the final money go back to the landowners on the same pro rata share?

Mr. Ward: It doesn't go back to the landowners. If you dissolve the CDD it has to go somewhere. Scott, are you there?

Mr. Scott Steady: Unless you tell me I'm missing something, we would return the money to the landowners. That's what happens.

Mr. Ward: That's fine. I'm good with that.

Mr. Steady: Until we can get the two property owners to pay off the bonds, which I'm all for, we can't do anything. But if we could, we would return the money to you guys.

Discussion ensued regarding how to accomplish getting the landowners to pay off the bonds, which landowners owed the debt, and calling in the bond debt.

Mr. Ward: To call the bond debt, for you to own the bonds, somebody has got to give the District \$1.5 million dollars in cash to put in the trust account so the Trustee will call the bond. But at that point the debt is wiped out. It's not like the District can repay –

Discussion continued regarding the bond debt.

Mr. Fischer: Well, I know who the owner is, but I don't know that they know who the bond holder is either. I've got the number of the correct lady over at Realty One.

Mr. Nole: Well, get her on the phone and tell her we are thinking about getting rid of the CDD and we can save her time and money, and is she interested in calling the bonds. It's only \$1.5 million dollars. That's a drop in the bucket to them.

Mr. Ward: In this market I am surprised anybody is leaving that much debt on their property at 780. It's a crazy number. It's like nobody knows what they are looking at. It's going through some accounting clerk to pay the tax bill. It gets paid and that's the end of it. Realty Income is \$1,350,000 dollars and DTI Holdings is \$145,000 dollars.

Mr. Fischer: I've got that guy's number.

Mr. Ward: For budget purposes for next year, I am going to do what we talked about. The bond issue is a lot more complicated. I will let you guys work on that a little bit.

Mr. Kompothecras: There is a bond out there holding up the whole thing. The problem is, it's not due until 2038, so we've got another 15 years. We want to refinance it so the issuer can then say it's callable. We call the bond –

Mr. Steady: When you say call the bond, we are not talking about calling the bond, we are saying we are paying off the bond. So, paying off the bond.

Mr. Kompothecras: We're paying off the bond, we're reissuing it to somebody. We the association are going to refinance the bond at a lower rate, let's just say 7.5, but we make it due to us, to the borrowers, I guess the association would have to pay the obligation. But isn't the obligation – why is FedEx paying it? Because they are responsible to pay it right?

Mr. Steady: We are just like a governmental entity. The assessments on the property that were made – everybody's was assessed at one point, but it went through the great recession and people paid off their assessments or there was a deal with the bondholder to pay it off, so there are only two property owners who still owe the assessment, that provided security for the bonds, but part of this too is federal tax issues. It's a municipal tax bond. So, the only way you can fund this is by keeping the assessment basically on these two properties. The thing to do in my mind is to encourage the two property owners to pay off their debt. That's the simplest thing to do if you can do it. It gets trickier if you buy the bonds, or someone buys the bonds, you can't force a call or reassess the property unless you're giving them some deal. So, as a bondholder you can give them a deal. If you own the bonds you can say to the two property owners, hey, I'll take 90% of what you pay because you'll control the bonds. But the only way to do this, and I appreciate getting rid of the District because I've done it, is to get the property owners to pay of their debt, but there's got to be an incentive to do it. By the way, maybe it's an incentive to kick in some money to pay it off.

Mr. Kompothecras: The only thing we are paying for having the CDD is the operating expenses of you guys.

Mr. Steady: And we own some of the property there. We own the retention ponds, the common area. The District owns the common area.

Mr. Fischer: The District owns the common area. What happens in 2038?

Mr. Steady: In 2038 the bonds are paid off by the property owners because they would have paid their assessments every year.

Mr. Fischer: If I buy the bonds, or I refinance the bonds, because we are allowed to do that, we make a short maturity date and we force their hand.

Mr. Steady: You can buy the bonds, but you can't force them to pay it off any sooner. The only thing we can do is pay off the bonds.

Discussion ensued regarding the bonds. Much of this discussion was (indecipherable) due to Board Members speaking over one another.

Mr. Steady: The bondholder cannot call the bonds. They have to wait every year to get their payment until 2038. The bondholder has no call provisions. You cannot accelerate the assessment. Separate the

assessments from the bonds. There are two different things we are talking about. The District levied initially a 30 year assessment that the property owners now are subject to. The two that are remaining. That's one relationship. Then taking that assessment cash flow over 30 years pledged it to the bondholder. We can't change the relationship between us and the property owners. We cannot accelerate the assessment. When you are talking about calling the bonds. That's different. We cannot make the property owners do anything other than pay their annual assessments until they expire in 2038.

Mr. Fischer: Here's a suggestion. We go to lot 1 and lot 2, Realty One and DFI, and say, look we are going to pay off the bonds and we are going to give you a reduction in rate by a quarter of a point, but also by doing so we are going to eliminate the CDD, we are going to create a property owners association, and we are going to save 50% of what our operating expenses are per year. If you agree to this, we will pay off the bonds, but will then have a mortgage on both of your properties for the same amount just at a lesser amount, so, you agree?

Mr. Kompothecras: Or they can pay it off.

Mr. Fischer: What I'm saying there is one opportunity if they agree to take it as a mortgage on their property and we just –

Mr. Steady: I agree with that. It's will they take a mortgage and if you guys want to fund it.

Mr. Fischer: But who knows they have something that says they can't have a second mortgage.

Mr. Nole: Now we have \$1.5 million dollar loan that we've given to these guys at a lesser rate, then we can probably put \$1.5 million dollars to work elsewhere.

Mr. Fischer: Then you've got \$1.5 million dollars parked somewhere that you get 7.5% on.

Mr. Steady: Are we all on the same page?

Mr. Nole: Yes. We have clarity. The mechanics we get. The execution is probably a little more complicated than we think.

Mr. Steady: The execution is very difficult. You have to have cooperation of the property owners or pay their debt off.

Mr. Fischer: Even then, we don't know if they have financing on the building and that financing could have a clause that says you couldn't have a second mortgage. Are there other ways? When do we lower the assessment?

Mr. Steady: It's already on the tax role. We do that in the summer. And obviously, you guys control the Board, so when the budget cycle comes up you are going to cut the budget significantly.

Discussion ensued regarding minimizing the assessment rate and the budget.

Mr. Steady: If we can get the assessments paid off, get rid of the bonds, you just need another entity to take the land from the CDD, and then I have to petition Manatee County to dissolve the District.

TENTH ORDER OF BUSINESS

Audience Comments

Public Comments: - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

There were no members of the public present.

ELEVENTH ORDER OF BUSINESS

Adjournment

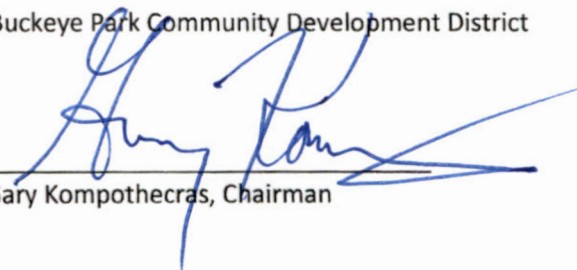
Mr. Ward adjourned the meeting at approximately 11:43 a.m.

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

Buckeye Park Community Development District



James P. Ward, Secretary



Gary Kompothecras, Chairman