

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 special meeting of the Board of Supervisors of the Southpointe of Manatee County Community Development District was held on **Friday, August 16, 2024, at 10:41 a.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
Peter Winberg	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Stephanie DeLuna	District Manager, Rizzetta & Company, Inc.
Matt O'Brien	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Kutak Rock LLC

Audience	None
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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.

THIRD ORDER OF BUSINESS

Acceptance of Board Supervisor Resignation

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors accepted resignation of David Asfur for Seat #5 (Term 2023-2025), for the Southpointe of Manatee County Community Development District.

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors appointed Greg Cox, to Seat #5 (Term 2023-2025) for the Southpointe of Manatee County Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-28; Re-Designating Officers of the District

On a Motion by Mr. Stephens, seconded by Mr. Dehart with all in favor, the Board of Supervisors approved Resolution 2024-28; Re-Designating Officers of the District, for the Southpointe of Manatee County Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-29; Re-Setting the Public Hearing for the Fiscal Year 2024-2025 Final Budget

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors Resolution 2024-29; Re-Setting the Public Hearing for the Fiscal Year 2024-2025 Final Budget for October 18, 2024 at 11:00 a.m. at Villa Amenity Center at Sweetwater in Lakewood Ranch located at 18195 Cherished Loop, Lakewood Ranch, FL 34211, for the Southpointe of Manatee County Community Development District.

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors approved setting a Public Hearing for the Uniform Method of Collection for October 18, 2024 at 11:00 a.m. at Villa Amenity Center at Sweetwater in Lakewood Ranch located at 18195 Cherished Loop, Lakewood Ranch, FL 34211, for the Southpointe of Manatee County Community Development District.

On a Motion by Mr. Dehart, seconded by Mr. Stephens with all in favor, the Board of Supervisors approved setting a Public Hearing for Rules of Procedure for October 18, 2024 at 11:00 a.m. at Villa Amenity Center at Sweetwater in Lakewood Ranch located at 18195 Cherished Loop, Lakewood Ranch, FL 34211, for the Southpointe of Manatee County Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2024-2025

Mr. Huber presented the fiscal year 2024/2025 proposed budget. A increase of \$250,000.00 with \$50,000.00 to contingency.

i. Consideration of Resolution 2024-30; Adopting the Proposed Budget for Fiscal Year 2024-2025.

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors approved Resolution 2024-30; Adopting the Proposed Budget for Fiscal Year 2024-2025, for the Southpointe of Manatee County Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2024-2025
Funding Agreement**

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors approved Fiscal Year 2024-2025 Funding Agreement, for the Southpointe of Manatee County Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2024-31,
Setting FY 2024/2025 Meeting Schedule**

This item was tabled.

NINTH ORDER OF BUSINESS

Presentation of Master Engineer Report

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors approved Master Engineer Report, in substantial form, for the Southpointe of Manatee County Community Development District.

TENTH ORDER OF BUSINESS

**Presentation of Master Assessment
Methodology Report**

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors approved the Master Assessment Methodology Report, in substantial form, for the Southpointe of Manatee County Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-32;
Declaring Special Assessments**

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors approved setting Public Hearing for Decaring Special Assessments for October 18, 2024 at 11:00 a.m. at Villa Amenity Center at Sweetwater in Lakewood Ranch located at 18195 Cherished Loop, Lakewood Ranch, FL 34211, for the Southpointe of Manatee County Community Development District.

TWELFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Mr. Earlywine said the Bond timing will be end of year or beginning of 2025. The roads and lights will be substantially complete in March 2025.

B. District Engineer

Not present.

C. District Manager Report
No report.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests put forward.

On a Motion by Mr. Stephens, seconded by Mr. Dehart, with all in favor, the Board of Supervisors accepted resignation of Peter Winberg for Seat #3 (Term 2023-2025), for the Southpointe of Manatee County Community Development District.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Stephens, seconded by Mr. Dehart, the Board approved to adjourn the meeting at 11:08 a.m. for the Southpointe of Manatee County Community Development District.



Assistant Secretary



Chairman / Vice-Chairman