

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

An Organizational Meeting of the Mangrove Point and Mangrove Manor Community Development District was held on December 9, 2021, immediately following the adjournment of the Landowners’ Meeting, scheduled to commence at 9:00 A.M., at the offices of Halff Associates, Inc., 1000 N. Ashley Dr., Ste. #900, Tampa, Florida 33602.

Present at the meeting were:

Mary Moulton	Vice Chair
James Ratz	Assistant Secretary
Ty Vincent	Assistant Secretary
Ryan Zook (via telephone)	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Ashley Ligas (via telephone)	District Counsel
Katie Ibarra (via telephone)	KE Law Group PLLC
Jere Earlywine (via telephone)	KE Law Group PLLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 9:06 a.m. He noted that the Landowners’ Election was held just prior to this Organizational Meeting; he recapped the results of the Landowners’ Meeting, as follows:

Seat 1	Christian Cotter	114 votes	4-Year Term
Seat 2	Mary Moulton	114 votes	4-Year Term
Seat 3	James Ratz	112 votes	2-Year Term
Seat 4	Ty Vincent	112 votes	2-Year Term
Seat 5	Ryan Zook	112 votes	2-Year Term

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors *(the following will also be provided in a separate package)*

Mr. Wrathell confirmed that Mr. Ryan Zook, who was attending via telephone, was in the presence of a Notary who would witness his Oath of Office. Ms. Mary Moulton, Mr. Ty Vincent and Mr. James Ratz were present, in person. Mr. Christian Cotter was not present.

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Moulton, Mr. Ratz, Mr. Vincent and Mr. Zook. He provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. 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**
- E. Form 8B: Memorandum of Voting Conflict**

The Oath of Office would be administered to Mr. Cotter at a future meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, 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

Mr. Wrathell presented Resolution 2022-01 and recalled that the Landowners' Election results were read into the record at the beginning of today's meeting.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-01, 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

Consideration of Resolution 2022-02, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-02. Ms. Mary Moulton nominated the following slate of officers:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Craig Wrathell	Secretary
James Ratz	Assistant Secretary
Ty Vincent	Assistant Secretary
Ryan Zook	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organization Matters:

- A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; and Providing an Effective Date**

- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2022-03. He pointed out the discounts in the Fee Schedule and noted that the normal Management fee would be reduced until bonds are issued.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; and Providing an Effective Date, was adopted.

- B. Resolution 2022-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: *KE Law Group PLLC***

Mr. Wrathell presented Resolution 2022-04.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2021-04, Appointing KE Law Group PLLC as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

- C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-05.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-05, Designating Wrathell, Hunt and Associates, LLC, as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

- D. Resolution 2022-06, Appointing and Fixing the Compensation of the Interim District Engineer for the District, and Providing for an Effective Date**

- **Interim Engineering Services Agreement: *Halff Associates, Inc.***

Mr. Wrathell presented Resolution 2022-06.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-06, Appointing and Fixing the Compensation for Halff Associates, Inc., as Interim District Engineer for the District, and Providing for an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for District Engineering Services.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, the Request for Qualifications for District Engineering Services and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board declined Board Member compensation.

G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date

Mr. Wrathell presented Resolution 2022-07. He noted County, under “Principal Headquarters” would be changed from “Orange” to “Hillsborough” County.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, the Resolution 2022-07, as amended, Designating Wrathell Hunt and Associates, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office of the District and Forestar (USA) Real Estate Group Inc., at 4042 Park Oaks Drive, Suite 200, Tampa, FL 33610 as the Principal Headquarters of the District; Designating Forestar (USA) Real Estate Group Inc., at 4042 Park Oaks Drive, Suite 200, Tampa, FL 33610, Hillsborough County, as the Location of the Local District Records Office; and Providing an Effective Date, was adopted.

H. Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Wrathell presented Resolution 2022-08, which sets forth the support and legal defense of the Board and Staff, specifically related to their actions carrying out CDD activities.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, authorizing Staff to obtain General Liability and Public Officers' insurance and authorizing the Chair to execute, was approved.

I. Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Wrathell presented Resolution 2022-09 and read the title.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

J. Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

Mr. Wrathell presented Resolution 2022-10. WHA would serve as the Records Management Liaison Officer; records would be kept in perpetuity.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-10, Providing for the Appointment of Wrathell, Hunt and Associates, LLC, as the Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. Resolution 2022-11, Granting the Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-11. Mr. Earlywine stated that the Resolution should be amended to include that the Vice Chair or Assistant Secretaries may execute documents in the absence of the Chair and that the language in the definition of permits and conveyances is broad enough for a variety of different items.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-11, as amended and as described by District Counsel, Granting the Chair and Vice Chair or Assistant Secretaries, in the absence of the Chair, the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date, was adopted.

- L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-12.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the District, and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

- **Designation of Board of Supervisors as Audit Committee**

Mr. Wrathell presented the RFP For Annual Audit Services.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, authorizing the District Manager to advertise the Request for Proposals for Annual Auditing Services, designating the Board of Supervisors as the Audit Selection Committee and approving the ranking criteria, was approved.

N. Strange Zone, Inc., Quotation #M21-1018 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal for website creation and annual maintenance, hosting, domain registration and SSL certificates.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, the Strange Zone, Inc., Quotation #M21-1018 for District Website Services, Design, Maintenance and Domain, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Wrathell stated Management engaged ADA Site Compliance (ADASC) to bring the CDD website into compliance with the Americans with Disabilities Act (ADA) requirements for websites and affix an ADA Site Compliance seal on the homepage. The cost would be \$210 per year.

On MOTION by Mr. Mary Moulton and seconded by Mr. Ty Vincent, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 per year, was approved.

P. Resolution 2022-13, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

The Rules of Procedure were included for informational purposes.

II. Notices

- **Notice of Rule Development**
- **Notice of Rulemaking**

The Notices were included for informational purposes.

Mr. Wrathell presented Resolution 2022-13.

The Board and Staff discussed potential dates and times for the next meeting and bond validation timelines.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-13, To Designate February 11, 2022 at 11:00 a.m., at Forestar (USA) Real Estate Group Inc., 4042 Park Oaks Drive, Suite 200, Tampa, FL 33610, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-14. The following would be added to Exhibit "A" Fiscal Year 2021/2022 Meeting Schedule:

DATE: Second Friday of the month, January through September 2022

TIME: 11:00 a.m.

LOCATION: Forestar (USA) Real Estate Group Inc., 4042 Park Oaks Drive, Suite 200,
Tampa, FL 33610

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

- R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-15.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

- A. Resolution 2022-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-16. Management recommended Truist Bank as the Qualified Public Depository for the District's accounts.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-16, Designating Truist Bank as Public Depository for Funds of the District and Providing an Effective Date, was adopted.

- B. Resolution 2022-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-17. The Chair, Treasurer and Assistant Treasurer would be authorized signors.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

- A. Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 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. Wrathell presented Resolution 2022-18 and the proposed Fiscal Year 2022 budget.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for February 11, 2022 at 11:00 a.m., at Forestar (USA) Real Estate Group Inc., 4042 Park Oaks Drive, Suite 200, Tampa, FL 33610; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

Ms. Moulton asked Staff to prepare and email a proposed Fiscal Year 2023 budget, including debt service and operations and maintenance (O&M) information, to the Board.

Ms. Moulton stated the O&M expenses would be delegated to the HOA.

- B. Fiscal Year 2021/2022 Budget Funding Agreement**

Mr. Wrathell presented the Fiscal Year 2021/2022 Budget Funding Agreement. The Developer would provide funding on an as-needed basis.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, the Fiscal Year 2021/2022 Budget Funding Agreement, was approved.

- C. **Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Mr. Wrathell presented Resolution 2022-19.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

- D. **Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-20 and read the title. All funding requests should be sent to Mr. Christian Cotter.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. **Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-21.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and providing for Severability and an Effective Date, was adopted.

- F. Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-22.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-23.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- H. E-Verify Memo with MOU**

Mr. Wrathell presented the KE Law Group PLLC, E-Verify Requirements Memorandum for informational purposes. No action need be taken.

