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 January 14, 2026 at 11:00 a.m., at the Holiday Inn Express and Suites Bradenton East-Lakewood Ranch, 5464 Lena Road, Bradenton, Florida 34211.

Present:

Chris Pannullo	Vice Chair
Steven Dehart	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Chris Reese	M/I Homes (appointed during meeting)

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Conti called the meeting to order at 11:14 a.m.

Supervisors Dehart and Pannullo were present. Supervisor Stephens was not present. Two seats were vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public were present.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Michael Stephens [Seat 1]**

On MOTION by Mr. Dehart and seconded by Mr. Pannullo, with all in favor, the resignation of Michael Stephens from Seat 1, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2028**

Mr. Dehart nominated Chris Reese to fill Seat 1. No other nominations were made.

On MOTION by Mr. Dehart and seconded by Mr. Pannullo, with all in favor, the appointment of Chris Reese to Seat 1, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following will also be provided under separate cover)**

Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Chris Reese. Mr. Reese is familiar with the following:

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**

SIXTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2026**

This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor**

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Conti presented Resolution 2026-01. Mr. Pannullo nominated the following slate:

Chris Reese	Chair
Chris Pannullo	Vice Chair
Steven Dehart	Assistant Secretary

No other nominations were made. This Resolution removes the following from the Board:

Michael Stephens	Chair

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

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Chris Conti	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Pannullo and seconded by Mr. Dehart, with all in favor, Resolution 2026-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2026 ("Bonds"); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien**

Book; and Providing for Conflicts, Severability and an Effective Date [AMENDED AND RESTATED SUPPLEMENTAL ASSESSMENT RESOLUTION WITH DELEGATION OF AUTHORITY]

Mr. Conti presented Resolution 2026-02 and read the title.

A. First Supplement Engineer's Report for Assessment Area One

Mr. Earlywine summarized the First Supplemental Engineer's Report for Assessment Area One dated January 12, 2026. The bonds are ready for sale. He noted the following:

- This Resolution sets forth the terms of the assessments for the Assessment Area One 2026 Project, comprised of Phases 1 and 2.
- The 2026 Project/Assessment Area One Project envisions 221 units in Phases 1 and 2.
- The Estimated Costs for the 2026 Project total $ $9,923,870.
- The legal description is being updated.

B. First Supplemental Special Assessment Methodology Report

Mr. Conti presented the First Supplemental Special Assessment Methodology Report dated January 14, 2026. He reviewed the information in the Report, including Appendix Tables 1 through 7, detailing the 2026 Project Development Plan, Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation, Cost Allocation, Cost Allocation - Minimum Required Contribution Calculations, and Bond Assessment Apportionment. He noted the following:

- The Methodology Report presents the data described in the Engineer's Report.
- The 2026 Project/Assessment Area One Project envisions 221 units in Phases 1 and 2.
- The total 2026 Project costs are estimated at $ 9,923,870.
- The supplemental financing plan provides for issuance of the Series 2026 Bonds in the principal amount estimated at $4,095,000 to finance a portion of the 2026 Project projected to total $3,614,701.88. The Developer is anticipated to fund improvements valued at an estimated cost of $6,309,168.13 which will not be funded with proceeds of the Series 2026 Bonds.

Ms. Cerbone noted that the updated legal description will be included. Mr. Earlywine stated the Reports that are part of this Resolution are insubstantial form and the Resolution grants authority to make further changes to the Reports.

On MOTION by Mr. Reese and seconded by Mr. Dehart, with all in favor, Resolution 2026-02, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2026 ("Bonds"); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of CDD/HOA Maintenance Agreement**

Mr. Conti stated that this item is being presented for ratification.

On MOTION by Mr. Dehart and seconded by Mr. Pannullo, with all in favor, the CDD/HOA Maintenance Agreement, was ratified.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, and Providing for Severability and an Effective Date [Seats 3, 4 & 5]**

Mr. Conti presented Resolution 2026-03. Seats 3, 4 and 5 will be up for election at the Landowners' Election. Ms. Cerbone discussed the Landowners' Election process.

On MOTION by Mr. Reese and seconded by Mr. Pannullo, with all in favor, Resolution 2026-03, Designating a Date, Time and Location of November 3, 2026 at 11:00 a.m., at Home 2 Suites Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202 for the Landowners' Meeting and Election; Providing for Publication, and Providing for Severability and an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Mr. Conti noted that the 2025 Goals and Objectives Reporting was completed.

B. October 1, 2025 - September 30, 2026

Mr. Conti presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

> **On MOTION by Mr. Dehart seconded by Mr. Reese, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

TWELFTH ORDER OF BUSINESS **Ratification of Acquisition of Phase 1 Improvements**

Mr. Earlywine discussed the acquisition of the Phase 1 Improvements and presented the Letter Agreement for Acquisition of Southpointe Phase 1 Improvements.

> **On MOTION by Mr. Reese and seconded by Mr. Dehart, with all in favor, acquisition of the Phase 1 Improvements, and the Letter Agreement for Acquisition of Southpointe Phase 1 Improvements and associated documents, were ratified.**

Ms. Cerbone discussed the bond closing, payment of requisitions and the need for a Certificate of Incumbency for who is authorized to signoff. Mr. Earlywine suggested identifying two people.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of November 30, 2025**

> **On MOTION by Mr. Dehart and seconded by Mr. Reese, with all in favor, the Unaudited Financial Statements as of November 30, 2025, were accepted.**

FOURTEENTH ORDER OF BUSINESS **Approval of August 13, 2025 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Pannullo and seconded by Mr. Dehart, with all in favor, the August 13, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine believes that, after the bond closing, bond funding could occur as soon as early February. Ms. Cerbone discussed the timing and process of closing on the bonds and funding.

B. District Engineer: WRA Engineering

There was no report.

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

Ms. Cerbone stated now that there is an agreement in place with the HOA, Field Operations will not be in the Fiscal Year 2027 budget. For budget planning purposes, she asked if the second bond issuance is anticipated to occur in Fiscal Year 2027. The Board will make a decision in the future.

- **NEXT MEETING DATE: February 11, 2026 at 11:00 AM**
  - **QUORUM CHECK**

The February 11, 2026 meeting will be cancelled.

SIXTEENTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Dehart and seconded by Mr. Pannullo, with all in favor, the meeting adjourned at 11:37 a.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair