

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/>

July 28, 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 Special Meeting on August 4, 2026 at 11:00 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 2026-09, Authorizing the Issuance of Not to Exceed \$25,000,000 Aggregate Principal Amount of Newport Isles Community Development District Special Assessment Revenue Bonds, in One or More Series (the "Series 2026 Bonds"); Approving the

Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2026 Bonds; Appointing an Underwriter; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Agreement with Respect to the Series 2026 Bonds and Awarding the Series 2026 Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in this Resolution; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum and its Use by the Underwriter in Connection with the Offering for Sale of the Series 2026 Bonds and Approving the Execution and Delivery of a final Limited Offering Memorandum; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement and the Appointment of a Dissemination Agent; Providing for the Application of Series 2026 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2026 Bonds; Appointing a Trustee, Bond Registrar and Paying Agent; Determining Certain Details with Respect to the Series 2026 Bonds; and Providing an Effective Date

10. Consideration of Resolution 2026-10, 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 CC Manatee Land Investments, LLC Cost Share Agreements
 - A. Contraction Parcel 3

B. Contraction Phase 4 – Commercial Parcel

14. Ratification Items

A. Steadfast Contractors Alliance, LLC

I. First Amendment to Amended and Restates Landscape & Irrigation Services Agreement

II. Landscape Maintenance Program Contract

15. Acceptance of Unaudited Financial Statements as of June 30, 2026

16. Approval of May 18, 2026 Regular Meeting Minutes

17. Staff Report

A. District Counsel: *Kutak Rock LLP*

B. District Engineer: *WRA Engineering, LLC*

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

- NEXT MEETING DATE: September 8, 2026 at 10:00 AM [Adoption of FY2027 Budget, Amended Rules of Procedure and Amenity Rules & Rates]

○ QUORUM CHECK

SEAT 1	SUSAN COLLINS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RICHARD JAMES	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	CHARLIE PETERSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	KAREN JAMES	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

18. Board Members' Comments/Requests

19. Public Comments

20. 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