

NEWPORT ISLES

COMMUNITY DEVELOPMENT

DISTRICT

July 17, 2023

BOARD OF SUPERVISORS

PUBLIC HEARING

AND REGULAR

MEETING AGENDA

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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 10, 2023

Board of Supervisors
Newport Isles Community Development District

Dear Board Members:

The Board of Supervisors of the Newport Isles Community Development District will hold a Public Hearing and Regular Meeting on July 17, 2023 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. Consider Appointment to Fill Unexpired Term of Vacant Seat 3; *Term Expires November 2024*
 - Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. 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
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Affidavit of Publication

ATTENDEES:

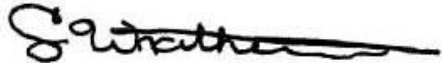
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- B. Consideration of Resolution 2023-03, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
 - 6. Consideration of Fiscal Year 2023/2024 Funding Agreement
 - 7. Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
 - 8. Ratification of RIPA & Associates, LLC, Change Orders [Mass Grading Phase 1]
 - A. No. 2
 - B. No. 3
 - 9. Ratification of Direct Purchase Orders
 - A. Atlantic TNG #01-2133-002 - OPO
 - B. Pasco Pipe Supply #01-2133-001 - OPO
 - 10. Acceptance of Unaudited Financial Statements as of May 31, 2023
 - 11. Approval of May 15, 2023, Regular Meeting Minutes
 - 12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *WRA Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: August 21, 2023 at 10:00 AM
 - 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 | | <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 |
- 13. Board Members' Comments/Requests
 - 14. Public Comments

15. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 943 865 3730

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Newport Isles Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Kristen Suit _____ is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALL LEFT BLANK]

PASSED AND ADOPTED this 17th day of July, 2023.

ATTEST:

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

5A



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
87977	433242	Print Legal Ad-IPL01272470 - IPL0127247		\$205.18	1	76 L

Attention: Daphne Gillyard
 Newport Isles CDD
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

gillyardd@whhassociates.com

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Newport Isles Community Development District ("**District**") will hold a public hearing on July 17, 2023 at 10:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201 for the purpose of hearing comments and objections on the adoption of the budget of the District for the fiscal year beginning October 1, 2023 through September 30, 2024 ("**Fiscal Year 2023/2024**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and proposed budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("**District Manager's Office**"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
 IPL0127247
 Jun 29, Jul 6 2023

**THE STATE OF TEXAS
 COUNTY OF DALLAS**

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:
 2 insertion(s) published on:
 06/29/23, 07/06/23

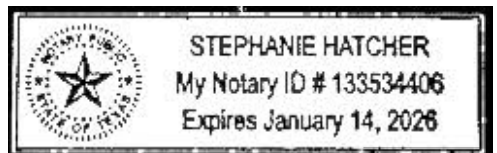
**THE STATE OF FLORIDA
 COUNTY OF MANATEE**

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 6th day of July in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2023-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Newport Isles Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Newport Isles Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF JULY, 2023.

ATTEST:

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget(s)

Exhibit A: Fiscal Year 2023/2024 Budget(s)

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
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**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 112,326	\$ 42,288	\$ 70,038	\$ 112,326	\$ 112,326
Total revenues	<u>112,326</u>	<u>42,288</u>	<u>70,038</u>	<u>112,326</u>	<u>112,326</u>
EXPENDITURES					
Professional & administrative					
Supervisors	7,536	861	6,675	7,536	7,536
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	10,222	14,778	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	-	1,000	1,000	1,000
Debt service fund accounting: 1st series	7,500	-	7,500	7,500	7,500
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	-	1,500	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	500	5,500	5,500
Contingencies/bank charges	500	-	500	500	500
Website hosting & maintenance	705	1,680	(975)	705	705
Website ADA compliance	210	-	210	210	210
Total expenditures	<u>112,326</u>	<u>42,288</u>	<u>70,038</u>	<u>112,326</u>	<u>112,326</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
Fund balance - beginning (unaudited)	-	-	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

* These items will be realized when bonds are issued

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Debt service fund accounting: 1st series	7,500
Trustee	5,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$112,326</u></u>

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

6

**NEW PORT ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 BUDGET FUNDING AGREEMENT**

This Agreement (“**Agreement**”) is made and entered into this 17th day of July, 2023, by and between:

Newport Isles Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”), and

CC Manatee Land Investments, LLC, a Florida limited liability company, and with an address of 1901 Ulmerton Road, Suite 475, Clearwater, Florida 33762 and the owner of lands within the boundary of the District (“**Landowner**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Landowner presently owns the majority of all real property (“**Property**”) within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2023/2024, which year concludes on September 30, 2024; and

WHEREAS, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Landowner, that will benefit from the activities, operations and services set forth in the Fiscal Year 2023/2024 budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Landowner is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

WHEREAS, the Landowner agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

WHEREAS, the Landowner has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Landowner agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Landowner’s consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Landowner in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

NEW PORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Chair/Vice Chair, Board of Supervisors

CC MANATEE LAND INVESTMENTS, LLC

By: _____
Its: _____

Exhibit A: Fiscal Year 2023/2024 General Fund Budget

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Newport Isles Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of July, 2023.

ATTEST:

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 342022</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2023	Regular Meeting	10:00 AM
November 20, 2023	Regular Meeting	10:00 AM
December 18, 2023	Regular Meeting	10:00 AM
January __, 2024*	Regular Meeting	10:00 AM
February 19, 2024	Regular Meeting	10:00 AM
March 18, 2024	Regular Meeting	10:00 AM
April 15, 2024	Regular Meeting	10:00 AM
May 20, 2024	Regular Meeting	10:00 AM
June 17, 2024	Regular Meeting	10:00 AM
July 15, 2024	Regular Meeting	10:00 AM
August 19, 2024	Regular Meeting	10:00 AM
September 16, 2024	Regular Meeting	10:00 AM

***Exception**

Note: The January meeting date is on the Martin Luther King holiday.

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8A



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 4/24/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
GENERAL CONDITIONS					
001	FEBRUARY-MARCH FUEL CREDIT	1.00	LS	(\$12,127.46)	(\$12,127.46)
Total Price for above GENERAL CONDITIONS Items:					(\$12,127.46)
STORM SEWER MASS GRADE					
002	36" CLASS III RCP STORM	587.00	LF	\$193.75	\$113,731.25
003	42" CLASS III RCP STORM	-1,235.00	LF	\$252.75	(\$312,146.25)
004	48" CLASS III RCP STORM	1,107.00	LF	\$310.00	\$343,170.00
005	60" CLASS III RCP STORM	-296.00	LF	\$496.50	(\$146,964.00)
006	24" HP STORM	175.00	LF	\$75.00	\$13,125.00
007	30" HP STORM	125.00	LF	\$107.05	\$13,381.25
008	36" HP STORM	365.00	LF	\$126.00	\$45,990.00
009	42" HP STORM	-289.00	LF	\$155.00	(\$44,795.00)
010	48" HP STORM	1,051.00	LF	\$191.08	\$200,825.08
011	60" HP STORM	50.00	LF	\$292.57	\$14,628.50
012	CONTROL STRUCTURE TYPE D	17.00	EACH	\$6,250.00	\$106,250.00
013	CONTROL STRUCTURE TYPE H	1.00	EACH	\$13,500.00	\$13,500.00
014	CONTROL STRUCTURE TYPE E	1.00	EACH	\$7,850.00	\$7,850.00
015	TYPE J MANHOLE	1.00	EACH	\$8,750.00	\$8,750.00
016	WEIR WALL CONTROL STRUCTURE	-8.00	EACH	\$57,500.00	(\$460,000.00)
Total Price for above STORM SEWER MASS GRADE Items:					(\$82,704.17)
PHASE 2 BOUNDARY REVISION					
017	SILT FENCE	300.00	LF	\$1.65	\$495.00
018	SOD POND SLOPES - BAHIA	5,065.00	SY	\$3.00	\$15,195.00
019	SEED & MULCH DISTURBED AREAS	11,040.00	SY	\$0.30	\$3,312.00
020	CONSTRUCT SWALE	1,100.00	LF	\$13.95	\$15,345.00
021	ADDITIONAL SITE EXCAVATION	8,074.00	CY	\$3.60	\$29,066.40
Total Price for above PHASE 2 BOUNDARY REVISION Items:					\$63,413.40
PASCO PIPE SUPPLY					
022	NORTH/SOUTH BLVD STORM PIPE	1.00	LS	(\$241,979.00)	(\$241,979.00)
023	MASS GRADE STORM PIPE	1.00	LS	(\$672,588.00)	(\$672,588.00)
024	EAST/WEST BLVD STORM PIPE	1.00	LS	(\$240,610.00)	(\$240,610.00)
025	PASCO PIPE SUPPLY TAX CREDIT	1.00	LS	(\$69,360.62)	(\$69,360.62)
Total Price for above PASCO PIPE SUPPLY Items:					(\$1,224,537.62)
ATLANTIC PRECAST					
026	NORTH/SOUTH BLVD STRUCTURES	1.00	LS	(\$127,425.00)	(\$127,425.00)
027	MASS GRADE STORM STRUCTURES	1.00	LS	(\$226,057.00)	(\$226,057.00)
028	ATLANTIC PRECAST TAX CREDIT	1.00	LS	(\$21,258.92)	(\$21,258.92)



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 4/24/2023


Total Price for above ATLANTIC PRECAST Items: (\$374,740.92)

APPROVED
By Ed Andrews at 8:07 am, May 12, 2023

Total Bid Price: (\$1,630,696.77)

Notes:

- PROPOSAL REFLECTS MASS GRADING STORM PLAN CHANGES, REVISED PHASE 2 BOUNDARY & VENDOR CREDITS.
- PROPOSAL DOES NOT INCLUDE ADDED BOX CULVERT OR MASS GRADING EARTHWORK CHANGES.
- PROPOSAL BASED ON PLAN CHANGES RECEIVED BY WRA 03-07-2023 VERSUS 01-06-2023 SET.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: <u>Sam Cain</u></p> <p>Date of Acceptance: <u>May 12, 2023</u></p>	<p>CONFIRMED: Ripa & Associates</p>  <p>Authorized Signature: _____</p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8B



