

**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**

March 10, 2025

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 March 17, 2025 at 10:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201. The agenda is as follows:

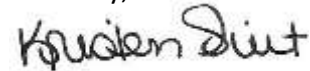
1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisor (Charlie Peterson - Seat 3) *(the following to be provided in a separate package)*
  - A. Required Ethics Training and Disclosure Filing
    - Sample Form 1 2023/Instructions
  - B. Membership, Obligations 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
4. Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Acceptance of Resignation of Jake Essman (Seat 5]
6. Consider Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2028*
  - Administration of Oath of Office
7. Consider Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
  - Administration of Oath of Office
8. Consideration of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date

9. Review of Proposals for Amenity Facility Construction Project
  - A. Respondent: R.E. Floyd Construction Corporation
  - B. Ranking/Evaluation
  - C. Authorization to Negotiate and Finalize Contract(s)
10. Review of Proposal for Landscape and Irrigation Maintenance Services
  - A. Respondent: Steadfast Contractors Alliance, LLC
  - B. Ranking/Evaluation
  - C. Authorization to Negotiate and Finalize Contract(s)
11. Consideration of Resolution 2025-03, Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System and Conservation Areas; Providing Authorization; Providing for a Maintenance Plan
12. Consideration of Resolution 2025-04, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025, and Providing for an Effective Date
13. Consideration of Wrathell, Hunt and Associates, LLC Field Operations Agreement
14. Ratification Items
  - A. Ferguson Waterworks Direct Purchase Order Form #01-2133-008-OPO, CO#1 [Newport Isles MG] Sweetwater Preserve Blvd 02-320 Forcemain \$85,104.11
  - B. Ferguson Waterworks Direct Purchase Order Form #01-2133-008-OPO, CO#3 [Newport Isles MG] Sweetwater Preserve Blvd 02-320 Forcemain \$8,173.95
  - C. Tampa Electric Company Street Light Agreements
    - I. 2024-\_07\_02 SEDGEBLVD (Sedgefield Blvd)
      - a. Amendment No. 1
    - II. 2024\_07\_02\_CPKW (Coasterra Parkway)
      - a. Amendment No. 1
    - III. 2024\_07-\_02\_SPPKW\_PH1 (Sweetwater Ph 1)
      - a. Amendment No. 1
  - D. BNY Mellon Corporate Trust Fee Schedule for Trustee, Paying Agent, Registrar
  - E. Steadfast Contractors Alliance, LLC Standard Form of Agreement for Coasterra Blvd. Landscape and Irrigation Project

- F. Manatee County Plat and Agreement for Public Subdivision with Public Improvements Newport Isles Coasterra Parkway
15. Acceptance of Unaudited Financial Statements as of January 31, 2025
16. Approval of Minutes
- A. August 19, 2024 Public Hearing and Regular Meeting
- B. November 5, 2024 Landowners' Meeting
17. Staff Report
- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *WRA Engineering, LLC*
- C. District Manager: *Wrathell, Hunt & Associates, LLC*
- NEXT MEETING DATE: April 21, 2025 at 10:00 AM [Presentation of FY2026 Proposed Budget]
    - 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 |                  | <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 |
18. Board Members' Comments/Requests
18. Public Comments
20. 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**