

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

SOUTHPOINTE OF MANATEE COMMUNITY DEVELOPMENT DISTRICT

The organizational meeting of the Board of Supervisors of the Southpointe of Manatee County Community Development District was held on **Tuesday, November 13, 2023, at 6:30 p.m.** at the Villa Amenity Center at Sweetwater in Lakewood Ranch located at 18195 Cherished Loop, Lakewood Ranch, FL 34211. The following is the agenda for this meeting:

Present and constituting a quorum:

Michael Stephens	Board Supervisor; Chair
Steven Dehart	Board Supervisor, Vice Chair
Chris Pannullo	Board Supervisor, Assistant Secretary
Peter Winberg	Board Supervisor, Assistant Secretary
David Asfur	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Kayla Connell	Manager, DFS, Rizzetta & Company, Inc. (via Phone)
Crystal Yem	Admin, Rizzetta & Company, Inc.
Brittney Caprio	Admin, Rizzetta & Company, Inc.
Abigail Jones	Admin, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Kutak Rock LLC
Steve Stanford	Representative, GT Law (via Phone)

Audience	Not Present.
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

No audience members were present, there were no comments at this time.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Initial Board of Supervisors

Mr. Huber administrated the Oath of Office to Board of Supervisors for Southpointe of Manatee County CDD.

FOURTH ORDER OF BUSINESS

**Guide to Sunshine
Amendment and Code of
Ethics for Public Officers
and Employees**

Mr. Earlywine presented the Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees to the Board.

FIFTH ORDER OF BUSINESS

**Membership, Obligations
and Responsibilities**

Mr. Earlywine presented the Membership, Obligations and Responsibilities to the Board.

SIXTH ORDER OF BUSINESS

**Chapter 190, Florida
Statutes**

Mr. Earlywine presented Chapter 190, Florida Statutes to the Board.

SEVENTH ORDER OF BUSINESS

Financial Disclosure Forms

I. Form 1: Statement of Financial Interests

Mr. Earlywine presented Form 1: Statement of Financial Interests to the Board.

**II. Form 1X: Amendment to Form 1: Statement of Financial
Interests**

III. Mr. Earlywine presented Form 1X: Amendment to Form 1: Statement of Financial Interests to the Board.

IV. Form 1F: Final Statement of Financial Interests

Mr. Earlywine presented Form 1F: Final Statement of Financial Interests to the Board.

EIGHTH ORDER OF BUSINESS

**Form 8B: Memorandum of Voting
Conflict**

Mr. Earlywine informed the Board that he will provide the Form 8B to the Board.

NINTH ORDER OF BUSINESS

**Consideration of Resolution
2024-01, Canvassing and
Certifying the Results
of the Landowners' Election of
Supervisors Held Pursuant to
Section 190.006(2), Florida**

**Statutes, and Providing for an
Effective Date**

Michael Stephens	Seat 1	Votes 138
Steven Dehart	Seat 2	Votes 138
Peter Winberg	Seat 3	Votes 137
Chris Pannullo	Seat 4	Votes 137
David Asfur	Seat 5	Votes 137

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-01, Canvassing and Certifying the Results of the Landowner's Elections, for the Southpointe of Manatee County Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution
2024-02, Designating a Chair,
a Vice Chair, a Secretary,
Assistant Secretaries, Treasurer,
and an Assistant Treasurer of the
Southpointe Community
Development District, and
Providing for an Effective Date**

Chairman- Mike Stephens, Vice-Chairman- Chris Pannullo, Assistant Secretary- Steve Dehart- Assistant Secretary- David Asfur, Assistant Secretary- Peter Winberg.

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, Treasurer, and an Assistant Treasurer, for the Southpointe of Manatee County Community Development District.

ELEVENTH ORDER OF BUSINESS

**Resolution 2024-03, Appointing
and Fixing the Compensation
of the District Manager;
Appointing a Methodology
Consultant; and Providing an
Effective Date**

On a Motion by Mr. Dehart, seconded by Mr. Stephens, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-03 Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant, for the Southpointe of Manatee County Community Development District.