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 6/12/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
FUEL CREDITS					
001	APRIL FUEL CREDIT	1.00	LS	(\$17,954.47)	(\$17,954.47)
002	MAY FUEL CREDIT	1.00	LS	(\$20,333.19)	(\$20,333.19)
Total Price for above FUEL CREDITS Items:					(\$38,287.66)
PASCO PIPE SUPPLY					
003	N/S BLVD STORM (42" ILO 36")	1.00	LS	(\$2,671.20)	(\$2,671.20)
004	PASCO PIPE SUPPLY TAX CREDIT	1.00	LS	(\$160.27)	(\$160.27)
Total Price for above PASCO PIPE SUPPLY Items:					(\$2,831.47)
COUNTY MATERIALS					
005	MASS GRADE RCP STORM DPO	1.00	LS	(\$166,845.00)	(\$166,845.00)
006	COUNTY MATERIALS TAX CREDIT	1.00	LS	(\$10,010.70)	(\$10,010.70)
Total Price for above COUNTY MATERIALS Items:					(\$176,855.70)
MASS GRADE STORM PIPE - PRICE INCREASE					
007	66" RCP CLASS III RCP STORM	376.00	LF	\$10.75	\$4,042.00
008	66" RCP FES	2.00	EACH	\$362.50	\$725.00
Total Price for above MASS GRADE STORM PIPE - PRICE INCREASE Items:					\$4,767.00
FERGUSON WATERWORKS					
009	NORTH/SOUTH BLVD FORCEMAIN	1.00	LS	(\$325,000.69)	(\$325,000.69)
010	NORTH/SOUTH BLVD WATERMAIN	1.00	LS	(\$392,064.30)	(\$392,064.30)
011	NORTH/SOUTH BLVD RECLAIM	1.00	LS	(\$212,164.82)	(\$212,164.82)
012	FERGUSON TAX CREDIT	1.00	LS	(\$55,753.78)	(\$55,753.78)
Total Price for above FERGUSON WATERWORKS Items:					(\$984,983.59)
N/S BLVD FORCEMAIN					
013	12" PVC FORCEMAIN (DR 18)	340.00	LF	\$94.75	\$32,215.00
014	8" PVC FORCEMAIN (DR 18)	20.00	LF	\$45.74	\$914.80
015	6" PVC FORCEMAIN (DR 18)	360.00	LF	\$31.93	\$11,494.80
016	24" STEEL CASING	159.00	LF	\$213.49	\$33,944.91
017	12" PLUG VALVE ASSEMBLY	6.00	EACH	\$7,400.00	\$44,400.00
018	8" PLUG VALVE ASSEMBLY	1.00	EACH	\$3,858.92	\$3,858.92
019	6" PLUG VALVE ASSEMBLY	2.00	EACH	\$3,593.00	\$7,186.00
020	12" MJ BEND	13.00	EACH	\$1,900.00	\$24,700.00
021	8" MJ BEND	2.00	EACH	\$906.92	\$1,813.84
022	6" MJ BEND	8.00	EACH	\$656.72	\$5,253.76
023	12" MJ TEE	3.00	EACH	\$1,634.56	\$4,903.68
024	12" MJ REDUCER	2.00	EACH	\$1,600.00	\$3,200.00
025	BLOWOFF W/ AUTO FLUSH ASSEMBLY	2.00	EACH	\$10,760.42	\$21,520.84
026	PRESSURE TESTING	1.00	LS	\$17,000.00	\$17,000.00



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 6/12/2023

Total Price for above N/S BLVD FORCEMAIN Items: \$212,406.55

N/S BLVD WATERMAIN

027	12" PVC WATER MAIN (DR 18)	580.00 LF	\$94.40	\$54,752.00
028	8" PVC WATER MAIN (DR 18)	560.00 LF	\$43.60	\$24,416.00
029	16" DIP WATER MAIN	40.00 LF	\$137.00	\$5,480.00
030	24" STEEL CASING	222.00 LF	\$204.87	\$45,481.14
031	18" STEEL CASING	181.00 LF	\$173.90	\$31,475.90
032	16" GATE VALVE ASSEMBLY	2.00 EACH	\$8,041.80	\$16,083.60
033	12" GATE VALVE ASSEMBLY	12.00 EACH	\$4,700.00	\$56,400.00
034	8" GATE VALVE ASSEMBLY	4.00 EACH	\$3,102.22	\$12,408.88
035	16" MJ BEND	1.00 EACH	\$2,052.44	\$2,052.44
036	12" MJ BEND	16.00 EACH	\$1,200.00	\$19,200.00
037	8" MJ BEND	21.00 EACH	\$403.95	\$8,482.95
038	16" MJ TEE	1.00 EACH	\$3,058.75	\$3,058.75
039	12" MJ TEE	4.00 EACH	\$916.90	\$3,667.60
040	16" MJ CAP	1.00 EACH	\$416.88	\$416.88
041	8" MJ CAP	1.00 EACH	\$145.74	\$145.74
042	BLOWOFF W/ AUTO FLUSH ASSEMBLY	1.00 EACH	\$10,975.00	\$10,975.00
043	TEMPORARY JUMPER	1.00 EACH	\$10,750.00	\$10,750.00
044	CHLORINATION & PRESSURE TESTING	1.00 LS	\$19,000.00	\$19,000.00

Total Price for above N/S BLVD WATERMAIN Items: \$324,246.88

N/S BLVD RECLAIM

045	4" PVC RECLAIMED MAIN (DR 18)	2,100.00 LF	\$21.71	\$45,591.00
046	12" DIP WATER MAIN	340.00 LF	\$99.50	\$33,830.00
047	8" DIP WATER MAIN	2,160.00 LF	\$59.76	\$129,081.60
048	18" STEEL CASING	221.00 LF	\$176.20	\$38,940.20
049	12" STEEL CASING	47.00 LF	\$93.26	\$4,383.22
050	JOINT RESTRAINTS	26.00 EACH	\$204.95	\$5,328.70
051	12" GATE VALVE ASSEMBLY	3.00 EACH	\$4,700.00	\$14,100.00
052	8" GATE VALVE ASSEMBLY	8.00 EACH	\$3,102.22	\$24,817.76
053	4" GATE VALVE ASSEMBLY	4.00 EACH	\$1,820.17	\$7,280.68
054	12" MJ BEND	12.00 EACH	\$1,084.05	\$13,008.60
055	8" MJ BEND	32.00 EACH	\$403.95	\$12,926.40
056	4" MJ BEND	17.00 EACH	\$286.36	\$4,868.12
057	12" MJ TEE	1.00 EACH	\$916.90	\$916.90
058	8" MJ TEE	2.00 EACH	\$514.89	\$1,029.78
059	4" MJ TEE	1.00 EACH	\$457.07	\$457.07
060	4" MJ CAP	2.00 EACH	\$123.00	\$246.00
061	8" MJ REDUCER	1.00 EACH	\$423.87	\$423.87
062	2" BLOWOFF ASSEMBLY	4.00 EACH	\$6,104.95	\$24,419.80

Total Price for above N/S BLVD RECLAIM Items: \$361,649.70



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 6/12/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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EARTHWORK - MASS GRADE PHASE 1

063	SITE EXCAVATION (MASS GRADE TO FINISH PAD GRADES)	144,350.00	CY	\$3.60	\$519,660.00
064	SOD POND SLOPES - BAHIA	97,478.00	SY	\$3.00	\$292,434.00
065	SEED & MULCH DISTURBED AREAS	-114,302.00	SY	\$0.30	(\$34,290.60)

Total Price for above EARTHWORK - MASS GRADE PHASE 1 Items: \$777,803.40

RCP To HP Storm Pipe

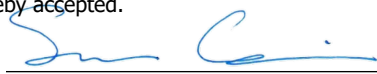
020	18" CLASS III RCP STORM	-3,195.00	LF	\$71.25	(\$227,643.75)
021	24" CLASS III RCP STORM	-2,563.00	LF	\$98.85	(\$253,352.55)
022	30" CLASS III RCP STORM	-1,677.00	LF	\$148.75	(\$249,453.75)
023	36" CLASS III RCP STORM	-3,020.00	LF	\$193.75	(\$585,125.00)
024	42" CLASS III RCP STORM	-1,013.00	LF	\$252.75	(\$256,035.75)
025	48" CLASS III RCP STORM	-1,427.00	LF	\$310.00	(\$442,370.00)
022	54" CLASS III RCP STORM	-264.00	LF	\$406.50	(\$107,316.00)
	18" HP STORM	3,195.00	LF	\$55.00	\$175,725.00
025	24" HP STORM	2,563.00	LF	\$75.00	\$192,225.00
007	30" HP STORM	1,677.00	LF	\$107.05	\$179,522.85
026	36" HP STORM	3,020.00	LF	\$126.00	\$380,520.00
027	42" HP STORM	1,013.00	LF	\$155.00	\$157,015.00
010	48" HP STORM	1,427.00	LF	\$191.08	\$272,671.16
011	60" HP STORM (REPLACES 54" RCP)	264.00	LF	\$292.57	\$77,238.48
	ADDITIONAL TELEVISIONING OF STORM UNDER ROADWAYS	13,159.00	LF	\$5.50	\$72,374.50

Total Price for above RCP To HP Storm Pipe Items: (\$614,004.81)

Total Bid Price: (\$136,089.70)

Notes:

- THIS PROPOSAL IS BASED ON CONSTRUCTION RECEIVED BY WRA 04/20/2023.

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: </p> <p>Signature: <u>Susan Collins</u></p> <p>Date of Acceptance: <u>June 29, 2023</u></p>	<p>CONFIRMED:</p> <p>Ripa & Associates</p> <p>Authorized Signature: _____</p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

9A

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-002 - OPO

CO #

To: Atlantic TNG

Date: 4/12/2023

Attention: Raquel Martinez

Job # 01-2133

CC: 02-302

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	N/S Road 02-302 Storm Structures	\$ 127,425.00	\$127,425.00
1	LS	Mass Grade 02-302 Storm Structures	\$ 226,057.00	\$226,057.00
			Tax Exempt	
			Total	\$353,482.00

Remarks

See Attached QUOTE

CC:



SALES ORDER

PO BOX 729
SARASOTA, FL 34230
(941) 355-2988
www.AtlanticTNG.com

DATE: 4/2/2023

PROJECT: NEWPORT ISLES

NORTH-SOUTH ROADWAY

BILL TO: NEWPORT ISLES CDD C/O RIPA

COUNTY: MANATEE

ATTN: NATE SIMMONS 813-623-6777

SPECS: MANATEE COUNTY

QTY	DESCRIPTION	UNIT COST	AMOUNT
33	4' X 4' CURB INLET TYPE 1, 6" WALL, 6" TOP, NOSING #S-01, S-02, S-03, S-04, S-05, S-07, S-08, S-09, S-10, S-13, S-14, S-16, S-17, S-19, S-20, S-21, S-22, S-23, S-24, S-25, S-27, S-29, S-30, S-31, S-32, S-33, S-34, S-37, S-38, S-41, S-44, S-45, S-47	\$3,050	\$100,634
4	5' X 5' CURB INLET TYPE 1, 6" WALL, 6" TOP, NOSING #S-06, S-28, S-36, S-39	\$4,501	\$18,004
37	USF #1110-M RING AND COVER	\$238	\$8,788
TOTAL			\$127,425

UNLESS SPECIFIED HEREIN, TESTING BY INDEPENDENT LABS IS NOT INCLUDED.
IF REQUIRED, ADDITIONAL CHARGES WILL APPLY.
THANK YOU FOR THE OPPORTUNITY TO WORK WITH RIPA ON THIS PROJECT.

