

**MINUTES OF MEETING  
WATER STREET TAMPA IMPROVEMENT DISTRICT**

The Board of Supervisors of the Water Street Tampa Improvement District held a Regular Meeting on June 7, 2023 at 1:00 p.m., at Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, Florida 33602.

**Present were:**

Kim Madison	Chair
Michael Spada	Vice Chair
Damian Presiga	Assistant Secretary
Jorge Fuentes	Assistant Secretary

**Also present were:**

Kristen Suit	District Manager
Jonathan Johnson (via telephone)	District Counsel
Sonya Little	Strategic Property Partners, LLC (SPP)
Amanda Clemons	Supervisor-Appointee

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 1:03 p.m., and stated the Oath of Office was administered to Ms. Kim Madison and Mr. Jorge Fuentes prior to the meeting.

Supervisors Madison, Spada, Fuentes and Presiga were present, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Supervisors, Kim Madison [SEAT 2] and Jorge A. Fuentes [SEAT 3] *(the following will be provided in a separate package)***

This item was discussed during the First Order of Business. The following items were reviewed later in the meeting:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B – Memorandum of Voting Conflict**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Ms. Suit presented Resolution 2023-01, and recapped the results of the Landowners’ Election as follows:

Seat 2	Kim Madison	6 votes	4-year term
Seat 3	Jorge A. Fuentes	6 votes	4-year term
Seat 5	Jessica Barnes	6 votes	4-year term

**On MOTION by Mr. Presiga and seconded by Mr. Spada, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consider Jessica Barnes’ Declination of Seat 5**

Ms. Suit presented an email from Ms. Barnes declining her seat on the Board.

**On MOTION by Mr. Spada and seconded by Mr. Fuentes, with all in favor, the declination of Ms. Jessica Barnes from Seat 5, was accepted.**

- **Appointment of Amanda Clemons to Fill Unexpired Term of Seat 5**

Mr. Presiga nominated Ms. Amanda Clemons to fill Seat 5.

No other nominations were made.

**On MOTION by Mr. Presiga and seconded by Mr. Spada, with all in favor, the appointment of Ms. Amanda Clemons to Seat 5, was approved.**

- **Administration of Oath of Office**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Clemons. She provided and explained the items in the new Supervisor’s packet, listed in the Third Order of Business.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02,  
Designating Certain Officers of the District,  
and Providing for an Effective Date**

Ms. Suit presented Resolution 2023-02. Ms. Madison nominated the following slate:

Kim Madison	Chair
Michael Spada	Vice Chair
Damian Presiga	Assistant Secretary
Jorge Fuentes	Assistant Secretary
Amanda Clemons	Assistant Secretary
Kristen Suit	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Ms. Madison and seconded by Mr. Spada, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03,  
Approving the Proposed Budget for Fiscal  
Year 2023/2024 and Setting a Public**

**Hearing Thereon Pursuant to Florida Law;  
Addressing Transmittal, Posting and  
Publication Requirements; Addressing  
Severability; and Providing an Effective  
Date**

Ms. Suit presented Resolution 2023-03. She reviewed the proposed Fiscal Year 2024 budget, which is a Landowner-funded budget.

**On MOTION by Ms. Madison and seconded by Mr. Fuentes, with all in favor, Resolution 2023-03, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 6, 2023 at 1:00 p.m., at Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, Florida 33602; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04,  
Designating Dates, Times and Locations for  
Regular Meetings of the Board of  
Supervisors of the District for Fiscal Year  
2023/2024 and Providing for an Effective  
Date**

Ms. Suit presented Resolution 2023-04.

**On MOTION by Mr. Presiga and seconded by Mr. Spada, with all in favor, Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of April 30, 2023**

Ms. Suit presented the Unaudited Financial Statements as of April 30, 2023.

**On MOTION by Ms. Madison and seconded by Mr. Spada, with all in favor, the Unaudited Financial Statements as of April 30, 2023, were accepted.**

**TENTH ORDER OF BUSINESS**

**Approval of Minutes**

Ms. Suit presented the following:

- A. September 7, 2022 Public Hearing and Regular Meeting**
- B. November 8, 2022 Landowners' Meeting**

**On MOTION by Ms. Madison and seconded by Mr. Spada, with all in favor, the September 7, 2022 Public Hearing and Regular Meeting and November 8, 2022 Landowners' Meeting, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP**

Mr. Johnson stated, beginning in January 2024, Board Members will be required to complete four hours of continuing education annually. Additional information will be provided.

- B. District Manager: Wrathell, Hunt and Associates, LLC**

- **\_\_\_ Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: July 5, 2023 at 1:00 P.M.**
  - **QUORUM CHECK**

The July 5, 2023 meeting was cancelled. The next meeting will be on September 6, 2023.

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**FOURTEENTH ORDER OF BUSINESS**

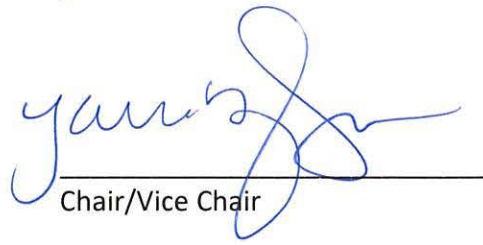
**Adjournment**

**On MOTION by Mr. Presiga and seconded by Ms. Clemons, with all in favor, the meeting adjourned at 1:18 p.m.**



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Secretary/Assistant Secretary



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Chair/Vice Chair