

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

The Board of Supervisors of the Mangrove Point and Mangrove Manor Community Development District held a Public Hearing and Regular Meeting on March 14, 2025 at 9:45 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610.

Present:

Christian Cotter
Mary Moulton
Woody Hughes

Chair
Vice Chair
Assistant Secretary

Also present:

Andrew Kantarzhi
Jere Earlywine (via telephone)

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 9:49 a.m. Supervisors Cotter, Moulton and Hughes were present. Supervisors Zook and Tepper were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor Ryan Zook - Seat 5 (the following to be provided in a separate package)

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

This item was deferred.

FOURTH ORDER OF BUSINESS

Ratification of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Amending Resolution 2025-04 to Reset the Date, Time, and Location of the Public Hearing Regarding the Adoption of Rules Relating to Parking Enforcement; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-05.

<p>On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-05, Amending Resolution 2025-04 to Reset the Date, Time, and Location of the Public Hearing Regarding the Adoption of Rules Relating to Parking Enforcement to March 14, 2025 at 9:45 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date, was adopted.</p>

SIXTH ORDER OF BUSINESS

Public Hearing on Rule Relating to Overnight Parking and Parking Enforcement

A. Affidavits of Publication

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

These items were included for informational purposes.

B. Consideration of Resolution 2025-06, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date

Mr. Kantarzhi presented Resolution 2025-06 and the Exhibits.

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

No affected property owners or members of the public spoke.

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

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2025-06, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-07. He presented the proposed Fiscal Year 2026 budget, which is unchanged from the Fiscal Year 2025 budget. Revisions can be made if necessary before the Fiscal Year 2026 budget is adopted.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on June 13, 2025 at 9:45 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project Complete; Providing Direction to District Staff; Finalizing Assessments;

Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [PROJECT COMPLETION RESOLUTION FOR 2022 PROJECT]

Mr. Earlywine presented Resolution 2025-08.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-08, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [PROJECT COMPLETION RESOLUTION FOR 2022 PROJECT], was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Authorizing Requisition 4 From the Series 2022 Acquisition and Construction Account of the Capital Improvement Revenue Bonds, Series 2022; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date

Mr. Earlywine presented Resolution 2025-09.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-09, Authorizing Requisition 4 From the Series 2022 Acquisition and Construction Account of the Capital Improvement Revenue Bonds, Series 2022; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Recognizing Satisfaction of Contributions for the 2022 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date [CONTRIBUTION RESOLUTION FOR 2022 ASSESSMENTS]

Mr. Earlywine presented Resolution 2025-10.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-10, Recognizing Satisfaction of Contributions for the 2022 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date [CONTRIBUTION RESOLUTION FOR 2022 ASSESSMENTS], was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-11.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Setting a Public Hearing to Adopt the Rules Relating to Common Area Pond and Enforcement; and Providing for Severability and an Effective Date

- **Presentation of Common Area Pond & Enforcement Rules**

Mr. Kantarzhi presented Resolution 2025-12.

Mr. Earlywine will forward an updated version of the Rules which provides for a No Fishing Policy and authorizes enforcement of a criminal action for trespassing as well as civil fines and recovery of attorneys' fees for violations.

Mr. Kantarzhi stated that the Interim Rules will be posted on the CDD website between meetings; upon adoption the updated Rules will be posted on the CDD website.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2025-12, Setting a Public Hearing on June 13, 2025 at 9:45 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610 to Adopt the Rules Relating to Common Area Pond and Enforcement; and Providing for Severability and an Effective Date.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-13, Authorizing Trespass Enforcement and the Issuance of Correspondence Regarding the Same; Providing a Severability Clause; and Providing an Effective Date [TRESPASS AUTHORIZATION]

Mr. Earlywine presented Resolution 2025-13 and the accompanying Exhibits.

Ms. Moulton stated that Operations Manager Alex Gormley will serve as the CDD's Authorized Representative.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2025-13, Authorizing Trespass Enforcement and the Issuance of Correspondence Regarding the Same; Providing a Severability Clause; and Providing an Effective Date [TRESPASS AUTHORIZATION], was adopted.

FOURTEENTH ORDER OF BUSINESS

Consideration of Adams Global Company, LLC Towing Agreement

Mr. Kantarzhi presented the Adams Global Company, LLC Towing Agreement.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Adams Global Company, LLC Towing Agreement, was approved.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2025

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

SIXTEENTH ORDER OF BUSINESS

Approval of January 10, 2025 Regular Meeting Minutes

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the January 10, 2025 Regular Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Halff Associates, Inc.

There were no District Counsel or District Engineer reports.

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

- NEXT MEETING DATE: April 11, 2025 at 9:45 AM

- QUORUM CHECK

The April 11, 2025 meeting will likely be canceled. If so, the next meeting will likely be held on June 13, 2025.

EIGHTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Ms. Moulton stated that turnover will likely occur in the summer, depending upon sales. The remaining two buildings are under construction, and the sales office must be converted.

NINETEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 10:05 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**MANGROVE POINT AND
MANGROVE MANOR CDD**

March 14, 2025



Secretary/Assistant Secretary



Chair/Vice Chair