RAQUEL MARTINEZ /

NOTES: 1) SALES ORDER MUST BE SIGNED AND RETURNED ALONG WITH NOTICE TO OWNER INFORMATION PRIOR TO FABRICATION. 2) PRICES DO NOT INCLUDE SALES TAX. 3) PRICES INCLUDE FREIGHT F.O.B. JOB SITE (IN FULL TRUCKLOAD QUANTITIES) UNLESS STATED OTHERWISE 4) BUYER RESPONSIBLE TO UNLOAD WHEN APPLICABLE. 5) EVERY EFFORT WILL BE MADE TO MEET SCHEDULED DATES, HOWEVER DELIVERY DATES ARE NOT GUARANTEED AND NOT SUBJECT TO BACKCHARGES. 6) PRICES CONTINGENT UPON APPROVAL OF SUBMITTAL DRAWINGS. 7) CONTRACT SUBJECT TO TERMS AND CONDITIONS OF ATLANTIC TNG, LLC. 8) FAILURE OF CONTRACTOR TO PAY ATLANTIC TNG TIMELY SHALL BE A DEFAULT AND ATLANTIC TNG, IN ADDITION TO OTHER REMEDIES, MAY UPON SEVEN (7) DAYS WRITTEN NOTICE STOP WORK PENDING PAYMENT. 9) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, CONTRACTOR SHALL GIVE ATLANTIC TNG FIVE (5) DAYS WRITTEN NOTICE OF AND THE OPPORTUNITY PROMPTLY TO CURE ANY PROBLEM WITH THE WORK THAT MAY BECOME THE SUBJECT OF A BACKCHARGE, OR SUCH BACKCHARGE SHALL BE WAIVED BY CONTRACTOR. 10) SUBJECT TO WARRANTIES, FINAL PAYMENT SHALL CONSTITUTE ACCEPTANCE OF THE WORK. 11) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, PAYMENT TO CONTRACTOR BY OWNER IS NOT A CONDITION PRECEDENT TO CONTRACTOR'S PAYMENT TO ATLANTIC TNG. 12) IN NO EVENT SHALL THE CONTRACTOR REQUIRE ATLANTIC TNG TO PROVIDE AN UNCONDITIONAL WAIVER OR RELEASE OF CLAIM, EITHER PARTIAL OR FINAL, PRIOR TO RECEIVING PAYMENT OR IN AN AMOUNT IN EXCESS OF WHAT HAS BEEN PAID, AND ANY SUCH WAIVER OR RELEASE SHALL BE VOID. 13) ATLANTIC TNG CANNOT BE RESPONSIBLE FOR TYPOS OR OTHER ERRORS AND RESERVES THE RIGHT TO CANCEL ANY ORDERS ARISING FROM SUCH ERRORS.

PLEASE SIGN AND RETURN

CONFIRMING ORDER ONLY. PAY FROM INVOICE.

SIGNATURE

TITLE

DATE

TERM: **Net 30 days.**

"We now accept all major credit cards (*), checks by mail, and/or wire transfers at no charge."

* A 3% Credit Card fee will be added to transactions

If tax exempt, please attach owner's certificate and original blanket certificate to Sales Order.



SALES ORDER

PO BOX 729
SARASOTA, FL 34230
(941) 355-2988

www.AtlanticTNG.com

DATE: 3/31/2023
BILL TO: NEWPORT ISLES CDD C/O RIP A
ATTN: NATE SIMMONS 813-623-6777

PROJECT: NEWPORT ISLES MASS GRADE-RED PACKAGE
COUNTY: MANATEE
SPECS: MANATEE COUNTY

QTY	DESCRIPTION	UNIT COST	AMOUNT
STORM			
1	6' X 6' MANHOLE TYPE J7, 6" WALL, 8" TOP SLAB #MH-202-N	\$2,533	\$2,533
1	72"Ø MANHOLE TYPE J7, 7" WALL, 8" TOP SLAB #MH-202-S	\$3,199	\$3,199
2	3½'X8' MANHOLE TYPE J8, 8" WALL, 8" RED #P402.001, P402.002	\$7,018	\$14,035
2	4'X4' MANHOLE TYPE J8, 6" WALL, 8" RED #P302.001, P302.002	\$2,274	\$4,549
8	4'X5' MANHOLE TYPE J8, 6" WALL, 8" RED #CS-305.003, CS-305.004, CS-307.001, CS-307.002, CS-307.003, CS-307.004, CS-309.001, CS-309.002	\$3,697	\$29,579
3	4'X6' MANHOLE TYPE J8, 6" WALL, 8" RED #CS-WL12W.002, CS-WL9W.003, CS-WL9W.004	\$4,888	\$14,663
2	5'X5' MANHOLE TYPE J8, 6" WALL, 8" RED #CS-401.001, CS-401.002	\$3,665	\$7,330
2	60"Ø MANHOLE TYPE J8, 6" WALL, 8" RED #CS-205.004, CS-205.005	\$2,799	\$5,597
2	6'X6' MANHOLE TYPE J8, 6" WALL, 8" RED #CS-WL12W.001, CS-WL9W.005	\$5,878	\$11,755
1	3½'X3½' MANHOLE TYPE P7B, 6" WALL, 8" TOP SLAB #CS-WL11.001	\$1,668	\$1,668
24	USF #170-CE RING AND COVER	\$294	\$7,045
1	3'1"X4'1" CONTROL STRUCTURE TYPE D, 6" WALL #CS-211	\$1,960	\$1,960
7	3' X 4' CONTROL STRUCTURE TYPE D, 6" WALL #CS-302, CS-304, CS-410, CS-601, CS-602, CS-603, CS-608	\$2,117	\$14,816
5	3'1"X4'1" DITCH INLET TYPE D, 6" WALL #CS-211.001, CS-309, CS-512, CS-WL11, CS-WL17W.001	\$2,124	\$10,621
7	3' X 4' DITCH INLET TYPE D, 6" WALL #BBL-302, BBL-601, BBL-602, BBL-603, BBL-608, SD-607, BBL-410	\$1,912	\$13,386
1	3' X 8'-9" DITCH INLET TYPE 4 GRATE H, 6" WALL #SD-611	\$4,393	\$4,393
21	USF #6607 PTD GRATE	\$583	\$12,249
1	3' X 4½' CONTROL STRUCTURE TYPE E, 6" WALL, FRAME #CS-WL17W	\$2,434	\$2,434
1	3' X 4½' DITCH INLET TYPE E, 6" WALL #600.101	\$3,180	\$3,180
2	USF #6608 PTD GRATE	\$725	\$1,450
2	3' X 6½' CONTROL STRUCTURE TYPE H, 6" WALL, FRAME #CS-202, CS-204	\$3,235	\$6,470
1	3' X 6'7" CONTROL STRUCTURE TYPE H, 6" WALL, FRAME #CS-401	\$4,342	\$4,342
4	3' X 6'7" DITCH INLET TYPE H, 6" WALL #CS-307, CS-401.003, CS-WL12W, OSW5.001	\$3,937	\$15,747
2	3' X 6½' DITCH INLET TYPE H, 6" WALL #BBL-202, BBL-204	\$3,202	\$6,405
9	USF #6609 PTD GRATE	\$1,066	\$9,593
2	3' X 8'-9" CONTROL STRUCTURE TYPE 4 GRATE H, 6" WALL, FRAME #CS-203, CS-310	\$4,626	\$9,251
1	3' X 8'-9" GRATE INLET TYPE 4 GRATE H, 6" WALL #BBL-203	\$3,561	\$3,561
3	USF #6622 PTD GRATE	\$1,416	\$4,247
TOTAL			\$226,057

UNLESS SPECIFIED HEREIN, TESTING BY INDEPENDENT LABS IS NOT INCLUDED.
IF REQUIRED, ADDITIONAL CHARGES WILL APPLY.
THANK YOU FOR THE OPPORTUNITY TO WORK WITH RIP A ON THIS PROJECT.
LORI JONES /RM

NOTES: 1) SALES ORDER MUST BE SIGNED AND RETURNED ALONG WITH NOTICE TO OWNER INFORMATION PRIOR TO FABRICATION. 2) PRICES DO NOT INCLUDE SALES TAX. 3) PRICES INCLUDE FREIGHT F.O.B. JOB SITE (IN FULL TRUCKLOAD QUANTITIES) UNLESS STATED OTHERWISE 4) BUYER RESPONSIBLE TO UNLOAD WHEN APPLICABLE. 5) EVERY EFFORT WILL BE MADE TO MEET SCHEDULED DATES, HOWEVER DELIVERY DATES ARE NOT GUARANTEED AND NOT SUBJECT TO BACKCHARGES. 6) PRICES CONTINGENT UPON APPROVAL OF SUBMITTAL DRAWINGS. 7) CONTRACT SUBJECT TO TERMS AND CONDITIONS OF ATLANTIC TNG, LLC. 8) FAILURE OF CONTRACTOR TO PAY ATLANTIC TNG TIMELY SHALL BE A DEFAULT AND ATLANTIC TNG, IN ADDITION TO OTHER REMEDIES, MAY UPON SEVEN (7) DAYS WRITTEN NOTICE STOP WORK PENDING PAYMENT. 9) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, CONTRACTOR SHALL GIVE ATLANTIC TNG FIVE (5) DAYS WRITTEN NOTICE OF AND THE OPPORTUNITY PROMPTLY TO CURE ANY PROBLEM WITH THE WORK THAT MAY BECOME THE SUBJECT OF A BACKCHARGE, OR SUCH BACKCHARGE SHALL BE WAIVED BY CONTRACTOR. 10) SUBJECT TO WARRANTIES, FINAL PAYMENT SHALL CONSTITUTE ACCEPTANCE OF THE WORK. 11) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, PAYMENT TO CONTRACTOR BY OWNER IS NOT A CONDITION PRECEDENT TO CONTRACTOR'S PAYMENT TO ATLANTIC TNG. 12) IN NO EVENT SHALL THE CONTRACTOR REQUIRE ATLANTIC TNG TO PROVIDE AN UNCONDITIONAL WAIVER OR RELEASE OF CLAIM, EITHER PARTIAL OR FINAL, PRIOR TO RECEIVING PAYMENT OR IN AN AMOUNT IN EXCESS OF WHAT HAS BEEN PAID, AND ANY SUCH WAIVER OR RELEASE SHALL BE VOID. 13) ATLANTIC TNG CANNOT BE RESPONSIBLE FOR TYPOS OR OTHER ERRORS AND RESERVES THE RIGHT TO CANCEL ANY ORDERS ARISING FROM SUCH ERRORS.

PLEASE SIGN AND RETURN

CONFIRMING ORDER ONLY.

SIGNATURE

CHAIR

TITLE

May 12, 2023

DATE

TERM: Net 30 days.

"We now accept all major credit cards (*), checks by mail, and/or wire transfers at no charge."

