

**MANGROVE POINT
AND
MANGROVE MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

May 13, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING AGENDA**

**Mangrove Point and Mangrove Manor
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013**

May 6, 2022

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Mangrove Point and Mangrove Manor Community Development District

Dear Board Members:

The Board of Supervisors of the Mangrove Point and Mangrove Manor Community Development District will hold a Regular Meeting on May 13, 2022 at 10:00 A.M., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resoluiton 2022-35, Designating Certain Officers of the District, and Providing for an Effective Date
4. Consideration of Resolution 2022-36, Approving the Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date
5. Consideration of Resolution 2022-37, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date
6. Consideration of Resolution 2022-38, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
7. Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
8. Update/Status: Stormwater Needs Analysis Report
9. Acceptance of Unaudited Financial Statements as of March 31, 2022
10. Approval of March 11, 2022, Regular Meeting Minutes

11. Staff Reports

- A. District Counsel: *KE Law Group, PLLC*
- B. District Engineer (Interim): *Halff Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: June 10, 2022 at 10:00 A.M.

○ QUORUM CHECK

CHRISTIAN COTTER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
MARY MOULTON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
ANDRE CARMACK	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
TY VINCENT	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
RYAN ZOOK	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

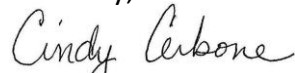
12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Carbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

**MANGROVE POINT AND
MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2022-35

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mangrove Point and Mangrove Manor Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

 Cindy Cerbone is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

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PASSED AND ADOPTED this 13th day of May, 2022.

ATTEST:

**MANGROVE POINT AND MANGROVE
MANOR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**MANGROVE POINT AND
MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2022-36

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Mangrove Point and Mangrove Manor Community Development District (“**District**”) was recently established by the Board of County Commissioners, Hillsborough County, Florida effective September 9, 2021; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the Mangrove Point and Mangrove Manor Community Development District (“**Board**”) the proposed operating budget for Fiscal Year 2022/2023; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT:

1. APPROVING PROPOSED BUDGET. The operating budget proposed by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. SETTING HEARING. The public hearing on the approved budget is hereby declared and set for the following date, hour and location:

DATE: _____
HOUR: 10:00 AM
LOCATION: Forestar
4042 Park Oaks Blvd., Suite 200
Tampa, Florida 33610

3. TRANSMITTAL; POSTING; NOTICE. The District Manager is hereby directed to submit a copy of the proposed budget to the local general purpose unit(s) of government at least sixty (60) days prior to the hearing set above. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District’s Secretary is directed to transmit the approved budget to the manager or administrator of the local general purpose unit(s) of government for posting on the applicable website(s). Notice of this public hearing shall be published in the manner prescribed in Florida law.

4. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 13th day of May, 2022.

ATTEST:

**MANGROVE POINT AND MANGROVE
MANOR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Fiscal Year 2022/2023 Budget

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
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**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Proposed Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 163,288
Allowable discounts (4%)	-				(6,532)
Assessment levy: on-roll - net	-	-	-	-	156,756
Landowner contribution	79,348	8,289	82,916	91,205	-
Total revenues	79,348	8,289	82,916	91,205	156,756
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	36,000	8,000	32,000	40,000	48,000
Legal	25,000	-	25,000	25,000	25,000
Engineering	2,000	-	2,000	2,000	20,000
Engineering - stormwater reporting	-	-	2,500	2,500	-
Audit	-	-	-	-	6,000
Arbitrage rebate calculation*	-	-	-	-	750
Dissemination agent*	583	-	583	583	1,000
Trustee*	-	-	-	-	5,500
Telephone	200	80	120	200	200
Postage	500	-	500	500	500
Printing & binding	500	200	300	500	500
Legal advertising	6,500	11,857	-	11,857	2,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	500	-	500	500	500
Tax Collector	-	-	-	-	5,715
Website hosting & maintenance	1,680	1,680	-	1,680	705
Website ADA compliance	210	-	210	210	210
Total expenditures	79,348	21,817	69,388	91,205	122,255
Excess/(deficiency) of revenues over/(under) expenditures	-	(13,528)	13,528	-	34,501
Fund balance - beginning (unaudited)	-	-	(13,528)	-	-
Fund balance - ending (projected)	-	-	-	-	-
Unassigned	-	(13,528)	-	-	34,501
Fund balance - ending	\$ -	\$ (13,528)	\$ -	\$ -	\$ 34,501

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	20,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	6,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee*	5,500
Telephone	200
Postage	500
<p>Telephone and fax machine.</p>	
Printing & binding	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	2,000
<p>Letterhead, envelopes, copies, agenda packages</p>	
Annual special district fee	175
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Insurance	5,500
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Tax Collector	5,715
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u>\$ 122,255</u>

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Proposed Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 506,199
Allowable discounts (4%)	-				(20,248)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	485,951
Total revenues	-	-	-	-	485,951
EXPENDITURES					
Debt service					
Principal	-	-	-	-	135,000
Interest	-	-	-	-	348,531
Tax collector	-	-	-	-	17,717
Cost of issuance	-	-	162,450	162,450	-
Total expenditures	-	-	162,450	162,450	501,248
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(162,450)	(162,450)	(15,297)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	461,632	461,632	-
Total other financing sources/(uses)	-	-	461,632	461,632	-
Net increase/(decrease) in fund balance	-	-	299,182	299,182	(15,297)
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	299,182
Ending fund balance (projected)	\$ -	\$ -	\$ 299,182	\$ 299,182	283,885
Use of fund balance:					
Debt service reserve account balance (required)					(117,059)
Interest expense - November 1, 2023					(163,843)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 2,983</u>

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22			182,123.76	182,123.76	7,850,000.00
05/01/23	135,000.00	3.800%	166,407.50	301,407.50	7,715,000.00
11/01/23			163,842.50	163,842.50	7,715,000.00
05/01/24	140,000.00	3.800%	163,842.50	303,842.50	7,575,000.00
11/01/24			161,182.50	161,182.50	7,575,000.00
05/01/25	145,000.00	3.800%	161,182.50	306,182.50	7,430,000.00
11/01/25			158,427.50	158,427.50	7,430,000.00
05/01/26	150,000.00	3.800%	158,427.50	308,427.50	7,280,000.00
11/01/26			155,577.50	155,577.50	7,280,000.00
05/01/27	160,000.00	3.800%	155,577.50	315,577.50	7,120,000.00
11/01/27			152,537.50	152,537.50	7,120,000.00
05/01/28	165,000.00	4.000%	152,537.50	317,537.50	6,955,000.00
11/01/28			149,237.50	149,237.50	6,955,000.00
05/01/29	170,000.00	4.000%	149,237.50	319,237.50	6,785,000.00
11/01/29			145,837.50	145,837.50	6,785,000.00
05/01/30	180,000.00	4.000%	145,837.50	325,837.50	6,605,000.00
11/01/30			142,237.50	142,237.50	6,605,000.00
05/01/31	185,000.00	4.000%	142,237.50	327,237.50	6,420,000.00
11/01/31			138,537.50	138,537.50	6,420,000.00
05/01/32	195,000.00	4.000%	138,537.50	333,537.50	6,225,000.00
11/01/32			134,637.50	134,637.50	6,225,000.00
05/01/33	200,000.00	4.250%	134,637.50	334,637.50	6,025,000.00
11/01/33			130,387.50	130,387.50	6,025,000.00
05/01/34	210,000.00	4.250%	130,387.50	340,387.50	5,815,000.00
11/01/34			125,925.00	125,925.00	5,815,000.00
05/01/35	220,000.00	4.250%	125,925.00	345,925.00	5,595,000.00
11/01/35			121,250.00	121,250.00	5,595,000.00
05/01/36	230,000.00	4.250%	121,250.00	351,250.00	5,365,000.00
11/01/36			116,362.50	116,362.50	5,365,000.00
05/01/37	240,000.00	4.250%	116,362.50	356,362.50	5,125,000.00
11/01/37			111,262.50	111,262.50	5,125,000.00
05/01/38	250,000.00	4.250%	111,262.50	361,262.50	4,875,000.00
11/01/38			105,950.00	105,950.00	4,875,000.00
05/01/39	260,000.00	4.250%	105,950.00	365,950.00	4,615,000.00
11/01/39			100,425.00	100,425.00	4,615,000.00
05/01/40	270,000.00	4.250%	100,425.00	370,425.00	4,345,000.00
11/01/40			94,687.50	94,687.50	4,345,000.00
05/01/41	280,000.00	4.250%	94,687.50	374,687.50	4,065,000.00
11/01/41			88,737.50	88,737.50	4,065,000.00
05/01/42	295,000.00	4.250%	88,737.50	383,737.50	3,770,000.00
11/01/42			82,468.75	82,468.75	3,770,000.00
05/01/43	305,000.00	4.375%	82,468.75	387,468.75	3,465,000.00
11/01/43			75,796.88	75,796.88	3,465,000.00
05/01/44	320,000.00	4.375%	75,796.88	395,796.88	3,145,000.00
11/01/44			68,796.88	68,796.88	3,145,000.00
05/01/45	335,000.00	4.375%	68,796.88	403,796.88	2,810,000.00
11/01/45			61,468.75	61,468.75	2,810,000.00
05/01/46	350,000.00	4.375%	61,468.75	411,468.75	2,460,000.00

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46			53,812.50	53,812.50	2,460,000.00
05/01/47	365,000.00	4.375%	53,812.50	418,812.50	2,095,000.00
11/01/47			45,828.13	45,828.13	2,095,000.00
05/01/48	385,000.00	4.375%	45,828.13	430,828.13	1,710,000.00
11/01/48			37,406.25	37,406.25	1,710,000.00
05/01/49	400,000.00	4.375%	37,406.25	437,406.25	1,310,000.00
11/01/49			28,656.25	28,656.25	1,310,000.00
05/01/50	420,000.00	4.375%	28,656.25	448,656.25	890,000.00
11/01/50			19,468.75	19,468.75	890,000.00
05/01/51	435,000.00	4.375%	19,468.75	454,468.75	455,000.00
11/01/51			9,953.13	9,953.13	455,000.00
05/01/52	455,000.00	4.375%	9,953.13	464,953.13	-
Total	7,850,000.00		6,309,928.80	14,159,928.80	

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

On-Roll Assessments					
Product/Parcel	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
TH	286	\$ 261.54	\$ 810.78	\$ 1,072.32	n/a
SF 50'	203	435.90	1,351.31	1,787.21	n/a
Total	489				

**MANGROVE POINT AND
MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2022-37

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MANGROVE POINT & MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mangrove Point & Mangrove Manor Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors (“**Board**”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Board members of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MANGROVE POINT & MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2024:

- Seat #3 (currently held by Andre Carmack)
- Seat #4 (currently held by Ty Vincent)
- Seat #5 (currently held by Ryan Zook)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

- Seat #1 (currently held by Christian Cotter)
- Seat #2 (currently held by Mary Moulton)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of May, 2022.

ATTEST:

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair, Board of Supervisors

**MANGROVE POINT AND
MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2022-38

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Mangrove Point and Mangrove Manor Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2022/2023 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2022/2023 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2022/2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of May, 2022.

ATTEST:

**MANGROVE POINT AND MANGROVE
MANOR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610</i>		
October 14, 2022	Regular Meeting	10:00 AM
November 11, 2022	Regular Meeting	10:00 AM
December 9, 2022	Regular Meeting	10:00 AM
January 13, 2023	Regular Meeting	10:00 AM
February 10, 2023	Regular Meeting	10:00 AM
March 10, 2023	Regular Meeting	10:00 AM
April 14, 2023	Regular Meeting	10:00 AM
May 12, 2023	Regular Meeting	10:00 AM
June 9, 2023	Regular Meeting	10:00 AM
July 14, 2023	Regular Meeting	10:00 AM
August 11, 2023	Regular Meeting	10:00 AM
September 8, 2023	Regular Meeting	10:00 AM

**MANGROVE POINT AND
MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2022-07

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Mangrove Point and Mangrove Manor Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT:

- 1. PRIMARY ADMINISTRATIVE OFFICE.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.
- 2. PRINCIPAL HEADQUARTERS.** The District’s principal headquarters for purposes of establishing proper venue shall be located at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida, 33610.
- 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 13th day of May, 2022.

ATTEST:

**MANGROVE POINT AND MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**MANGROVE POINT AND
MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT**

9

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	General Fund	Total Governmental Funds
ASSETS		
Undeposited funds	\$ 14,289	\$ 14,289
Due from Landowner	13,527	13,527
Total assets	\$ 27,816	\$ 27,816
 LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 21,817	\$ 21,817
Landowner advance	6,000	6,000
Total liabilities	27,817	27,817
 DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	13,527	13,527
Total deferred inflows of resources	13,527	13,527
 Fund balances:		
Unassigned	(13,528)	(13,528)
Total fund balances	(13,528)	(13,528)
 Total liabilities and fund balances	\$ 27,816	\$ 27,816

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ 8,289	\$ 79,348	10%
Total revenues	<u>-</u>	<u>8,289</u>	<u>79,348</u>	10%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	8,000	36,000	22%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	583	0%
Telephone	20	80	200	40%
Postage	-	-	500	0%
Printing & binding	50	200	500	40%
Legal advertising	9,778	11,857	6,500	182%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	500	0%
Website hosting & maintenance	1,680	1,680	1,680	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>13,528</u>	<u>21,817</u>	<u>79,348</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	(13,528)	(13,528)	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	<u>\$ (13,528)</u>	<u>\$ (13,528)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**MANGROVE POINT AND
MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT**

10

**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 March 11, 2022 at 10:30 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
Ty Vincent	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Kyle Thornton (via telephone)	District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel
Andre Carmack	Forestar Group USA

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:30 a.m. Supervisors Cotter, Moulton and Vincent were present in person. Supervisors Zook and Ratz were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Christian Cotter *(the following will be provided in a separate package)*

Ms. Cerbone administered the Oath of Office to Mr. Cotter prior to the meeting.

- **Acceptance of Resignation of James Ratz/Consider Appointment to Seat 3**

40 This item was an addition to the agenda.

41 Ms. Cerbone presented the resignation of Mr. Ratz.

42

43 **On MOTION by Mr. Vicent and seconded by Mr. Cotter with all in favor, the**
44 **resignation of Mr. James Ratz, was accepted.**

45

46

47 Mr. Cotter nominated Mr. Andre Carmack to fill Seat 3. No other nominations were
48 made.

49

50 **On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the**
51 **appointment of Mr. Andre Carmack to fill Seat 3, was approved.**

52

53

54 Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the
55 Oath of Office to Mr. Carmack. The following items were provided:

56 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

57 **B. Membership, Obligations and Responsibilities**

58 **C. Chapter 190, Florida Statutes**

59 **D. Financial Disclosure Forms**

60 **I. Form 1: Statement of Financial Interests**

61 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

62 **III. Form 1F: Final Statement of Financial Interests**

63 **E. Form 8B: Memorandum of Voting Conflict**

64 Ms. Cerbone stated a Resolution to designate the officers of the CDD would be included
65 on the next agenda.

66

67 **FOURTH ORDER OF BUSINESS**

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Consideration of Resolution 2022-33, Delegating to the Chairman of the Board of Supervisors of Mangrove Point and Mangrove Manor Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Mangrove Point and Mangrove Manor Community Development District Capital Improvement Revenue Bonds, Series 2022, as a

