

**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 a Public Hearing and Regular Meeting on August 11, 2023 at 10:00 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 32610.

Present were:

Christian Cotter
Mary Moulton
Ryan Zook
Ty Vincent

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Cindy Cerbone
Andrew Kantarzhi
Tucker Mackie (via telephone)
Jere Earlywine (via telephone)
Ryan Dugan (via telephone)
Hipolito Santiago

District Manager
Wrathell, Hunt and Associates, LLC (WHA)
District Counsel
Kutak Rock LLP
Kutak Rock LLP
Field Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:00 a.m.

Supervisors Cotter, Moulton, Zook and Vincent were present. Supervisor Carmack 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
2023/2024 Budget**

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2023-03, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2023-03 and stated that the proposed Fiscal Year 2024 budget is unchanged from when it was last presented.

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

No affected property owners or members of the public spoke.

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

On MOTION by Ms. Moulton and seconded by Mr. Vincent, with all in favor, Resolution 2023-03, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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

Mr. Kantarzhi presented Resolution 2023-04 and read the title.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2023-04, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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 Resolution 2023-05, 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

Mr. Kantarzhi presented Resolution 2023-05 and read the title. The November meeting will be on November 17, 2023.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Resolution 2023-05, 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.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of May 12, 2023 Regular Meeting Minutes

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the May 12, 2023 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: KE Law Group, PLLC

Mr. Earlywine reported the following:

- The project completion documents are almost completed.
- The Resolution could be adopted within the next 60 or 90 days, wherein the Board could be transitioned, if the Supervisors are amenable.

Ms. Moulton stated she would like to delay transition closer to when construction completion occurs, which is likely to be in approximately one year.

B. District Engineer: Halff Associates, Inc.

There was no report.

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

- **NEXT MEETING DATE: September 8, 2023 at 10:00 AM**
 - **QUORUM CHECK**

The September 8, 2023 meeting will likely be cancelled.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

ELEVENTH ORDER OF BUSINESS

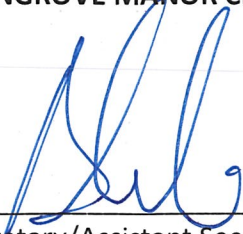
Adjournment

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the meeting adjourned at 10:07 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**MANGROVE POINT &
MANGROVE MANOR CDD**

August 11, 2023



Secretary/Assistant Secretary



Chair/Vice Chair