

Mangrove Point and Mangrove Manor Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

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<https://mangrovepointandmangrovermanorcdd.net/>

March 17, 2026

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:

NOTE: Meeting Time and Location

The Board of Supervisors of the Mangrove Point and Mangrove Manor Community Development District will hold a Regular Meeting and Audit Committee Meeting on March 24, 2026 at 3:00 p.m., at the Hilton Garden Inn Tampa/Riverview/Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Recess Regular Meeting/Commencement of Audit Selection Committee Meeting
4. Review of Responses to Request for Proposals (RFP) for Annual Audit Services
 - A. Affidavit of Publication
 - B. RFP Package
 - C. Respondent(s)
 - I. Berger, Toombs, Elam, Gaines & Frank
 - II. DiBartolomeo, McBee, Hartley & Barnes, P.A.
 - III. Grau & Associates
 - IV. McIntosh CPA
 - D. Auditor Evaluation Matrix/Ranking
5. Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting
6. Consider Recommendation of Audit Selection Committee
 - Award of Contract

7. Acceptance of Unaudited Financial Statements as of February 28, 2026
8. Approval of January 28, 2026 Public Hearings and Regular Meeting Minutes
9. Ratification Items
 - A. Mangrove Pointe Community Association, Inc. CDD / HOA Agreement Regarding Parking Enforcement
 - B. Family Fence Company of Florida, Inc. Agreement for Services
10. Board Transition
 - A. Acceptance of Resignations of Supervisors Christan Cotter [Seat 1] and Ryan Zook [Seat 5]
 - B. Consider Appointments to Fill Unexpired Terms
 - Seat 1; *Term Expires November 2026*
 - Seat 5; *Term Expires November 2028*
 - C. Administration of Oath of Offices to Appointed Supervisors (*the following to be provided under separate cover*)
 - I. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - II. Membership, Obligations and Responsibilities
 - III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and Other Local Public Officers
 - D. Acceptance of Resignation of Supervisor William Hughes [Seat 3]
 - E. Consider Appointment to Fill Unexpired Term of Seat 3; *Term Expires November 2028*
 - Administration of Oath of Offices to Appointed Supervisor
 - F. Acceptance of Resignation of Supervisor Brandy Kelley [Seat 4]
 - G. Consider Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - Administration of Oath of Offices to Appointed Supervisor
 - H. Acceptance of Resignation of Supervisors Mary Moulton [Seat 2]

- I. Consider Appointment to Fill Unexpired Term of Seat 2; *Term Expires November 2026*
 - Administration of Oath of Offices to Appointed Supervisor
 - J. Consideration of Resolution 2026-11, Electing and Removing Officers of the District and Providing for an Effective Date
 - 11. Consideration of Resolution 2026-12, 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
 - 12. Consideration of Resolution 2026-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
 - 13. Consideration of Resolution 2026-10, Designating the Location of the Local District Records Office and Providing an Effective Date
 - 14. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Half Associates, Inc.*
 - C. Field Operations: *Greenacre Properties, Inc*
 - D. Field Operations: *Leland Management*
 - E. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: TBD
 - QUORUM CHECK
- | | | | | |
|--------|--|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)
15. Board Members' Comments/Requests
16. Public Comments

17. Adjournment

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

Sincerely,



Andrew Kantarzi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 867 327 4756