

**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 November 14, 2025 at 9:45 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619.

Present:

Christian Cotter	Chair
Mary Moulton	Vice Chair
William Hughes	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	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. Supervisor Zook was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Appointment to Fill
Unexpired Term of Seat 4; Term Expires
November 2026**

Ms. Moulton nominated Brandy Kelly to fill Seat 4.

No other nominations were made.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the appointment of Brandy Kelly to fill Seat 4, was approved.

- **Administration of Oath of Office (the following to be provided under separate cover)**
The Oath of Office will be administered to Brandy Kelly at another time.

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**

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Kantarzhi presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. **Consideration of Resolution 2026-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2026-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

- **Consideration of Resolution 2026-06, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date**

This item, previously the Ninth Order of Business, was presented out of order.

Mr. Kantarzhi presented Resolution 2026-06. Seats 1, 2 and 4, will be up for election at the November 2026 Landowners' Election.

On MOTION by Ms. Moulton and seconded by Mr. Hughes, with all in favor, Resolution 2026-06, Designating November 3, 2026 at 11:15 a.m., at D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619, as the Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

- **Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2025/2026 and Providing for an Effective Date**

This item, previously the Seventh Order of Business, was presented out of order.

Mr. Kantarzhi presented Resolution 2026-04. Meetings will be held on the fourth Wednesday of each month at 11:15 a.m., at D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619. The appropriate dates will be inserted into the Fiscal Year 2026 Meeting Schedule.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, 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 2026-03 and the Common Area Pond & Enforcement Rules. These Rules were previously approved and adopted; however, changes were made primarily to the fishing catch and release portion of the Policy.

Mr. Earlywine discussed the HOA's concerns about the CDD Policy related to catch and release fishing. The HOA asked the CDD to install fencing in certain areas to prevent access to some areas and for the CDD to make it clear that fishing is allowed on a catch and release basis, along with allowing volunteers to help enforce trespassing, which will require obtaining insurance to cover the volunteers.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2026-03, Setting a Public Hearing for January 28, 2026 at 11:15 a.m., at D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619, to Adopt the Rules Relating to Common Area Pond and Enforcement; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2025/2026 and Providing for an Effective Date

This item was presented following the Fifth Order of Business.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Approving a Proposed Budget for Fiscal Year 2026/2027 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 2026-05. He reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2026-05, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law for January 28, 2026 at 11:15 a.m., at D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

This item was presented following the Fifth Order of Business.

TENTH ORDER OF BUSINESS

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

Mr. Kantarzhi presented the Request for Proposals (RFP) for Annual Audit Services.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Request for Proposals (RFP) for Annual Audit Services and authorizing Staff to advertise, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of June 13, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Cotter and seconded by Mr. Hughes, with all in favor, the June 13, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Discussion ensued regarding the Board turnover process once the last lot is sold and timing the turnover.

Ms. Moulton believed it might be possible to begin turnover in late Spring, or as soon as possible.

B. District Engineer: Halff Associates, Inc.

Mr. Kantarzhi state that the District Engineer turned in the Infrastructure Inspection Report.

C. Field Operations: Access Management

Discussion ensued regarding what company should be listed for Field Operations.

▪ Field Operations: Leland Management

This item was an addition to the agenda.

Both Access Management and Leland Management should be on the agenda.

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

• UPCOMING MEETINGS

- December 12, 2025 at 9:45 AM
- January 9, 2026 at 9:45 AM
- QUORUM CHECK

The December 12, 2025 and January 9, 2026 meetings will be canceled. The next meeting will be held on January 28, 2026 at 11:15 a.m.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

MANGROVE POINT AND
MANGROVE MANOR CDD

Secretary/Assistant Secretary

November 14, 2025



Chair/Vice Chair