

**MINUTES OF MEETING
MANGROVE POINT AND MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mangrove Point and Mangrove Manor Community Development District held Multiple Public Hearings and a Regular Meeting on August 12, 2022 at 10:00 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 32610.

Present at the meeting were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Ryan Zook	Assistant Secretary
Andre Carmack (via telephone)	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Ashley Ligas (via telephone)	KE Law Group, PLLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:01 a.m. Supervisors Cotter, Moulton and Zook were present in person. Supervisor Carmack attended via telephone. Supervisor Vincent was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-39, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending

September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone stated that this proposed Fiscal Year 2023 budget is different from the one presented at the previous meeting. There was a concern about the assessments not aligning with the projection of the community so, per the Board’s direction, she coordinated with Mr. Zook to determine what adjustments could be made to the budgeted line items to reduce assessments. After conferring with District Counsel and the District Engineer, the “Legal” and “Engineering” line items were decreased, which reduced the townhome Operation and Maintenance (O&M) assessment to \$187.08 and the single-family assessment to \$311.80.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2022-39 and read the title.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2022-39, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

- C. Consideration of Resolution 2022-40, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2022-40 and read the title.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2022-40, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of District Agreement with the Hillsborough County Tax Collector

Ms. Cerbone presented the Agreement with the Hillsborough County Tax Collector, who charges 2% to place items on the tax rolls. It is a standard agreement.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the District Agreement with the Hillsborough County Tax Collector, was approved.

SIXTH ORDER OF BUSINESS

Consideration of HOA Maintenance Agreement

Ms. Cerbone presented the HOA Maintenance Agreement and requested approval in substantial form, as the tract info and exhibits will need to be updated.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the HOA Maintenance Agreement, in substantial, was approved.

SEVENTH ORDER OF BUSINESS

Ratification Items

Ms. Cerbone presented the following:

- A. Letter Agreement for Acquisition of Mangrove Manor Stormwater Improvements**
- B. Letter Agreement for Acquisition of Mangrove Point Roadway & Stormwater Improvements**
- C. Stormwater Management Needs Analysis**

Mr. Earlywine stated these items are bond-related and can be ratified in one motion.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Letter Agreement for Acquisition of Mangrove Manor Stormwater Improvements, Letter Agreement for Acquisition of Mangrove Point Roadway & Stormwater Improvements and Stormwater Management Needs Analysis, were ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2022

Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2022.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.

NINTH ORDER OF BUSINESS

Approval of May 13, 2022 Regular Meeting Minutes

Ms. Cerbone presented the May 13, 2022 Regular Meeting Minutes.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the May 13, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

Mr. Earlywine stated that the bond issue is straightforward. Staff will follow up with the District Engineer regarding project completion. Once the project is complete, a Project Completion Resolution will be prepared and put in place.

Asked how soon the release of the reserves can be authorized, Mr. Earlywine stated it is timed with the rooftops and, once all the homes are sold, the reserves can be released. In response to Mr. Earlywine's question regarding the status of the rooftops, Ms. Moulton stated construction commenced; there are rooftops on both sides but there are still lots to be taken down by Horton and many additional rooftops to be built.

B. District Engineer (Interim): *Halff Associates, Inc.*

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: September 9, 2022 at 10:00 A.M.**
 - **QUORUM CHECK**

The next meeting would be held on September 9, 2022, unless canceled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 10:15 a.m.

**MANGROVE POINT &
MANGROVE MANOR CDD**

August 12, 2022



Secretary/Assistant Secretary



Chair/Vice Chair