

Newport Isles Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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<https://newportislescdd.net/>

May 11, 2026

Board of Supervisors
Newport Isles Community Development District

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

Dear Board Members:

The Board of Supervisors of the Newport Isles Community Development District will hold a Regular Meeting on May 18, 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 Amended and Restated Engineer's Report
7. Presentation of Supplemental Engineer's Report – Phase 2
8. Presentation of Second Supplemental Special Assessment Methodology Report – Phase 2
9. Consideration of Resolution 2026-02, Delegation of Authority to Issue Series 2026 Bonds

10. 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
11. Consideration of Ancillary Financing Documents
 - A. Declarations of Consent
 - I. DFC Newport Isles LLC
 - II. Meritage Homes of Florida, Inc.
 - III. M/I Homes of Sarasota, LLC
 - IV. Taylor Morrison of Florida, Inc. (Esplanade)
 - V. Taylor Morrison of Florida, Inc. (Traditional)
 - B. Disclosure of Public Finance
 - C. Notice of Special Assessments
12. Consideration of MBS Capital Markets, LLC Supplement to Investment Banking Agreement
13. Consideration of Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
14. Consideration of Resolution 2026-05, District Recognizing the Satisfaction of the Obligations Related to the Reimbursement Agreement for Utility Improvements; Recognizing the Anticipated Receipt of the Reimbursement Amount; and Addressing Conflicts, Severability, and Providing for an Effective Date
15. Consideration of Resolution 2026-06, Recognizing the Satisfaction of the Obligations Related to the Impact Fee Credit Agreement for Wastewater Improvements; Recognizing the Anticipated Receipt of the Impact Fee Credits; and Addressing Conflicts, Severability, and Providing for an Effective Date
16. Consideration of Land Purchase Agreement
17. Consideration of Sign and Access Easement Agreement

18. Consideration of Resolution 2026-07, to Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Policies and Rates Regarding District Amenity Facilities
19. Consideration of Resolution 2026-08, 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]
20. Consideration of Resolution 2026-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
21. Consideration of Resolution 2026-10, 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
 - A. Amended Rules of Procedure
22. Consideration of Addendum #1 to Wrathell, Hunt and Associates, LLC Agreement for Management Services [Field Operations Services]
23. Consideration of Assignment of ROW Installation Package
24. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
25. 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 \$424,924.61
 - B. STAline Waterworks Purchase Requisition Request Form (DPO)
 - C. Steadfast Contractors Alliance, LLC Items
 - I. Amended and Restated Landscape & Irrigation Services Agreement
 - II. Change Order No. 1 [Coasterra Blvd Landscape and Irrigation Project - Landscape & Irrigation Installation Agreement]

- III. Change Order No. 2 [Coasterra Blvd Landscape and Irrigation Project - Landscape & Irrigation Installation Agreement]
 - D. Certification of Financial Capability for Perpetual Operations and Maintenance Entities
 - I. Permit No. 43045198.009 Mass Grading 2nd 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. Sedgfield Parkway
 - III. Coasterra Parkway
 - J. Acquisition Work Product (2025)
26. Acceptance of Unaudited Financial Statements as of March 31, 2026
27. Approval of August 18, 2025 Public Hearings and Regular Meeting Minutes
28. 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: June 15, 2026 at 10:00 AM

○ QUORUM CHECK

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|--------|------------------|------------------------------------|--------------------------------|-----------------------------|
| 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 |

- 29. Board Members' Comments/Requests
- 30. Public Comments
- 31. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (760) 918-6014.

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