BOND FINANCING RELATED MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement between the Mangrove Point and Mangrove Manor CDD and Forestar (USA) Real Estate Group Inc.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, the Bond Financing Team Funding Agreement between the Mangrove Point and Mangrove Manor CDD and Forestar (USA) Real Estate Group Inc., was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: *FMSbonds, Inc.*

Mr. Wrathell presented the FMSbonds Engagement Letter for Underwriter Services and for G-17 Disclosure. The Underwriter's fee is 2% of the par amount of bonds issued.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, the FMSbonds Engagement Letter for Underwriter Services and G-17 Disclosure, with a not-to-exceed Underwriter's fee amount of 2% of the par amount of the bonds issued, was approved.

II. Bond Counsel: *Nabors, Giblin & Nickerson, P.A.*

Mr. Wrathell presented the Bond Counsel Agreement between the Mangrove Point and Mangrove Manor CDD and Nabors, Giblin & Nickerson, P.A.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, the Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement, was approved.

III. Trustee, Paying Agent and Registrar: *U.S. Bank, N.A.*

Mr. Wrathell presented the U.S. Bank, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, the US Bank Engagement Letter, with Fee Schedule, to serve as Trustee, Paying Agent and Registrar, was approved.

- C. Resolution 2022-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-24 and read the title.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-24, Designating February 11, 2022 at 11:00 a.m., at Forestar (USA) Real Estate Group Inc., 4042 Park Oaks Drive, Suite 200, Tampa, FL 33610, as the Date, Time, and Location for a Public Hearing, Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

- D. Presentation of Report of District Engineer**

Mr. Wrathell presented the Engineer's Report, dated November 11, 2021.

- E. Presentation of Master Special Assessment Methodology Report**

Mr. Wrathell presented the Master Special Assessment Methodology Report, dated November 11, 2021 and reviewed the pertinent information found in each section.

On MOTION by Ms. Moulton and seconded by Mr. Vincent, with all in favor, authorizing form of Acquisition Agreement of Improvements, in amounts as set forth in the Engineer's Report, and authorizing the conveyance of roads, utilities and other improvements, was approved.

On MOTION by Ms. Moulton and seconded by Mr. Vincent, with all in favor, authorizing Staff to obtain an appraisal, if deemed necessary by the Chair and Vice Chair, was approved.

- F. **Resolution 2022-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-25 and read the title.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for February 11, 2022 at 11:00 a.m., at Forestar (USA) Real Estate Group Inc., 4042 Park Oaks Drive, Suite 200, Tampa, FL 33610; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. **Resolution 2022-26, Authorizing the Issuance of Not Exceeding \$25,575,000 Principal Amount Mangrove Point and Mangrove Manor Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition By the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds;**

**Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and
Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-26 and read the title.

Ms. Ligas stated this Resolution authorizes the Master Trust Indenture. Staff will prepare the bond validation complaint necessary to issue the bonds.

On MOTION by Mr. Vincent and seconded by Mr. Ratz, with all in favor, Resolution 2022-26, Authorizing the Issuance of Not Exceeding \$25,575,000 Principal Amount Mangrove Point and Mangrove Manor Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition By the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

**Update: Stormwater Reporting
Requirements**

Mr. Wrathell presented the KE Law Group PLLC Memorandum outlining the Stormwater Management Needs Analysis that must be prepared and submitted by June 30, 2022 and every five years thereafter.

A work authorization would be presented at the February meeting.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

There was nothing additional to report.

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

There was no report.

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

Mr. Wrathell stated the next meeting would be held on February 11, 2022 at 11:00 a.m.

Ms. Suit stated the proposed Fiscal Year 2023 budget was prepared and a copy would be emailed to Ms. Moulton.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

Ms. Moulton asked for an update on infrastructure completion. Mr. Vincent stated the site is projected to be completed by the end of the month, the sales models would be ready in March 2022 and the amenity site work would commence in January 2022.

Asked what the amenities would include, Mr. Vincent stated each site would have a pool and a small fitness center.

THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

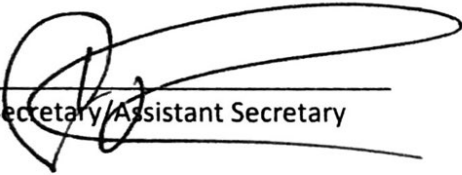
FOURTEENTH ORDER OF BUSINESS

Adjournment


There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Ratz and seconded by Mr. Vincent, with all in favor, the meeting adjourned at 10:06 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair