

**MINUTES OF MEETING
MANGROVE POINT AND MANGROVE MANOR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mangrove Point and Mangrove Manor Community Development District held Public Hearings and a Regular Meeting on June 13, 2025 at 9:45 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619.

Present:

Christian Cotter
Mary Moulton
Ryan Zook

Chair
Vice Chair
Assistant Secretary

Also present:

Andrew Kantarzhi
Ashley Ligas (via telephone)
Kyle Thornton
Alessandra Gormley

District Manager
District Counsel
District Engineer
Access Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 9:48 a.m. The Oath of Office was administered to Ryan Zook before the meeting. Supervisors Cotter, Moulton and Zook were present. Supervisors Hughes and Tepper were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor Ryan Zook - Seat 5 (the following to be provided in a separate package)

This occurred before the meeting. Mr. Zook is familiar with the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- 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**

This item was deferred.

FOURTH ORDER OF BUSINESS

**Ratification of Resolution 2025-02, Electing
and Removing Officers of the District and
Providing for an Effective Date**

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor,
Resolution 2025-02, Electing and Removing Officers of the District and
Providing for an Effective Date, was ratified.**

FIFTH ORDER OF BUSINESS

**Acceptance of Resignation of Josh Tepper
[Seat 4]**

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the
resignation of Josh Tepper from Seat 4, was accepted.**

SIXTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 4; Term Expires November
2026**

Ms. Moulton nominated Ethan Mellish to fill Seat 4. No other nominations were made.

**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the
appointment of Ethan Mellish to Seat 4, was approved.**

- **Administration of Oath of Office**

This item was deferred.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-14,
Electing and Removing Officers of the
District and Providing for an Effective Date**

This item was deferred.

EIGHTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-15, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2025-15 and the proposed Fiscal Year 2026 budget.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2025-15, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-16.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

**Public Hearing on Rule Relating to
Common Area Pond and Enforcement**

A. Affidavits of Publication

- Notice of Rule Development
- Notice of Rulemaking

B. Consideration of Resolution 2025-17, Adopting Common Area Pond and Enforcement Rules; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-17.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2025-17, Adopting Common Area Pond and Enforcement Rules; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-18,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-08.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2025**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

**Approval of March 14, 2025 Public Hearing
and Regular Meeting Minutes**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the March 14, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Halff Associates, Inc.

There were no District Counsel or District Engineer reports.

C. Field Operations: Access Management

Ms. Gormley stated that the HOA will be turned over at the end of June. Turnover of the CDD will occur after the last unit is sold.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **521 Registered Voters in District as of April 15, 2025**
- **UPCOMING MEETINGS**
 - **July 11, 2025 at 9:45 AM**
 - **August 8, 2025 at 9:45 AM**
 - **QUORUM CHECK**

The July 11, 2025 and August 8, 2025 meetings will likely be canceled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 9:55 a.m.

**MANGROVE POINT AND
MANGROVE MANOR CDD**

June 13, 2025



Secretary/Assistant Secretary



Chair/Vice Chair