

**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**  
<https://newportislescdd.net/>

March 9, 2025

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 Regular Meeting on March 16, 2026 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 Seat 4; *Term Expires November 2026*
4. Administration of Oath of Office to Appointed Supervisor *(the following to be provided in a separate package)*
  - A. Required Ethics Training and Disclosure Filing
    - Sample Form 1 2023/Instructions
  - B. Membership, Obligations and Responsibilities
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2026-01, Electing and Removing Officers of the District, and Providing for an Effective Date
6. Presentation of Supplemental Engineer's Report – Phase 2
7. Presentation of Second Supplemental Special Assessment Methodology Report – Phase 2
8. Consideration of Resolution 2026-02, Delegation of Authority to Issue Series 2026 Bonds

**ATTENDEES:**

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

9. Consideration of Resolution 2026-03, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2026; Making Certain Findings and Confirming the District's Provision of Improvements; Confirming the Engineer's Report and adopting a Final Supplemental Assessment Methodology Report; Confirming the Maximum Assessment Lien Securing the Series 2026 Bonds (Hereinafter Defined); Addressing the Allocation and Collection of the Assessments Securing the Series 2026 Bonds; Providing for Application of True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of a Notice of Series 2026 Assessments; Providing for Conflicts, Severability and an Effective Date
10. Consideration of Ancillary Financing Documents
  - A. Acquisition Agreement
  - B. Completion Agreement
  - C. True-Up Agreement
  - D. Collateral Assignment
  - E. Declaration of Consent
  - F. Disclosure of Public Finance
  - G. Notice of Special Assessments
11. Consideration of MBS Capital Markets, LLC Supplement to Investment Banking Agreement
12. Consideration of Resolution 2026-04, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 1, 2 & 4]
13. Consideration of Addendum #1 to Wrathell, Hunt and Associates, LLC Agreement for Management Services [Field Operations Services]
14. Consideration of Assignment of ROW Installation Package
15. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026

16. Ratification Items
  - A. Requisitions
    - I. Number 39 STAline Waterworks, Inc. \$23,874.80
    - II. Number 40 Kutak Rock LLP \$371.00
    - III. Number 41 Wilson Site Utilities \$426,924.61
  - B. STAline Waterworks Purchase Requisition Request Form (DPO)
  - C. Steadfast Contractors Alliance, LLC Amended and Restated Landscape & Irrigation Services Agreement
  - D. Certification of Financial Capability for Perpetual Operations and Maintenance Entities
    - I. Permit No. 43045198.009 Mass Grading 2<sup>nd</sup> Modification
    - II. Application No. 923071 Esp Coasterra Phase 2&3
    - III. Application No. 901463 Esp Coasterra Phase I & Amenity Center
  - E. CC Manatee Land Investments, LLC Assignment of Impact Fee Credit Agreement for Wastewater Improvements
  - F. Florida Insurance Alliance Coverage Agreement Endorsement and Invoice
  - G. Cornerstone Land Company, LLC AIA Standard Form Agreements
    - I. Sweetwater Preserve Ph 2A
    - II. Sweetwater Preserve Ph 2B
  - H. Letter to Manatee County Public Works Department regarding Developer Reimbursement Request [Reimbursement Agreement for Utility Improvements]
  - I. Tampa Electric Company (TECO) Amendment No. 1
    - I. Sweetwater Phase 1
    - II. Sedgefield Parkway
    - III. Coasterra Parkway
17. Acceptance of Unaudited Financial Statements as of January 31, 2026
18. Approval of August 18, 2025 Public Hearings and Regular Meeting Minutes
19. Staff Report
  - A. District Counsel: *Kutak Rock LLP*

- B. District Engineer: *WRA Engineering, LLC*
- C. District Manager: *Wrathell, Hunt & Associates, LLC*
  - FY2026 Insurance Property Schedules
  - NEXT MEETING DATE: April 20, 2026 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 | CHARLIE PETERSON | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 |                  | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | KAREN JAMES      | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

- 20. Board Members' Comments/Requests
- 21. Public Comments
- 22. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (813) 728-6062.

Sincerely,  
*Jordan Lansford*  
 Jordan Lansford  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 236 6447**