TWELFTH ORDER OF BUSINESS

**Resolution 2024-04, Appointing
Legal Counsel for the District,
Authorizing Its Compensation and
Providing for an Effective Date**

On a Motion by Mr. Stephens, seconded by Mr. Pannullo, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-04, Appointing Legal Counsel for the District, Authorizing Its Compensation, for the Southpointe of Manatee County Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Resolution 2024-05, Designating
a Registered Agent and
Registered Office of the District;
and Providing for an Effective
Date**

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-05 Designating a Registered Agent and Registered Office of the District, for the Southpointe of Manatee County Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Resolution 2024-06, Designating
a Local Records Office of the
District; and Providing for an
Effective Date**

WRA will be the District's local office.

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-06, Designating a Local Records Office of the District for the Southpointe of Manatee County Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Resolution 2024-07, Appointing
and Fixing the Compensation of
the Interim District Engineer for
the District
and Providing an Effective Date**

On a Motion by Mr. Stephens, seconded by Mr. Pannullo, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-07, Appointing and Fixing the Compensation of the Interim District Engineer for the District, for the Southpointe of Manatee County Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Authorization of Request for
Qualifications (RFQ) for
Engineering Services**

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned for Authorization of Request for Qualifications (RFQ) for Engineering Services, for the Southpointe of Manatee County Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Board Member Compensation:
190.006 (8), F.S.**

No Board Member elected to receive compensation.

EIGHTEENTH ORDER OF BUSINESS

**Resolution 2024-08, Designating
the Primary Administrative Office
and Principal Headquarters of the
District and Providing an
Effective Date**

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-08, Designating the Primary Administrative Office, and Principal Headquarters of the District, for the Southpointe of Manatee County Community Development District.

NINETEENTH ORDER OF BUSINESS

**Resolution 2024-09, Setting Forth
the Policy of the District Board of
Supervisors with Regard to the
Support and Legal Defense of the
Board of Supervisors and,
District Officers and Providing for
an Effective Date**

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-09, Resolution 2024-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and, District Officers, for the Southpointe of Manatee County Community Development District.

TWENTYTH ORDER OF BUSINESS

**Resolution 2024-10, Providing for
the Public's Opportunity to Be
Heard; Designating Public
Comment Periods; Designating a
Procedure to Identify Individuals
Seeking to Be Heard; Addressing
Public Decorum; Addressing
Exceptions; and Providing for
Severability an Effective Date**

On a Motion by Mr. Dehart, seconded by Mr. Stephens, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions, for the Southpointe of Manatee County Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

Resolution 2024-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

On a Motion by Mr. Stephens, seconded by Mr. Pannullo, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy, for the Southpointe of Manatee County Community Development District.

TWENTY-SECOND ORDER OF BUSINESS

Resolution 2024-12, Granting the Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date

On a Motion by Mr. Dehart, seconded by Mr. Pannullo, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-12, Granting the Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats, and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause, for the Southpointe of Manatee County Community Development District.

TWENTY-THIRD ORDER OF BUSINESS

Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, for the Southpointe of Manatee County Community Development District.

TWENTY-FOURTH ORDER OF BUSINESS

**ADA Website Compliance
Proposal**

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to accept Campus Suite's ADA Website Compliance Proposal, for the Southpointe of Manatee County Community Development District.

TWENTY-FIFTH ORDER OF BUSINESS

**Resolution 2024-15, Adopting the
Annual Meeting Schedule**

The Board will meet every month on the second Wednesday at 11:00a.m at the Sweetwater Amenity Center located at 18195 Cherished Loop, Lakewood Ranch, FL 34211.

On a Motion by Mr. Dehart, seconded by Mr. Stephens, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-15, Adopting the Annual Meeting Schedule, for the Southpointe of Manatee County Community Development District.

