

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

An Organizational Meeting of the Newport Isles Community Development District was held on March 23, 2022, immediately following the Landowners' Meeting, scheduled to commence at 11:00 A.M., at the office of WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201.

**Present at the meeting were:**

Susan Collins	Chair
Richard James	Vice Chair
George Misenhelder	Assistant Secretary
Clifton Fischer (via telephone)	Assistant Secretary
Jake Essman (via telephone)	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Meredith Hammock	KE Law Group, LLC
Clint Cuffle	Interim District Engineer
Sarah Warren (via telephone)	Bond Counsel, Bryant Miller Olive PA
Tom Chapman	Landowner
David Berner	Southeast Land Consultants

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 11:21 a.m. He recapped the Landowners' Election results as follows:

Seat 1	Susan Collins	1,564 votes	4-Year Term
Seat 2	Richard James	1,564 votes	4-Year Term
Seat 3	George Misenhelder	735 votes	2-Year Term
Seat 4	Clifton Fischer	735 votes	2-Year Term
Seat 5	Jake Essman	735 votes	2-Year Term

Ms. Susan Collins, Mr. Richard James and Mr. George Misenhelder, who were named in the Petition to Establish the District as the Initial Board of Supervisors, were present, in person. Mr. Clifton Fischer and Mr. Jake Essman, who were named in the Petition to Establish the District as the Initial Board of Supervisors, were attending via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Board of Supervisors *(the following will also be provided in a separate package)***

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Collins, Mr. James, and Mr. Misenhelder, Mr. Fischer and Mr. Essman. Mr. Fischer and Mr. Essman took the Oath of Office in the presence of a notary at their location.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Wrathell and Mr. Earlywine reviewed the above items. Supervisors were advised to submit Form 8B to disclose their continuing conflict as Landowner or Developer representatives serving on the Board. Each Supervisor’s Form 8B will be kept on file and attached to the meeting minutes. Mr. Earlywine discussed ethics laws, required disclosures, voting conflicts prohibitions against use of a public office for private gain or benefit.

**FOURTH ORDER OF BUSINESS**

**Consideration of 2022-01, 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**

Mr. Wrathell presented Resolution 2022-01. The Landowners' Election results were:

Seat 1	Susan Collins	1,564 votes	4-Year Term
Seat 2	Richard James	1,564 votes	4-Year Term
Seat 3	George Misenhelder	735 votes	2-Year Term
Seat 4	Clifton Fischer	735 votes	2-Year Term
Seat 5	Jake Essman	735 votes	2-Year Term

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-01, 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, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-02. Ms. Collins nominated the following slate of officers:

Chair	Susan Collins
Vice Chair	Richard James
Secretary	Craig Wrathell
Assistant Secretary	George Misenhelder
Assistant Secretary	Clifton Fischer
Assistant Secretary	Jake Essman
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Kristen Suit
Treasurer	Craig Wrathell

Assistant Treasurer

Jeff Pinder

No other nominations were made.

**On MOTION by Ms. Collins and seconded by Mr. Misenhelder, with all in favor, Resolution 2022-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**ORGANIZATIONAL MATTERS**

**SIXTH ORDER OF BUSINESS**

**Consideration of the Following Organizational Matters:**

**A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**

- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2022-03 and reviewed the Fee Schedule and Management Agreement.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC, as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.**

**B. Resolution 2022-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: *KE Law Group, LLC***

Mr. Wrathell presented Resolution 2022-04.

**On MOTION by Ms. Collins and seconded by Mr. Misenhelder, with all in favor, Resolution 2022-04, Appointing KE Law Group, LLC as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.**

**C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-05.

**On MOTION by Ms. Collins and seconded by Mr. Misenhelder, with all in favor, Resolution 2022-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.**

**D. Resolution 2022-06, Appointing an Interim District Engineer for the New Port Isles Community Development District, Authorizing Its Compensation and Providing an Effective Date**

- **Interim Engineering Services Agreement: *WRA Engineering, LLC***

Mr. Wrathell presented Resolution 2022-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-06, Appointing WRA Engineering, LLC, as Interim District Engineer for the Newport Isles Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.**

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Mr. Wrathell presented the RFQ for Engineering Services and Competitive Selection Criteria.