75 Single Series of Bonds Under the Master Trust
76 Indenture (the "Series 2022 Bonds") in Order to
77 Finance the Series 2022 Project; Establishing the
78 Parameters for the Principal Amounts, Interest
79 Rates, Maturity Dates, Redemption Provisions and
80 Other Details Thereof; Approving the Form of and
81 Authorizing the Chairman to Accept the Bond
82 Purchase Contract for the Series 2022 Bonds;
83 Approving a Negotiated Sale of the Series 2022
84 Bonds to the Underwriter; Approving the Forms of
85 the Master Trust Indenture and First
86 Supplemental Trust Indenture and Authorizing the
87 Execution and Delivery Thereof by Certain Officers
88 of the District; Appointing a Trustee, Paying
89 Agent and Bond Registrar for the Series 2022
90 Bonds; Approving the Form of the Series 2022
91 Bonds; Approving the Form of and Authorizing the
92 Use of the Preliminary Limited Offering
93 Memorandum and Limited Offering
94 Memorandum Relating to the Series 2022 Bonds;
95 Approving the Form of the Continuing Disclosure
96 Agreement Relating to the Series 2022 Bonds;
97 Authorizing Certain Officers of the District to Take
98 All Actions Required and to Execute and Deliver
99 All Documents, Instruments and Certificates
100 Necessary in Connection With the Issuance, Sale
101 and Delivery of the Series 2022 Bonds; Authorizing
102 the Vice Chairman and Assistant Secretaries to Act
103 in the Stead of the Chairman or the Secretary, as
104 the Case May Be; Specifying the Application of the
105 Proceeds of the Series 2022 Bonds; Authorizing
106 Certain Officers of the District to Take All Actions
107 and Enter Into All Agreements Required in
108 Connection With the Acquisition and Construction
109 of the Series 2022 Project; and Providing an
110 Effective Date

111
112 Ms. Wilhelm presented Resolution 2022-23, which accomplishes the following:

- 113 ➤ Delegates authority to the Chair to enter into the Bond Purchase Agreement, so long as
114 it is within the parameters established.

- 115 ➤ Approves the forms of certain documents required to market, price and sell the bonds,
116 including the Master and First Supplemental Trust Indenture, Preliminary Limited Offering
117 Memorandum, Continuing Disclosure Agreement and Bond Purchase Agreements.
- 118 ➤ Sets forth the parameters of the Series 2022 Bonds, which shall not exceed the
119 maximum principal amount of the bonds of \$8 million.
- 120 ➤ Sets forth the maximum coupon rate as the maximum statutory rate.
- 121 ➤ Sets forth the Underwriters discount maximum of 2%.
- 122 ➤ Sets forth the maximum maturity date as the maximum amount allowed by law.
- 123 ➤ Sets forth the redemption provisions for the Series 2022 Bond as provided in the First
124 Supplemental Indenture, which was attached to the Resolution.