TWENTY-SIXTH ORDER OF BUSINESS

**Resolution 2024-14, 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**

The Public Hearing will be on January 10, 2024, at 11:00a.m.

On a Motion by Mr. Stephens, seconded by Mr. Pannullo, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-14, To Designate Date, Time, and Place of the Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure, for the Southpointe of Manatee County Community Development District.

TWENTY-SEVENTH ORDER OF BUSINESS

**Resolution 2024-16, Approving
the Florida Statewide Mutual Aid
Agreement; Providing for
Severability; and Providing for
an Effective Date**

On a Motion by Mr. Dehart, seconded by Mr. Stephens, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability, for the Southpointe of Manatee County Community Development District.

TWENTY-EIGHTH ORDER OF BUSINESS

**Memorandum to District Manager
Regarding E-Verify Requirements**

The Board reviewed the memorandum to the District Manger regarding E-Verify requirements.

TWENTY-NINTH ORDER OF BUSINESS

**Resolution 2024-17, Designating
a Public Depository for Funds of
the District and Providing an
Effective Date**

The Board recognizes Truist to be the public depository for funds.

On a Motion by Mr. Stephens, seconded by Mr. Pannullo, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-17, Designating a Public Depository for Funds of the District, for the Southpointe of Manatee County Community Development District.

THIRTIETH ORDER OF BUSINESS

**Resolution 2024-18, Designating
the Authorized Signatories for the
District's Operating Bank
Account(s), and Providing for an
Effective Date**

On a Motion by Mr. Dehart, seconded by Mr. Stephens, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-18, Designating the Authorized Signatories for the District's Operating Bank Account(s), for the Southpointe of Manatee County Community Development District.

THIRTY-FIRST ORDER OF BUSINESS

**Resolution 2024-19, Approving a
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 an
Effective Date**

The public hearing is scheduled for January 10, 2024, at 11:00 a.m.

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-19, Approving a 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, for the Southpointe of Manatee County Community Development District.

THIRTY-SECOND ORDER OF BUSINESS

**Fiscal Year 2023/2024 Budget
Funding Agreement**

On a Motion by Mr. Dehart, seconded by Mr. Stephens, with all in favor, the Board of Supervisors motioned to accept the Fiscal Year 2023/2024 Budget Funding Agreement, for the Southpointe of Manatee County Community Development District.

THIRTY-THIRD ORDER OF BUSINESS

**Resolution 2024-20, Adopting the
Alternative Investment
Guidelines for Investing Public
Funds in Excess of Amounts
Needed to Meet Current
Operating Expenses, in
Accordance with Section
218.415(17), Florida Statutes**

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, for the Southpointe of Manatee County Community Development District.

THIRTY-FOURTH ORDER OF BUSINESS

**Resolution 2024-21, Authorizing
the Disbursement of Funds for
Payment of Certain Continuing
Expenses Without Prior Approval
of the Board of Supervisors;
Authorizing the Disbursement of
Funds for Payment of Certain
Non-Continuing Expenses
Without Prior Approval of the
Board of Supervisors; Providing
for a Monetary Threshold; and
Providing for an Effective Date**

On a Motion by Mr. Pannullo, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold, for the Southpointe of Manatee County Community Development District.

THIRTY-FIFTH ORDER OF BUSINESS

Resolution 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability, for the Southpointe of Manatee County Community Development District.

THIRTY-SIXTH ORDER OF BUSINESS

Resolution 2024-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause, for the Southpointe of Manatee County Community Development District.

THIRTY-SEVENTH ORDER OF BUSINESS

Resolution 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

On a Motion by Mr. Dehart, seconded by Mr. Pannullo, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes for the Southpointe of Manatee County Community Development District.

THIRTY-EIGHTH ORDER OF BUSINESS

**Consideration of the Following
Bond Financing
Related Matters: Bond Financing
Team Funding Agreement**

Mr. Earlywine presented the Bond Financing Team Funding Agreement, which will be approved in substantial form.

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt the Bond Financing Team Funding Agreement, for the Southpointe of Manatee County Community Development District.