*** A 3% Credit Card fee will be added to transactions**

If tax exempt, please attach owner's certificate and original blanket certificate to Sales Order.

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

9B

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Newport Isles MG

To: Pasco Pipe Supply
Attention: Adam Taylor

DPO # 01-2133-001 - OPO

CO # 1

Date: 4/26/2023

Job # 01-2133

CC: 02-301

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
-140	LF	Mass Grade 36" HP Pipe	\$ 67.13	-\$9,398.20
140	LF	42" HP Pipe	\$ 86.21	\$12,069.40
			Tax Exempt	
			Total	\$2,671.20

Remarks

See Attached QUOTE

CC:

Pasco Pipe Supply, Inc.

Quotation

14700 U.S. Highway 19
 Hudson, FL 34667
 Phone: (727) 863-4339 Fax: (727) 863-2469

Quote #:

Date: 4/21/2023
 Expires: 30 DAYS
 Job Name: Newport MG
 Shipping Method: WILL CALL
 Shipping Terms:
 ETA:

To: Newport Isles CDD
c/o RIPA & Associates
 1409 Tech Blvd
 Tampa, FL 33619
 ** Mass Grade **

Qty:	Qty in Stk:	Item Description:	Unit Price:	U/M	Line Total:
140		36X20 HP PIPE	-67.13		-9,398.20
140		42X20 HP PIPE	86.21		12,069.40
					Sub-Total: 2,671.20
					Tax:
					Total: 2,671.20

Notes:

Quoted by: _____

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2023**

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 6,852	\$ -	\$ -	\$ 6,852
Undeposited funds	283,919	-	-	283,919
Due from Landowner	-	-	166,845	166,845
Due from general fund	-	-	274,827	274,827
Total assets	<u>\$ 290,771</u>	<u>\$ -</u>	<u>\$ 441,672</u>	<u>\$ 732,443</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 9,092	\$ -	\$ 441,672	\$ 450,764
Retainage payable	-	-	51,126	51,126
Due to Landowner	-	3,818	1,529,851	1,533,669
Due to other	649	-	-	649
Due to capital projects fund	274,827	-	-	274,827
Accrued wages payable	200	-	-	200
Accrued taxes payable	15	-	-	15
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>290,783</u>	<u>3,818</u>	<u>2,022,649</u>	<u>2,317,250</u>
Fund balances:				
Restricted for:				
Debt service	-	(3,818)	-	(3,818)
Capital projects	-	-	(1,580,977)	(1,580,977)
Unassigned	(12)	-	-	(12)
Total fund balances	<u>(12)</u>	<u>(3,818)</u>	<u>(1,580,977)</u>	<u>(1,584,807)</u>
Total liabilities and fund balances	<u>\$ 290,771</u>	<u>\$ -</u>	<u>\$ 441,672</u>	<u>\$ 732,443</u>

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 13,215	\$ 55,503	\$ 112,326	49%
Total revenues	<u>13,215</u>	<u>55,503</u>	<u>112,326</u>	49%
EXPENDITURES				
Professional & administrative				
Supervisors	-	861	7,536	11%
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	5,026	15,313	25,000	61%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	1,000	0%
Debt service fund accounting: 1st series*	-	-	7,500	0%
Trustee*	-	-	5,500	0%
Telephone	16	133	200	67%
Postage	8	8	500	2%
Printing & binding	42	333	500	67%
Legal advertising	-	-	1,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	12	12	500	2%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>9,104</u>	<u>55,515</u>	<u>112,326</u>	49%
Excess/(deficiency) of revenues over/(under) expenditures	4,111	(12)	-	
Fund balances - beginning	(4,123)	-	-	
Fund balances - ending	<u>\$ (12)</u>	<u>\$ (12)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED MAY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service	<u>-</u>	<u>-</u>
Total debt service	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 <u>(3,818)</u>	 <u>(3,818)</u>
Fund balances - ending	<u>\$ (3,818)</u>	<u>\$ (3,818)</u>

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED MAY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Construction costs	<u>985,476</u>	<u>1,577,368</u>
Total expenditures	<u>985,476</u>	<u>1,577,368</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (985,476)	 (1,577,368)
 Fund balances - beginning	 (595,501)	 (3,609)
Fund balances - ending	<u><u>\$ (1,580,977)</u></u>	<u><u>\$ (1,580,977)</u></u>

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

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The Newport Isles Community Development District Board of Supervisors held a Regular Meeting on May 15, 2023, 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	Vice Chair
Clifton Fischer	Assistant Secretary
Jake Essman (via telephone)	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
Sarah Sandy (via telephone)	Kutak Rock LLP
Clint Cuffle	District Engineer
Tom Chapman	Landowner
David Berner	Southeast Land Consultants
Jeremy Fireline	Atwell Group

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:12 a.m. Supervisors Collins, James and Fischer were present. Supervisor Essman attended via telephone. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Vacant Seat 3 (Term Expires November 2024)

- 40 • **Administration of Oath of Office to Newly Appointed Supervisor (the following will be**
- 41 **provided in a separate package)**
- 42 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
- 43 **Employees**
- 44 **II. Membership, Obligations and Responsibilities**
- 45 **III. Financial Disclosure Forms**
- 46 **a. Form 1: Statement of Financial Interests**
- 47 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
- 48 **c. Form 1F: Final Statement of Financial Interests**
- 49 **IV. Form 8B – Memorandum of Voting Conflict**

50 This item was deferred.

51

52	FOURTH ORDER OF BUSINESS	Consideration of Resolution 2023-01,
53		Designating Certain Officers of the District,
54		and Providing for an Effective Date

55
56 This item was deferred.