**On MOTION by Ms. Collins and seconded by Mr. Misenhelder, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.**

**F. Board Member Compensation: 190.006 (8), F.S.**

Mr. Wrathell stated each Board Member is eligible to receive compensation of \$200 per meeting, up to a maximum amount of \$4,800 per year.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, acceptance of Board Member compensation, was approved.**

- G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-07.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and the office of WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201 as the Principal Headquarters and the Location of the Local District Records Office; and Providing an Effective Date, was adopted.**

- H. Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date**

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Wrathell presented Resolution 2022-08.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date, was adopted.**

**On MOTION by Ms. Collins and seconded by Mr. Misenhelder, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.**

- I. **Resolution 2022-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-09. This Resolution sets forth the CDD’s policy for public comments at meetings and outlines the procedures for public comments.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.**

- J. **Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2022-10.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.**

- K. **Resolution 2022-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-11. This Resolution grants the Chair and Vice Chair the authority to work with the District Engineer, District Counsel and District Staff and to

execute certain documents in between meetings, to avoid delays in construction. The following addition will be made to Resolution 2022-11:

Title and elsewhere: Add "Secretary and Assistant Secretaries"

**On MOTION by Ms. Collins and seconded by Mr. Misenhelder, with all in favor, Resolution 2022-11, as amended, Granting the Chair, Vice Chair, Secretary and Assistant Secretaries the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-12.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.**

**M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.**

**N. Strange Zone, Inc., Quotation #M22-1006 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.



**On MOTION by Ms. Collins and seconded by Mr. Misenhelder, with all in favor, the Strange Zone, Inc., Quotation #M22-1006 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.**

**O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Mr. Wrathell stated that Management engaged ADA Site Compliance (ADASC) to assist in bringing the CDD’s website into compliance with the Americans with Disabilities Act (ADA) requirements and affix a compliance seal on the homepage.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 per year, was approved.**

**P. Resolution 2022-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**I. Rules of Procedure**

**II. Notices [Rule Development and Rulemaking]**

Mr. Wrathell presented Resolution 2022-13.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-13, to Designate Date, Time and Place of June 15, 2022 at 10:00 a.m., at the office of WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201, for the Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date**

This item was deferred.

**R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-15. The Resolution provides that, in case of a natural disaster, the CDD can request assistance from other governmental entities.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**S. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Wrathell discussed new legislation that requires CDDs to prepare a 20-year Stormwater Needs Analysis Report to document the CDD’s anticipated future stormwater system needs. The initial Report must be submitted by June 30, 2022, then every five years thereafter. Mr. Earlywine suggested submitting a letter that the CDD recognizes the requirement but does not own or operate a stormwater system at this time and that, upon receipt or construction of such facilities, the Report will be completed and submitted.

**On MOTION by Ms. Collins and seconded by Mr. Meisenhelder, with all in favor, authorizing preparation and submittal of the letter regarding the Stormwater Needs Analysis Reporting Requirements, as described, was approved.**

**BANKING MATTERS**

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Banking Matters:**

**A. Resolution 2022-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-16.

**On MOTION by Ms. Collins and seconded by Mr. Misenhelder, with all in favor, Resolution 2022-16, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

- B. Resolution 2022-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-17. Funding requests should be emailed to Ms. Collins.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date, was adopted.**

**BUDGETARY MATTERS**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary Matters:**

- A. Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 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. Wrathell presented Resolution 2022-18. The proposed Fiscal Year 2022 budget will be a partial year, Landowner-funded budget, with expenses funded as they are incurred.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for June 15, 2022 at 10:00 a.m. at the office of 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.**

**B. Fiscal Year 2021/2022 Budget Funding Agreement**

Mr. Wrathell presented the Fiscal Year 2021/2022 Budget Funding Agreement.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, the Fiscal Year 2021/2022 Budget Funding Agreement, in substantial form and authorizing the Chair to execute, was approved.**

**C. Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Mr. Wrathell presented Resolution 2022-19.

**On MOTION by Ms. Collins and seconded by Mr. Misenhelder, with all in favor, Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.**

**D. Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-20.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

- E. **Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-21.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

- F. **Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-22.

**On MOTION by Ms. Collins and seconded by Mr. Misenhelder, with all in favor, Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- G. **Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-23.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

- H. **Consideration of E-Verify Memo with MOU**

Mr. Earlywine presented the E-Verify Memorandum of Understanding (MOU) and explained the requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the CDD to enroll with E-Verify and enter into a MOU with E-Verify.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, acknowledging the E-Verify requirements, as described by District Counsel, authorizing enrollment and utilization of the E-Verify program and authorizing the Chair to execute, was approved.**

**BOND FINANCING RELATED MATTERS**

**NINTH ORDER OF BUSINESS**

**Consideration of the Following Bond Financing Related Matters:**

**A. Bond Financing Team Funding Agreement**

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.**

**B. Engagement of Bond Financing Professionals**

**I. Underwriter/Investment Banker: *MBS Capital Markets, LLC***

Mr. Wrathell presented the MBS Capital Markets, LLC, Agreement for Underwriting Services and G-17 Disclosure. The Underwriter’s fee will be 2% of the par amount of bonds issued.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, the MBS Capital Markets, LLC Agreement for Underwriting Services and G-17 Disclosure, was approved.**

**II. Bond Counsel: *Bryant Miller Olive P.A.***

Ms. Warren presented the Bryant Miller Olive P.A. Bond Counsel Agreement. Fees are typically authorized by Resolution before bond issuance and are contingent upon bonds closing.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, the Bryant, Miller & Olive P.A. Bond Counsel Agreement, was approved.**

**III. Trustee, Paying Agent and Registrar: *BNY Mellon***

Mr. Wrathell presented the BNY Mellon Fee Schedule to serve as Trustee, Paying Agent and Registrar.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, the BNY Mellon Fee Schedule to serve as Trustee, Paying Agent and Registrar, was approved.**

**C. Resolution 2022-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-24. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-24, Designating a Date, Time, and Location of June 15, 2022 at 10:00 a.m., at the office of WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201, for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Master Engineer’s Report**

Mr. Cuffle presented the Engineer’s Report dated March 23, 2022. The Engineer’s Report includes the Capital Improvement Plan (CIP) and outlines the master infrastructure for the roadways, stormwater management system, water, wastewater, landscaping, hardscape, and professional services.

Mr. Wrathell noted Table 4 shows the Cost Estimate Summary for all eligible infrastructure improvements related to the CIP, totaling \$113,220,576, including a 20% contingency.

Mr. Earlywine stated the Reports being presented today are preliminary; he provided an overview of the bond validation and bond issuance processes and noted the Developer would also fund improvements.

Mr. Cuffle stated, while the total lot count would remain the same at 3,392, the Planned Units reflected in Table 1 reflect only the front footage and not the depths; ranges such as 40' – 49', 50' – 59', townhomes and multi-family units would be broken out.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, the Master Engineer's Report, in substantial form and as described, was approved.**

**E. Presentation of Master Special Assessment Methodology Report**

Mr. Wrathell presented the Master Special Assessment Methodology Report dated March 23, 2022. He discussed the Development Program and the special and peculiar benefits to the units related to the Capital Improvement Plan (CIP) and noted the following:

- The current development plan envisions 3,382 residential units.
- The CIP, which includes a contingency, is estimated at \$113,220,576.
- The total par amount of bonds, including the cost of financing, capitalized interest and debt service reserve, will be \$144,120,000.

Mr. Wrathell discussed assessments, lienability tests, the True-Up Mechanism and Appendix Tables, which would be updated.

**On MOTION by Ms. Collins and seconded by Mr. James with all in favor, the Master Special Assessment Methodology Report, in substantial form, was approved.**

**F. Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the**



**Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-25 and read the title. Ms. Hammock noted the motion should permit District Counsel to update the blanks to match the Methodology Report.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-25, as amended and authorizing District Counsel to fill in the blanks in the document to match the Master Assessment Methodology Report, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for June 15, 2022 at 10:00 a.m., at the office of WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.**

- G. Resolution 2022-26, Authorizing the Issuance of Not Exceeding \$144,120,000 Principal Amount of Newport Isles Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date**

Ms. Warren presented Resolution 2022-26, which accomplishes the following:

- Authorizes issuance of not to exceed \$144,120,000 aggregate principal amount of bonds.
- Authorizes and directs District Counsel and Bond Counsel to file for bond validation.
- Appoints the Trustee, Registrar and Paying Agent; the Resolution would be updated to reflect the preferred Trustee, BYN Mellon.
- Authorizes and approves the execution and delivery of the Master Trust Indenture and the Supplemental Trust Indenture.

The following change was made to Resolution 2022-26:

Page 4, Section 6: Change “U.S. Bank Trust Company, National Association” to “BNY Mellon”

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-26, as amended, Authorizing the Issuance of Not Exceeding \$144,120,000 Principal Amount of Newport Isles Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-27, Declaring the District’s Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System; Providing an Effective Date**

Mr. Earlywine presented Resolution 2022-27.

**On MOTION by Ms. Collins and seconded by Mr. James, with all in favor, Resolution 2022-27, Declaring the District’s Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System; Providing an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *KE Law Group, PLLC***

Mr. Earlywine stated Assessment Hearings would be held in June, bond validation would occur in July and bonds would likely be issued in August.

**B. District Engineer (Interim): *WRA Engineering, LLC***

There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

There was no report.

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Misenhelder and seconded by Ms. Collins, with all in favor, the meeting adjourned at 2:06 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair