

# **Newport Isles 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**

July 22, 2024

Board of Supervisors  
Newport Isles Community Development District

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Newport Isles Community Development District will hold a Regular Meeting on July 29, 2024 at 10:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of First Supplemental Engineer's Report
4. Presentation of Supplemental Assessment Methodology Report - Phase 1
5. Consideration of Resolution 2024-09, Delegation Resolution
6. Consideration of Resolution 2024-10, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2024 ("Bonds"); Making Certain Additional Findings and Confirming And/or Adopting a Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date
7. Consideration of Forms of Issuer's Counsel Documents
  - A. Collateral Assignment Agreements
    - I. Meritage Homes of Florida Area
    - II. M/I Homes of Florida Area
    - III. Weekly Homes Area
    - IV. Taylor Morrison Esplanade Area
    - V. Taylor Morrison Traditional Area

- B. Completion Agreement
- C. Declarations of Consent
  - I. CC Manatee Land investments, LLC
  - II. Taylor Morrison of Florida, Inc.
- D. Disclosure of Public Finance
- E. Notice of Special Assessments
- F. True Up Agreements
  - I. Meritage Homes of Florida Area
  - II. M/I Homes of Florida Area
  - III. Weekly Homes Area
  - IV. Taylor Morrison Esplanade Area
  - V. Taylor Morrison Traditional Area

8. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates

9. Consideration of Resolution 2024-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

10. Consideration of Resolution 2024-12, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Manatee County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date

- Consideration of Boundary Amendment Funding Agreement

11. Ratification Items

- A. Ferguson Waterworks Direct Purchase Order Form #01-2133-009-OPO, CO#2 [Newport Isles MG] Forcemain Extension \$49,189.80
- B. County Materials Direct Purchase Order Form #01-2133-003-OPO CO#1/Closeout Letter
- C. Sweetwater Phase 2 Change Orders
  - I. Irrigation Sleeves \$10,172.00
  - II. Paving/Irrigation Sleeves \$148,347.00

12. Acceptance of Unaudited Financial Statements as of June 30, 2024
13. Approval of May 20, 2024 Public Hearing and Regular Meeting Minutes
14. Staff Report
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *WRA Engineering, LLC*
  - C. District Manager: *Wrathell, Hunt & Associates, LLC*
    - NEXT MEETING DATE: August 19, 2024 at 10:00 AM [Adoption of FY25 Budget Hearing]
    - QUORUM CHECK

SEAT 1	SUSAN COLLINS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	RICHARD JAMES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	CHARLIE PETERSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	CLIFTON FISCHER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	JAKE ESSMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

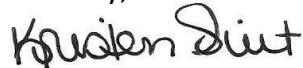
15. Board Members' Comments/Requests

16. Public Comments

17. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit  
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 943 865 3730