57

58	FIFTH ORDER OF BUSINESS	Consideration of Work Authorization for
59		Engineering Services

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61 This item was deferred.

62

63	SIXTH ORDER OF BUSINESS	Ratification of Engagement with Jere
64		Earlywine at Kutak Rock LLP

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67 **On MOTION by Mr. Fischer and seconded by Ms. Collins, with all in favor,**

68 **engagement of Jere Earlywine/Kutak Rock, LLP, was ratified.**

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- 71 • **Consideration of Retention and Fee Agreement**

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On MOTION by Mr. Fischer and seconded by Ms. Collins, with all in favor, the Kutak Rock, LLP, Fee Agreement for District Counsel Services, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Conflict Waiver

Mr. Earlywine presented the Conflict Waiver.

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On MOTION by Mr. Fischer and seconded by Ms. Collins, with all in favor, the Conflict Waiver, was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

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Ms. Suit presented Resolution 2023-02. She reviewed the proposed Fiscal Year 2024 budget, which is Landowner-funded and unchanged compared to Fiscal Year 2023. Some field operations might come online near the end of Fiscal Year 2024 but the budget can be amended, if necessary.

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On MOTION by Mr. Fischer and seconded by Ms. Collins, with all in favor, Resolution 2023-02, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for July 17, 2023 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.

NINTH ORDER OF BUSINESS

Ratification of RIPA & Associates, LLC Items

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- A. Mass Grading South Agreement**
- B. Demand Note Agreement**

112 C. Change Order #1 – Blvd. East West Road Proposal

113

114 On MOTION by Mr. Fischer and seconded by Ms. Collins, with all in favor, the
115 RIPA & Associates, LLC Items, listed in Items 9A through 9C, were ratified.

116

117

118 TENTH ORDER OF BUSINESS

Ratification of Manatee County Tax
Collector Uniform Collection Agreement

119

120

121 Ms. Suit presented the Manatee County Tax Collector Uniform Collection Agreement.

122

123 On MOTION by Mr. Fischer and seconded by Ms. Collins, with all in favor, the
124 Manatee County Tax Collector Uniform Collection Agreement, was ratified.

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127 ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of March 31, 2023

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131 On MOTION by Mr. Fischer and seconded by Ms. Collins, with all in favor, the
132 Unaudited Financial Statements as of March 31, 2023, were accepted.

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134

135 TWELFTH ORDER OF BUSINESS

Approval of October 26, 2022 Regular
Meeting Minutes

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139 On MOTION by Mr. Fischer and seconded by Ms. Collins, with all in favor, the
140 October 26, 2022 Regular Meeting Minutes, as presented, were approved.

141

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143 THIRTEENTH ORDER OF BUSINESS

Staff Reports

144

145 A. District Counsel: Kutak Rock LLP

146 There was no report.

147 B. District Engineer: WRA Engineering, LLC

148 Mr. Cuffle stated RIPA is actively mass-grading Phase 1 in the southern portion of the
149 site. A great deal of earthwork is in progress and each of the builders’ pods is being submitted

150 for review. He estimated that installation of storm and utility pipes for roadways will begin in
151 late June or early July; roadways are scheduled to be substantially complete by the end of the
152 year. Installation of storm and utility pipes for residential pods will likely begin in November or
153 December 2023.

154 Discussion ensued regarding the current RIPA contract and change orders.

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

- 156 • **0 Registered Voters in District as of April 15, 2023**
- 157 • **NEXT MEETING DATE: June 19, 2023 at 10:00 A.M.**
 - 158 ○ **QUORUM CHECK**

159 The meeting scheduled for June 19, 2023 was canceled. The next meeting will be held
160 on July 17, 2023.

161 Discussion ensued regarding bond issuance timing. The consensus was the timing will be
162 determined.

163 Mr. Fireline asked if plats and Environmental Resource Permits (ERPs) require Board
164 approval at a meeting. Ms. Sandy stated District Counsel wants to review documents before
165 submission. CDD approval is generally only required if the CDD owns the property prior to
166 platting. Staff will confirm that a Resolution is in place allowing for execution of documents
167 between meetings.

168

169 **FOURTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

170

171 There were no Board Members' comments or requests.

172

173 **FIFTEENTH ORDER OF BUSINESS**

Public Comments

174

175 No members of the public spoke.

176

177 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

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<p>On MOTION by Mr. Fischer and seconded by Mr. James, with all in favor, the meeting adjourned at 10:35 a.m.</p>
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Secretary/Assistant Secretary

Chair/Vice Chair

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2022 CANCELED	Regular Meeting	10:00 AM
October 26, 2022	Regular Meeting	10:00 AM
November 21, 2022 CANCELED	Regular Meeting	10:00 AM
December 19, 2022 CANCELED	Regular Meeting	10:00 AM
January 16, 2023 CANCELED	Regular Meeting	10:00 AM
February 20, 2023 CANCELED	Regular Meeting	10:00 AM
March 20, 2023 CANCELED	Regular Meeting	10:00 AM
April 17, 2023 CANCELED	Regular Meeting	10:00 AM
May 15, 2023	Regular Meeting	10:00 AM
June 19, 2023 CANCELED	Regular Meeting	10:00 AM
July 17, 2023	Public Hearing and Regular Meeting	10:00 AM
August 21, 2023	Regular Meeting	10:00 AM
September 18, 2023	Regular Meeting	10:00 AM