

**MINUTES OF MEETING
SOUTHPOINTE OF MANATEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Southpointe of Manatee County Community Development District held a Regular Meeting on May 14, 2025 at 11:00 a.m., at 16475 Sweetwater Village Drive, Lakewood Ranch, Florida 34211.

Present were:

Michael Stephens
Chris Pannullo
Steven Dehart

Chair
Vice Chair
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Jere Earlywine (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC (WHA)
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:03 a.m. Supervisors Stephens, Pannullo and Dehart were present. Supervisor-Appointee Gregory Cox was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Gregory Cox Notice of Intent
to Decline the Board Seat**

Ms. Cerbone presented Gregory Cox's Notice of Intent to Decline the Board Seat.

On MOTION by Mr. Stephens and seconded by Mr. Dehart, with all in favor, Gregory Cox's Notice of Intent to Decline the Board Seat, was accepted.
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Discussion ensued regarding locating individuals to serve on the Board seats and timing the bonds to coincide with the August budget adoption meeting.

FOURTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 3; Term Expires November
2025**

This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor (the following will also 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**

FIFTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 3; Term Expires November
2026**

This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor (the following will also be provided in a separate package)**

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-11,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-11. Mr. Dehart nominated the following:

Michael Stephens	Chair
Chris Pannullo	Vice Chair
Steven Dehart	Assistant Secretary
Chris Conti	Assistant Secretary

No other nominations were made.

The Resolution removes the following from the Board:

Jason Middleton	Assistant Secretary
Gregory Cox	Assistant Secretary
Peter Winberg	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. Dehart and seconded by Mr. Stephens, with all in favor, Resolution 2025-11, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-12. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Ms. Cerbone anticipated that the Fiscal Year 2026 budget will be primarily Operation and Maintenance (O&M) via a funding request and the bond debt assessment will be off-roll.

Discussion ensued regarding the status of platting for Phase 1 and Phase 3, the full buildout, bond issuance timeframe, acquisition of assets, vendor agreements, funding requests and potential upcoming meeting dates.

On MOTION by Mr. Stephens and seconded by Mr. Pannullo, with all in favor, Resolution 2025-12, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 13, 2025 at 11:00 a.m., at 16475 Sweetwater Village Drive, Lakewood Ranch, Florida 34211; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-13, Designating Dates, Times and Locations for

**Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2025/2026 and Providing for an effective
Date**

**On MOTION by Mr. Dehart and seconded by Mr. Stephens, with all in favor,
Resolution 2025-13, Designating Dates, Times and Locations for Regular
Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026
and Providing for an effective Date, was adopted.**

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2025-14,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an effective Date**

Ms. Cerbone presented Resolution 2025-14.

**On MOTION by Mr. Stephens and seconded by Mr. Dehart, with all in favor,
Resolution 2025-14, Approving the Florida Statewide Mutual Aid Agreement;
Providing for Severability; and Providing for an effective Date, was adopted.**

TENTH ORDER OF BUSINESS

**Discussion: RFQ for Engineering
Services/Consideration of Engineering
Services Agreement**

Ms. Cerbone stated the Request for Qualifications (RFQ) for Engineering Services was published and there were no responses, including the Interim District Engineering firm. In such cases, she typically asks District Counsel if the Board could award the contract to an Engineering firm of their choice. Mr. Earlywine recommended authorizing Staff to proceed and enter into a permanent agreement with the Interim District Engineer; WRA Engineering. Mr. Earlywine will contact WRA to negotiate an agreement.

**On MOTION by Mr. Stephens and seconded by Mr. Dehart, with all in favor,
authorizing Staff to negotiate and enter into a permanent Engineering Services
Agreement with WRA Engineering, was approved.**

ELEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

On MOTION by Mr. Stephens and seconded by Mr. Dehart, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of October 18, 2024 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Stephens and seconded by Mr. Dehart, with all in favor, the October 18, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): WRA Engineering

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: June 11, 2025 at 11:00 AM**
 - **QUORUM CHECK**

The June 11, 2025 meeting will be cancelled. The next meeting will likely be held on August 13, 2025.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

The Board authorized Mr. Dehart to coordinate with District Management to finalize the proposed Fiscal Year 2026 budget, from an operations perspective, ahead of the August meeting.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Stephens and seconded by Mr. Pannullo, with all in favor, the meeting adjourned at 11:36 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair