

**MINUTES OF MEETING
NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Newport Isles Community Development District held a Public Hearing and Regular Meeting on May 20, 2024 at 10:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201.

Present at the meeting were:

Susan Collins	Chair
Richard James (via telephone)	Vice Chair
Clifton Fischer	Assistant Secretary
Charlie Peterson	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
Bennett Davenport (via telephone)	Kutak Rock LLP
Clint Cuffle (via telephone)	District Engineer
Rhonda Messing	MBS
David Berner	Southeast Land Consultants

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:00 a.m.

Supervisors Collins, Fischer and Peterson were present. Supervisor James attended via telephone. Supervisor Essman was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of
an Assessment Roll and the Imposition of
Special Assessments Relating to the**

Financing and Securing of Certain Public Improvements

On MOTION by Mr. Fischer and seconded by Mr. Peterson, with all in favor, the Public Hearing was opened.

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

C. Master Engineer's Report (for informational purposes)

D. Master Special Assessment Methodology Report (for informational purposes)

Ms. Suit stated that the Master Engineer's Report and the Master Special Assessment Methodology Report were presented in detail at the last meeting.

Mr. Earlywine stated that both Reports contain all the necessary findings needed in order to adopt Resolution 2024-05. The Engineer's Report provides that the project is feasible and that the cost estimates are reasonable. The Assessment Methodology Report similarly provides that there is sufficient benefit from the project to justify the assessments and that they are fairly and reasonably allocated.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

E. Consideration of Resolution 2024-05, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments;

Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

Ms. Suit presented Resolution 2024-05 and read the title.

On MOTION by Mr. Peterson and seconded by Mr. Fischer, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Fischer and seconded by Mr. Peterson, with all in favor, Resolution 2024-05, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2024-06. She reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Mr. Fischer and seconded by Mr. Peterson, with all in favor, Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 19, 2024, at 10:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-07, Ratifying the Actions of the District Manager in Redesignating the Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Ms. Suit presented Resolution 2024-07.

On MOTION by Mr. Fischer and seconded by Mr. Peterson, with all in favor, Resolution 2024-07, Ratifying the Actions of the District Manager in Redesignating the Time and Location for Landowners' Meeting to November 5, 2024 at 11:00 a.m., at Home2 Suites Hilton-Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202; Providing for Publication, Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Suit presented Resolution 2024-08. The following changes were made to the Fiscal Year 2025 Meeting Schedule:

DATES: Delete January and February 2025 meetings

On MOTION by Mr. Fischer and seconded by Mr. Peterson, with all in favor, Resolution 2024-08, Designating Dates, Times and Locations for Regular

Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Agreement Regarding CDD Improvements**

Mr. Earlywine stated that this item is likely not necessary, as the provisions are thought to be covered in the private sale agreement.

This item was tabled and will not be included on future agendas.

EIGHTH ORDER OF BUSINESS**Ratification Items**

Ms. Suit presented the following:

- A. **Ferguson Waterworks Direct Purchase Order Form #01-2133-009-OPO [Newport Isles MG] \$5,437.37**
- B. **Water Resource Associates, LLC Work Authorization Number 2 [Master Roadway and Mass Grading Construction Management Services]**

On MOTION by Mr. Peterson and seconded by Mr. Fischer, with all in favor, Ferguson Waterworks Direct Purchase Order Form #01-2133-009-OPO for Newport Isles MG, in the amount of \$5,437.37 and Water Resource Associates, LLC Work Authorization Number 2 for Master Roadway and Mass Grading Construction Management Services, were ratified.

C. Construction Contract Change Orders

I.	CO#1	East West Road	\$5,821,865.70
II.	CO#2	Mass Grading Ph 1	(\$1,630,696.77)
III.	CO#3	Mass Grading Ph 1	(136,089.70)
IV.	CO#4	Mass Grading Ph 1	\$1,110,510.30
V.	CO#5	Mass Grading Ph 1	\$997,335.85
VI.	CO#6	Mass Grading Ph 1	\$482,511.82
VII.	CO#7	Mass Grading Ph 1	(\$1,257,049.64)

VIII.	CO#8	Mass Grading Ph 1	\$61,847.00
IX.	CO#9	Mass Grading Ph 1	(\$7,337.18)
X.	CO#10	Mass Grading Ph 1	\$257,925.65
XI.	CO#11	Mass Grading Ph 1	\$19,696.00
XII.	CO#12	Mass Grading Ph 1	\$98,030.42
XIII.	CO#13	Mass Grading Ph 1	(\$1,164,603.75)
XIV.	CO#14	Mass Grading Ph 1	\$177,464.25
XV.	CO#15	Mass Grading Ph 1	(\$269,896.69)
XVI.	CO#16	Mass Grading Ph 1	\$714,210.79
XVII.	CO#17	Mass Grading Ph 1	\$246,850.09
XVIII.	Sweetwater – Addition		\$4,867,174.50
XIX.	Sweetwater CO #1		(\$619,998.56)
XX.	Sweetwater CO #2		(\$875,132.62)

On MOTION by Mr. Fischer and seconded by Mr. Peterson, with all in favor, Construction Change Orders #1 through #17, as specified, and the Sweetwater – Addition and Sweetwater Change Orders #1 and #2, as specified, were ratified.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of March 31, 2024**

On MOTION by Mr. Fischer and seconded by Mr. Peterson, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

TENTH ORDER OF BUSINESS**Approval of March 18, 2024 Regular Meeting Minutes**

On MOTION by Mr. Fischer and seconded by Mr. Peterson, with all in favor, the March 18, 2024 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that activities related to bond issuance are paused pending word from the Board.

B. District Engineer: WRA Engineering, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC**• NEXT MEETING DATE: June 17, 2024 at 10:00 AM****○ QUORUM CHECK**

Discussion ensued regarding a bond issuance timeline and when meetings will be necessary to start the process.

The next meeting will be June 17, 2024, unless cancelled.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or questions.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Fischer and seconded by Mr. Peterson, with all in favor, the meeting adjourned at 10:16 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair