

**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 Regular Meeting on June 5, 2024 at 11:30 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610.

Present at the meeting were:

Christian Cotter
Mary Moulton
Ty Vincent

Chair
Vice Chair
Assistant Secretary

Also present:

Cindy Cerbone
Andrew Kantarzhi
Jere Earlywine (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:32 a.m.

Supervisors Cotter, Moulton and Vincent were present. Supervisors Carmack and Zook were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Andre Carmack (Seat 3); Term Expires November 2024

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the resignation of Mr. Andre Carmack from Seat 3, was accepted.

FOURTH ORDER OF BUSINESS

**Consider Appointment of Josh Tepper to
Fill Unexpired Term of Seat 3**

Ms. Moulton nominated Mr. Woody Hughes to fill Seat 3. No other nominations were made.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the appointment of Mr. Woody Hughes to Seat 3, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following will also be provided in a separate package)**

The Oath of Office will be administered to Mr. Woody Hughes at or before the next meeting.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2024-01. Mr. Cotter nominated the following slate:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Woody Hughes	Assistant Secretary
Ty Vincent	Assistant Secretary
Ryan Zook	Assistant Secretary
Andrew Kantarzhi	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Andre Carmack	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2024-02. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 9, 2024 at 10:30 a.m., at Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

Discussion ensued regarding whether to change the Public Hearing time.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, rescinding adoption of Resolution 2024-02, was approved.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 9, 2024 at 9:45 a.m., at Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2024-03. The following change was made to the Fiscal Year 2025 Meeting Schedule:

TIME: Change "10:00 AM" to "9:45 AM"

The time of the November 5, 2024 Landowners' Meeting was not changed.

On MOTION by Mr. Vincent and seconded by Mr. Cotter, with all in favor, Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

Mr. Kantarzhi presented Resolution 2024-04.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-04, Designating a Date, Time and Location for Landowners' Meeting and Election on November 5, 2024 at 1:00 p.m., at D.R. Horton, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619 or at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610, depending on availability; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Kantarzhi presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

Mr. Kantarzhi presented Resolution 2024-05.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2024-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.

ELEVENTH ORDER OF BUSINESS

Ratification of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement

Mr. Kantarzhi presented the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, was ratified.

TWELFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30 2024**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

THIRTEENTH ORDER OF BUSINESS

**Approval of August 11, 2023 Public Hearing
and Regular Meeting Minutes**

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the August 11, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine voiced his understanding that the goal is to do completion in the last quarter of 2024.

B. District Engineer: Halff Associates, Inc.

There was no report.

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

- **274 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: July 12, 2024 at 10:00 AM**
 - **QUORUM CHECK**

The next meeting will be July 12, 2024, unless cancelled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Ms. Moulton stated that Mangrove Manor is close to HOA turnover and Mangrove Point, building-wise, is more than halfway completed. The HOA changed pond vendors; some invasive plants in Mangrove Point are being treated and treatment has been increased in Mangrove Manor.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

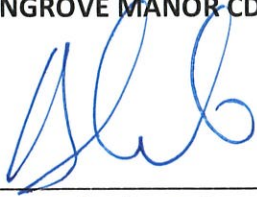
Adjournment

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the meeting adjourned at 11:43 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

MANGROVE POINT AND
MANGROVE MANOR CDD

June 5, 2024



Secretary/Assistant Secretary



Chair/Vice Chair