

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

August 11, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

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

**AGENDA
LETTER**

**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**

August 4, 2023

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

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 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 33610. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. 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
4. 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
5. 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
6. Acceptance of Unaudited Financial Statements as of June 30, 2023
7. Approval of May 12, 2023 Regular Meeting Minutes

8. Staff Reports

- A. District Counsel: *Kutak Rock, LLP*
- B. District Engineer: *Halff Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

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

- QUORUM CHECK

SEAT 1	CHRISTIAN COTTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MARY MOULTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	ANDRE CARMACK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	TY VINCENT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	RYAN ZOOK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

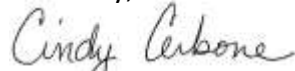
9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,


Cindy Carbone

District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 867 327 4756

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

3A

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of Fiscal Year 2024 Budget Public** was published in said newspaper by print in the issues of: **7/23/23, 7/30/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **07/30/2023**



Signature of Notary Public

Personally known _____ X _____ or produced identification

Type of identification produced _____

MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Mangrove Point and Mangrove Manor Community Development District ("District") will hold a public hearing on **August 11, 2023 at 10:00 a.m., at Forestar (USA) Real Estate Group Inc., 4042 Park Oaks Boulevard, Suite 200, Tampa, Florida 33610** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the **District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 ("District Manager's Office")**, during normal business hours, or by visiting the District's website at <https://www.mangrovepointandmangrovetmanorccd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

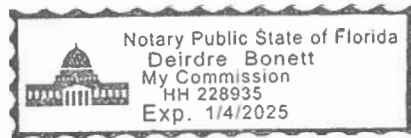
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

July 23 and July 30, 2023

0000297292



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

3B

RESOLUTION 2023-03

[FY 2024 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) 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.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Mangrove Point and Mangrove Manor Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Mangrove point and mangrove manor Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST, 2023.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget(s)

Exhibit A: Fiscal Year 2023/2024 Budget(s)

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
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**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 84,061				\$ 115,178
Allowable discounts (4%)	(3,362)				(4,607)
Assessment levy: on-roll - net	80,699	80,446	\$ 253	\$ 80,699	110,571
Assessment levy: off-roll	30,283	11,696	13,396	25,092	-
Landowner contribution	-	15,596	-	15,596	-
Lot Closings	-	5,191	-	5,191	-
Total revenues	<u>110,982</u>	<u>112,929</u>	<u>13,649</u>	<u>126,578</u>	<u>110,571</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	3,180	11,820	15,000	15,000
Engineering	10,000	443	9,557	10,000	10,000
Audit	6,000	-	4,000	4,000	4,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	42	458	500	500
Printing & binding	500	250	250	500	500
Legal advertising	2,000	1,058	942	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	-	500	500	500
Tax Collector	2,942	1,608	1,334	2,942	4,031
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Total expenditures	<u>99,482</u>	<u>37,061</u>	<u>59,921</u>	<u>96,982</u>	<u>98,571</u>
Excess/(deficiency) of revenues over/(under) expenditures	11,500	75,868	(46,272)	29,596	12,000
Fund balance - beginning (unaudited)	-	(5,818)	70,050	(5,818)	23,778
Fund balance - ending (projected)					
Assigned					
Working capital	11,500	11,500	11,500	11,500	28,899
Unassigned	-	58,550	12,278	12,278	6,879
Fund balance - ending	<u>\$ 11,500</u>	<u>\$ 70,050</u>	<u>\$ 23,778</u>	<u>\$ 23,778</u>	<u>\$ 35,778</u>

**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	15,000
<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	10,000
<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	4,000
<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	4,031
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$ 98,571</u></u>

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 364,311				\$ 506,199
Allowable discounts (4%)	(14,572)				(20,248)
Net assessment levy - on-roll	349,739	\$ 348,600	\$ 1,139	\$ 349,739	485,951
Assessment levy: off-roll	131,246	-	108,746	108,746	-
Lot closings		22,500	-	22,500	-
Interest	-	4,600	-	4,600	-
Total revenues	480,985	375,700	109,885	485,585	485,951
EXPENDITURES					
Debt service					
Principal	135,000	-	135,000	135,000	140,000
Interest	348,531	182,124	166,407	348,531	327,685
Tax collector	12,751	6,969	5,782	12,751	17,717
Total expenditures	496,282	189,093	307,189	496,282	485,402
Excess/(deficiency) of revenues over/(under) expenditures	(15,297)	186,607	(197,304)	(10,697)	549
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(2,340)	-	(2,340)	-
Total other financing sources/(uses)	-	(2,340)	-	(2,340)	-
Net increase/(decrease) in fund balance	(15,297)	184,267	(197,304)	(13,037)	549
Fund balance:					
Beginning fund balance (unaudited)	299,182	300,633	484,900	300,633	287,596
Ending fund balance (projected)	\$283,885	\$484,900	\$ 287,596	\$ 287,596	288,145
Use of fund balance:					
Debt service reserve account balance (required)					(117,059)
Interest expense - November 1, 2024					(161,183)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 9,903

**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 2024 ASSESSMENTS**

On-Roll Assessments					FY 2023
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>Total Assessment per Unit</u>
TH	286	\$ 184.48	\$ 810.78	\$ 995.26	\$ 997.86
SF 50'	203	307.47	1,351.31	1,658.78	1,663.11
Total	489				

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

4

RESOLUTION 2023-04

[FY 2024 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT 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.

WHEREAS, the Mangrove Point and Mangrove Manor Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. FUNDING. As indicated in **Exhibits A and B**, the District’s Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE ASSESSMENTS.

i. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the

assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- b. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** [RESERVED.]
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 11th day of August, 2023.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

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

5

RESOLUTION 2023-05

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 2023/2024 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 2023/2024 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 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 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.

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

PASSED AND ADOPTED this 11th day of August, 2023.

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 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2023	Regular Meeting	10:00 AM
November __, 2023*	Regular Meeting	10:00 AM
December 8, 2023	Regular Meeting	10:00 AM
January 12, 2024	Regular Meeting	10:00 AM
February 9, 2024	Regular Meeting	10:00 AM
March 8, 2024	Regular Meeting	10:00 AM
April 12, 2024	Regular Meeting	10:00 AM
May 10, 2024	Regular Meeting	10:00 AM
June 14, 2024	Regular Meeting	10:00 AM
July 12, 2024	Regular Meeting	10:00 AM
August 9, 2024	Regular Meeting	10:00 AM
September 13, 2024	Regular Meeting	10:00 AM

***Exception**

Note: The November meeting date is on the observed Veteran's Day holiday

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

**UNAUDITED
FINANCIAL
STATEMENTS**

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2023**

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2023**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	\$ 78,003	\$ -	\$ -	\$ 78,003
Investments				
Revenue	-	172,597	-	172,597
Reserve	-	117,059	-	117,059
Capitilized interest	-	1	-	1
Construction	-	-	2,460	2,460
Due from general fund	-	1,364	-	1,364
Due from debt service fund	1,773	-	-	1,773
Total assets	<u>\$ 79,776</u>	<u>\$291,021</u>	<u>\$ 2,460</u>	<u>\$ 373,257</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to general fund	\$ -	\$ 1,773	\$ -	\$ 1,773
Due to debt service fund	1,364	-	-	1,364
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>7,364</u>	<u>1,773</u>	<u>-</u>	<u>9,137</u>
DEFERRED INFLOWS OF RESOURCES				
Unearned Revenue	-	7,923	-	7,923
Total deferred inflows of resources	<u>-</u>	<u>7,923</u>	<u>-</u>	<u>7,923</u>
Fund balances:				
Restricted for:				
Debt service	-	281,325	-	281,325
Capital projects	-	-	2,460	2,460
Unassigned	72,412	-	-	72,412
Total fund balances	<u>72,412</u>	<u>281,325</u>	<u>2,460</u>	<u>356,197</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 79,776</u>	<u>\$291,021</u>	<u>\$ 2,460</u>	<u>\$ 373,257</u>

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 321	\$ 80,773	\$ 80,699	100%
Assessment levy: off-roll	-	29,706	30,283	98%
Lot closings	3,585	10,507	-	N/A
Landowner contribution	-	15,596	-	N/A
Total revenues	<u>3,906</u>	<u>136,582</u>	<u>110,982</u>	123%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	-	7,848	15,000	52%
Engineering	105	548	10,000	5%
Audit	-	-	6,000	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent	83	750	1,000	75%
Trustee*	4,031	4,031	5,500	73%
Telephone	17	150	200	75%
Postage	16	98	500	20%
Printing & binding	42	375	500	75%
Legal advertising	-	1,058	2,000	53%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	-	500	0%
Tax collector	6	1,614	2,942	55%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>8,300</u>	<u>58,352</u>	<u>99,482</u>	59%
Excess/(deficiency) of revenues over/(under) expenditures	(4,394)	78,230	11,500	
Fund balances - beginning	76,806	(5,818)	-	
Assigned:				
Committed:				
3 months working capital	11,500	11,500	11,500	
Unassigned	60,912	60,912	-	
Fund balances - ending	<u>\$ 72,412</u>	<u>\$ 72,412</u>	<u>\$ 11,500</u>	

*These items will be realized the year after bonds are issued.

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 1,392	\$ 350,017	\$ 349,739	100%
Assessment levy: off-roll	-	62,527	131,246	48%
Lot closings	23,749	53,748	-	N/A
Interest	977	9,041	-	N/A
Total revenues	<u>26,118</u>	<u>475,333</u>	<u>480,985</u>	99%
EXPENDITURES				
Debt service				
Principal	-	135,000	135,000	100%
Interest	-	348,531	348,531	100%
Cost of issuance	-	1,773	-	
Total debt service	<u>-</u>	<u>485,304</u>	<u>483,531</u>	100%
Other fees & charges				
Tax collector	<u>28</u>	<u>6,997</u>	<u>12,751</u>	55%
Total other fees and charges	<u>28</u>	<u>6,997</u>	<u>12,751</u>	55%
Total expenditures	<u>28</u>	<u>492,301</u>	<u>496,282</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	26,090	(16,968)	(15,297)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>-</u>	<u>(2,340)</u>	<u>-</u>	N/A
Total other financing sources	<u>-</u>	<u>(2,340)</u>	<u>-</u>	N/A
Net change in fund balances	26,090	(19,308)	(15,297)	
Fund balances - beginning	<u>255,235</u>	<u>300,633</u>	<u>299,182</u>	
Fund balances - ending	<u>\$ 281,325</u>	<u>\$ 281,325</u>	<u>\$ 283,885</u>	

**MANGROVE POINT & MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 3,963
Interest	10	120
Total revenues	10	4,083
EXPENDITURES	\$ -	\$ -
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	10	4,083
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	2,340
Total other financing sources/(uses)	-	2,340
Net change in fund balances	10	6,423
Fund balances - beginning	2,450	(3,963)
Fund balances - ending	\$ 2,460	\$ 2,460

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

MINUTES

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

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The Board of Supervisors of the Mangrove Point and Mangrove Manor Community Development District held a Regular Meeting on May 12, 2023 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

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:10 a.m. Supervisors Cotter, Moulton and Zook were present in person. Supervisors Carmack and Vincent were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2023-01. He reviewed the proposed Fiscal Year 2024 budget.

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On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 11, 2023 at 10:00 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 32610; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2023-02. Ms. Cerbone explained that a few expenditures were over budget. The overage was paid through a Landowners' contribution. This amendment is necessary to avoid a finding in the annual audit.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2023-02, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of CDD/HOA Maintenance Agreement

Ms. Cerbone recalled that the CDD/HOA Maintenance Agreement was presented at the last meeting and was approved in substantial form but not executed. Since then, District Counsel and the Developer's Counsel reviewed the Agreement and additional changes were made. The latest feedback was from Mr. Steve Ratz.

Mr. Earlywine stated two changes are being contemplated. One is to add language about reporting requirements; the newer version requires the HOA to provide the CDD with copies of the contracts and budget information and to prepare a concise annual report. Secondly, there was discussion about whether the HOA or CDD will be responsible for major capital repairs and the consensus was that the HOA will be responsible.

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

SIXTH ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

- **Consideration of Retention and Fee Agreement**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, engagement of Jere Earlywine/Kutak Rock LLP for District Counsel Services, was ratified, and the Kutak Rock LLP Retention and Fee Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

- A. Affidavit of Publication**
- B. RFQ Package**
- C. Respondent(s)**
 - I. Halff Associates, Inc.**
 - II. Lighthouse Engineering, Inc.**
- D. Competitive Selection Criteria/Ranking**

Ms. Cerbone pointed out that the minority business certification for Lighthouse Engineering Inc., expired in January and their response was provided in February.