125

126 **On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor,**
127 **Resolution 2022-33, Delegating to the Chairman of the Board of Supervisors of**
128 **Mangrove Point and Mangrove Manor Community Development District (the**
129 **"District") the Authority to Approve the Sale, Issuance and Terms of Sale of**
130 **Mangrove Point and Mangrove Manor Community Development District**
131 **Capital Improvement Revenue Bonds, Series 2022, as a Single Series of Bonds**
132 **Under the Master Trust Indenture (the "Series 2022 Bonds") in Order to**
133 **Finance the Series 2022 Project; Establishing the Parameters for the Principal**
134 **Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other**
135 **Details Thereof; Approving the Form of and Authorizing the Chairman to**
136 **Accept the Bond Purchase Contract for the Series 2022 Bonds; Approving a**
137 **Negotiated Sale of the Series 2022 Bonds to the Underwriter; Approving the**
138 **Forms of the Master Trust Indenture and First Supplemental Trust Indenture**
139 **and Authorizing the Execution and Delivery Thereof by Certain Officers of the**
140 **District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series**
141 **2022 Bonds; Approving the Form of the Series 2022 Bonds; Approving the Form**
142 **of and Authorizing the Use of the Preliminary Limited Offering Memorandum**
143 **and Limited Offering Memorandum Relating to the Series 2022 Bonds;**
144 **Approving the Form of the Continuing Disclosure Agreement Relating to the**
145 **Series 2022 Bonds; Authorizing Certain Officers of the District to Take All**
146 **Actions Required and to Execute and Deliver All Documents, Instruments and**
147 **Certificates Necessary in Connection With the Issuance, Sale and Delivery of**
148 **the Series 2022 Bonds; Authorizing the Vice Chairman and Assistant Secretaries**
149 **to Act in the Stead of the Chairman or the Secretary, as the Case May Be;**
150 **Specifying the Application of the Proceeds of the Series 2022 Bonds;**
151 **Authorizing Certain Officers of the District to Take All Actions and Enter Into All**
152 **Agreements Required in Connection With the Acquisition and Construction of**
153 **the Series 2022 Project; and Providing an Effective Date, was adopted.**

154 Mr. Carmack left the meeting at 10:35 a.m.

155

156 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2022-34, Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2022 (“Series 2022 Bonds”); Making Certain Additional Findings and Confirming and/or Adopting A Supplemental Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2022 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

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177 Mr. Earlywine presented Resolution 2022-34. This is the Supplemental Assessment
178 Resolution, which is designed to size the assessments to the bonds based on preliminary
179 reports. Once pricing has been updated to reflect the final pricing of the bonds, this Resolution
180 delegates authority to Staff to update the Exhibits with the final pricing of the bonds.

181 Mr. Earlywine presented the Supplemental Special Assessment Methodology Report
182 dated March 11, 2022. He stated that the Master Report was based on the full \$19.8 million
183 Capital Improvement Plan (CIP) whereas this bond funds a smaller portion of the overall
184 project, with a total estimated principal amount of \$6.55 million. He reviewed the remainder of
185 the Report and noted that the Resolution authorizes Staff to finalize the Reports after pricing of
186 the bonds.

187 Ms. Moulton stated she would need an Operation & Maintenance (O&M) projection for
188 professional and administrative expenses. Ms. Cerbone stated she would email the information.

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On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2022-34, Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2022 (“Series 2022 Bonds”); Making Certain Additional Findings and Confirming and/or Adopting A Supplemental Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2022 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

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SIXTH ORDER OF BUSINESS

Consideration of Forms of Issuer’s Counsel Documents

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- A. Declaration of Consent**
- B. True-Up Agreement**
- C. Collateral Assignment Agreement**
- D. Notice of Special Assessments**
- E. Disclosure of Public Finance**
- F. Completion Agreement**

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Mr. Earlywine stated Items 6B, 6C and 6F are no longer needed because the property was already platted. For Item 6A, a Declaration of Consent would be completed for Forestar and another one for D.R. Horton. He recommended approval of Items 6A, 6D and 6E, in substantial form.

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On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Declaration of Consent, Notice of Special Assessments and the Disclosure of Public Finance, in substantial form, were approved.

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Mr. Carmack rejoined the meeting at 10:45 a.m.

223

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226

SEVENTH ORDER OF BUSINESS

Ratification of Temporary Construction Easement

227 Ms. Cerbone presented the Temporary Construction Easement, which was previously
228 executed. Mr. Earlywine stated it does not apply to the platted lots.

229

230 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**
231 **Temporary Construction Easement, was ratified.**

232

233

234 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07,
Designating the Primary Administrative
Office and Principal Headquarters of the
District and Providing an Effective Date**

235

236

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238

239 Ms. Cerbone presented Resolution 2022-07.

240

241 **On MOTION by Mr. Vincent and seconded by Mr. Cotter, with all in favor,**
242 **Resolution 2022-07, Designating the office of Wrathell, Hunt and Associates,**
243 **LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, as the Primary**
244 **Administrative Office and the offices of Forestar, 4042 Park Oaks Blvd., Suite**
245 **200, Tampa, Florida 32610, within Hillsborough County, Florida, as the Principal**
246 **Headquarters of the District and Providing an Effective Date, was adopted.**

247

248

249 **NINTH ORDER OF BUSINESS**

**Consideration of Agreement for
Professional Services Stormwater Needs
Assessment**

250

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252

253 Ms. Cerbone stated that a not-to-exceed amount of \$20,000 was approved at the last
254 meeting so preparation of the Stormwater Needs Analysis Report could commence. The \$2,500
255 proposal submitted was much lower.

256

257 **On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, the**
258 **Half Associates, Inc., Agreement for Professional Services for preparation of**
259 **the Stormwater Needs Analysis Report, in a not-to-exceed amount of \$2,500,**
260 **not including reimbursable expenses, was approved.**

261

262

263 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of January 31, 2022**

264

265

266

267 Ms. Cerbone presented the Unaudited Financial Statements as of January 31, 2022.

268

269 **On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the**
270 **Unaudited Financial Statements as of January 31, 2022, were accepted.**

271

272

273 **ELEVENTH ORDER OF BUSINESS**

**Approval of February 11, 2022 Public
Hearings and Regular Meeting Minutes**

274

275

276 Ms. Cerbone presented the February 11, 2022 Public Hearings and Regular Meeting
277 Minutes.

278

279 **On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the**
280 **February 11, 2022 Public Hearings and Regular Meeting Minutes, as presented,**
281 **were approved.**

282

283

284 **TWELFTH ORDER OF BUSINESS**

Staff Reports

285

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

287 Mr. Earlywine stated that the Bond Validation hearing was successfully completed on
288 March 1, 2022. He anticipated that the bonds would close in mid-April. Mr. Thornton was very
289 helpful facilitating the turnover of the utilities. Staff anticipates continuing to acquire
290 improvements in anticipation of the bond issue so that Forestar can be paid; approval of the
291 acquisition of the various improvements in the CIP, subject to Staff's preparation of required
292 documents, was requested.

293

294 **On MOTION by Mr. Cotter and seconded by Mr. Carmack, the CDD's acquisition**
295 **of improvements outlined in the Capital Improvement Plan, subject to Staff's**
296 **preparation of required documents, was approved.**

297

298

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

300 Mr. Thornton stated that all phases of construction were certified, pending receipt of
301 acceptance.

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

303 • **NEXT MEETING DATE: April 8, 2022 at 11:00 A.M.**

304 ○ **QUORUM CHECK**

305 The next meeting would be held on April 8, 2022, unless canceled.

306

307 **THIRTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

308

309 There were no Board Members' comments or requests

310

311 **FOURTEENTH ORDER OF BUSINESS** **Public Comments**

312

313 There were no public comments.

314

315 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

316

317 There being nothing further to discuss, the meeting adjourned.

318

319 **On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the**
320 **meeting adjourned at 10:54 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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332 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

**MANGROVE POINT AND
MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT**

11C

**MANGROVE POINT AND MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT**

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610

**Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 14, 2022 CANCELED	Regular Meeting	11:00 AM
February 11, 2022	Regular Meeting	11:00 AM
March 11, 2022*	Regular Meeting	10:30 AM
April 8, 2022* CANCELED	Regular Meeting	10:00 AM
May 13, 2022*	Regular Meeting	10:00 AM
June 10, 2022*	Regular Meeting	10:00 AM
July 8, 2022*	Regular Meeting	10:00 AM
August 12, 2022*	Regular Meeting	10:00 AM
September 9, 2022*	Regular Meeting	10:00 AM