

**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY  
1280 N. CONGRESS AVE., SUITE 215, WEST PALM BEACH, FL. 33409  
MINUTES OF THE MONTHLY MEETING**

**February 23, 2026**

**I. CALL TO ORDER (IN-PERSON MEETING BROADCASTED ON ZOOM PLATFORM)**

Mr. Daniels, the Board Chair, called the meeting to order at 5:05 p.m. The roll was called by Ms. Bui.

**Present:** Ronald L. Daniels  
Joanne Rufty  
Juan Groves  
Teliska Wolliston  
Ruth Haggerty

**Absent:**

**Staff Present:** Elizée Michel, Executive Director  
Denise Pennell, Director of Planning & Development  
Mai Bui, Redevelopment Specialist/Administrative Assistant  
Carmen Geraine, Bookkeeper  
Thomas J. Baird, Esq., General Counsel – arrived at 5:17p.m.

**Absent:**

**Others Present:**

**Zoom Attendees:** Zenora Ward and Angela Arknnett from Ward and Company PA

**II. AGENDA APPROVAL**

**1. Additions, Deletions, Substitutions to Agenda**

- No Additions, Deletions, Substitutions to Agenda
- **It was moved by Ms. Rufty and seconded by Ms. Wolliston to adopt the agenda as presented. Motion carried (5-0)**

**III. ADOPTION OF W/BH CRA MINUTES**

- It was moved by Ms. Haggerty and seconded by Ms. Wolliston to adopt January 12, 2026, minutes. Motion carried (5-0)

**IV. PUBLIC COMMENT**

- No Public Comment

**V. DISCLOSURES**

- No Disclosures

**VI. CONSENT AGENDA**

- No Consent Agenda

**VII. REGULAR AGENDA**

**1. Adoption of FY 2025 External Audit Report**

Mr. Michel and Ms. Zenora Ward from Ward and Company, P.A., made a presentation to the Board.

Ms. Zenora Ward presented the audit report for the fiscal year 2025.

Staff recommend that the Board adopt the audit report as presented.

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to adopt the audit report as presented. The motion passed unanimously (5-0)**

**VIII. STAFF REPORTS**

- No Staff Reports (Special Meeting)

**IX. ATTORNEY'S REPORTS**

- No Attorney's Report

**X. BOARD MEMBER COMMENTS**

**XI. AJOURNMENT**

**It was moved by Ms. Rufty and seconded by Ms. Wolliston to adjourn the meeting. The meeting was adjourned at 5:23p.m.**



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Redevelopment Specialist/Administrative Assistant

Mai Bui