Ms. Cerbone explained the ranking protocols. The Board completed the Competitive Selection Criteria. The ranking and scores were as follows:

#1	Halff Associates, Inc.	91 points
#2	Lighthouse Engineering, Inc.	74 points

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, ranking Halff Associates, Inc., as the #1 ranked and the most responsive respondent to the RFQ for Engineering Services, was approved.

- E. Award of Contract**

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On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, awarding the Engineering Services contract to Halff Associates, Inc., the #1 ranked and the most responsive respondent to the RFQ for Engineering Services, and authorizing District Counsel to negotiate a contract with the District Engineer, for ratification at the next meeting, was approved.

EIGHTH ORDER OF BUSINESS

Review of Responses to Request for Proposals (RFP) for Annual Audit Services

- A. Affidavit of Publication**
- B. RFP Package**
- C. Respondent(s): Berger, Toombs, Elam, Gaines & Frank**
- D. Auditor Evaluation Matrix/Ranking**

Ms. Cerbone stated, as Berger, Toombs, Elam, Gaines & Frank (BTEGF) was sole respondent tot the RFP for Annual Audit Service, the Board can deem BTEGF as the most responsive bidder. She noted that BTEGF is a highly-qualified firm.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, ranking Berger, Toombs, Elam, Gaines & Frank as the #1 ranked and most responsive respondent to the RFP for Annual Audit Services, was approved.

- E. Award of Contract**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, awarding the Annual Audit Services contract to Berger, Toombs, Elam, Gaines & Frank, the #1 ranked and most responsive respondent to the RFP for Annual Audit Services, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

TENTH ORDER OF BUSINESS

Approval of August 12, 2022 Public Hearings and Regular Meeting Minutes

162 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**
163 **August 12, 2022 Public Hearings and Regular Meeting Minutes, as presented,**
164 **were approved.**

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167 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

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

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

171 There were no reports from District Counsel or District Engineer.

172 Ms. Cerbone noted an issue with algae buildup at a stormwater pond that she thinks
173 needs to be addressed by the District Engineer instead of a vendor. Ms. Moulton stated there is
174 brown algae in the canal pond. She will email photos to Management. The Board wants the
175 District Engineer to coordinate with the County to inspect the canal, evaluate the source of the
176 algae, offer remedies and provide a report. Ms. Cerbone will email the new District Engineer
177 about the algae and copy Ms. Moulton.

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

- 179 • **56 Registered Voters in District as of April 15, 2023**
- 180 • **NEXT MEETING DATE: June 9, 2023 at 10:00 AM**
 - 181 ○ **QUORUM CHECK**

182 The next meeting will be June 9, 2023, unless cancelled.

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184 **TWELFTH ORDER OF BUSINESS**

Board Members' Comments/Requests

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186 Mr. Earlywine asked about the construction, Ms. Moulton stated construction is fully
187 complete on both sides and can be closed out. Ms. Cerbone stated Staff will commence the
188 completion process. Ms. Moulton stated Mr. Vincent will be the point person for the closeout.

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190 **THIRTEENTH ORDER OF BUSINESS**

Public Comments

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192 There were no public comments.

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194 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

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196 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**
197 **meeting adjourned at 10:38 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

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

**STAFF
REPORTS**

MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610*

October 14, 2022 CANCELED	Regular Meeting	10:00 AM
November 11, 2022 CANCELED	Regular Meeting	10:00 AM
December 9, 2022 CANCELED	Regular Meeting	10:00 AM
January 13, 2023 CANCELED	Regular Meeting	10:00 AM
February 10, 2023 CANCELED	Regular Meeting	10:00 AM
March 10, 2023 CANCELED	Regular Meeting	10:00 AM
April 14, 2023 CANCELED	Regular Meeting	10:00 AM
May 12, 2023	Regular Meeting	10:00 AM
June 9, 2023 CANCELED	Regular Meeting	10:00 AM
July 14, 2023 CANCELED	Regular Meeting	10:00 AM
August 11, 2023	Public Hearing & Regular Meeting	10:00 AM
September 8, 2023	Regular Meeting	10:00 AM