THIRTY-NINTH ORDER OF BUSINESS

**Engagement of Bond Financing
Professionals**

I. Underwriter/Investment Banker

On a Motion by Mr. Dehart, seconded by Mr. Pannullo, with all in favor, the Board of Supervisors motioned to accept FMS Bonds as the underwriter/investment banker, for the Southpointe of Manatee County Community Development District.

II. Bond Counsel

On a Motion by Mr. Dehart, seconded by Mr. Pannullo, with all in favor, the Board of Supervisors motioned to accept GreenbergTraurig as the Bond Counsel, for the Southpointe of Manatee County Community Development District.

III. Trustee, Paying Agent, and Registrar

On a Motion by Mr. Dehart, seconded by Mr. Pannullo, with all in favor, the Board of Supervisors motioned to accept US Bank as the Trustee, Paying Agent, and Registrar, for the Southpointe of Manatee County Community Development District.

FORTYTH ORDER OF BUSINESS

**Resolution 2024-25, Designating a Date,
Time, and Location of a Public Hearing
Regarding the District's Intent to Use
the Uniform Method for the Levy,
Collection, and Enforcement of Non-Ad
Valorem Special Assessments as
Authorized by Section 197.3632, Florida
Statutes; Authorizing the Publication of
the Notice of Such Hearing; and
Providing an Effective Date**

The Public Hearing is set for January 10, 2024, at 11:00 a.m.

On a Motion by Mr. Dehart, seconded by Mr. Stephens, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-25, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing, for the Southpointe of Manatee County Community Development District.

FORTY-FIRST ORDER OF BUSINESS

Resolution 2024-26, Authorizing the Issuance of Not Exceeding \$35,000,000 Principal Amount Southpointe of Manatee County Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition By the District of the Public Improvements and Community Facilities Permitted By the Provisions of Chapter 190, Florida Statutes, and the Ordinance Establishing the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to Adopt Resolution 2024-26, Authorizing the Issuance of Not Exceeding \$35,000,000 Principal Amount Southpointe of Manatee County Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition By the District of the Public Improvements and Community Facilities Permitted By the Provisions of Chapter 190, Florida Statutes, and the Ordinance Establishing the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds, for the Southpointe of Manatee County Community Development District.

FORTY-SECOND ORDER OF BUSINESS

Resolution 2024-27, Declaring Debt Service Special Assessments and Setting a Hearing to Consider the Levy and Imposition of the Same

Mr. Earlywine presented Resolution 2024-27, Declaring Debt Service Special Assessments and Setting a Hearing to Consider the Levy and Imposition of the Same to the Board. Item was tabled to the 3rd quarter of 2024. The district engineer report will be accepted in substantial form to remove reclaimed water per Mr. Stephens comments.

FORTY-THIRD ORDER OF BUSINESS

Consideration of the Temporary Construction Easement

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to accept the Temporary Construction Easement in substantial form, for the Southpointe of Manatee County Community Development District.

FORTY-FOURTH ORDER OF BUSINESS

Consideration of the Acquisition Agreement

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to accept the Acquisition Agreement in substantial form, for the Southpointe of Manatee County Community Development District.

FORTY-FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There were no updates for the Board.

B. District Engineer

There were no updates for the Board.

C. District Manager

The next Board meeting is December 12, 2023, at 11:00a.m.

FORTY-SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FORTY-SEVENTH ORDER OF BUSINESS

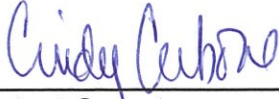
Public Comments

There were no comments.

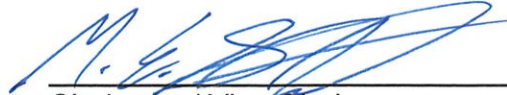
FORTY-EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors motioned to adjourn the meeting 10:59a.m., for the Southpointe of Manatee County Community Development District.



Assistant Secretary



Chairman / Vice-Chairman