

MINUTES OF MEETING

**NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES**

Wednesday, May 11, 2022, at 1:30 p.m.

**8141 Lakewood Main Street,
Bradenton, FL 34202**

Board Members present via phone or in person:

Pete Williams	Chairperson
Janice Snow	Vice Chairperson
John Leinaweaver	Assistant Secretary
John Blakley	Assistant Secretary
Dale Weidemiller	Assistant Secretary

Also present via phone or in person:

Vivian Carvalho	District Manager- PFM Group Consulting LLC	
Venessa Ripoll	District Manager- PFM Group Consulting LLC	(via phone)
Jonathan Johnson	District Counsel- Kutak Rock LLP	(via phone)
Rob Engle	District Engineer- Stantec	(via phone)
Tom Panaseney	Neal Communities	(via phone)
John McKay	J.H. McKay, LLC	
Faith Santoro	Lifestyle Director	(via phone)
Kevin Plenzler	PFM Financial Advisors LLC	(via phone)
Amanda Lane	PFM Group Consulting LLC	(via phone)
Chris Fisher	Clearview Land Design	(via phone)
Jim Schier	Neal Communities	
Chuck Adams	Wrathell, Hunt and Associates, LLC	
Andy Richardson	Neal Communities	

(via phone)

Sete Zare	MBS Capital Markets
(via phone)	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The Board of Supervisors' Meeting for North River Ranch ISD was called to order at 1:46 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above either in person or via speakerphone.

Public Comment Period

There were no comments from the public.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of the Minutes of the April 13, 2022, Board of Supervisors Meeting

The Board reviewed the Minutes of the April 13, 2022 Board of Supervisors' Meeting.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Minutes of the April 13, 2022 Board of Supervisors' Meeting, as amended.

Consideration of Resolution 2022-04, Approving a Preliminary Budget for Fiscal Year 2023 and Setting a Public Hearing Date [Suggested Hearing Date of August 10, 2022]

It was stated the the meeting will be held at 1:30 p.m. Ms. Snow mentioned that the lifestyle and resident services were split into more than one line item and that the maintenance staff and expenses based on actuals from last year. Amenities and field services remain the same. It was notated where regularly monthly services needed to be added. Security services are going to be changed. A budget was built in for a second person under lifestyle services. Ms. Snow asked for clarification on the budget for the gate monitoring.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the a Preliminary Budget for Fiscal Year 2023 and Set a Public Hearing Date as presented.

Letter from Supervisor of Elections- Manatee County

Mr. Willams suggested a motion to accept the letter.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Letter from Supervisor of Elections- Manatee County.

**Review and Consideration
Securiteam A Security &
Technology Company Proposal**

Ms. Snow gave a brief explanation as to why there will be in a change in the security vendor from Envera to Securiteam A Security & Technology Company. It was stated that the Board will need to make a motion to proceed with termination of Envera

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Securiteam A Security & Technology Company Proposal .

Ms. Carvalho stated that the Board will need to make a motion to proceed with termination of the contracts with Envera.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the termination of all contracts with Envera.

Mr. Johnson wanted to confirm that the addendum will be added to the Securiteam proposal for the security services to the District.

**Review and Consideration of the
MSB Services, LLC for the North
River Ranch Fort Hamer Rd 2nd
Ext. Lighting Rev0422**

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the MSB Services, LLC for the North River Ranch Fort Hamer Rd 2nd Ext. Lighting Rev0422.

**Ratification of the Uniform
Collection Agreement**

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified the the Uniform Collection Agreement.

Ratification of the Nondisclosure Agreement for Information Exempt from Public Disclosure

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified Nondisclosure Agreement for Information Exempt from Public Disclosure. -

It was stated that all of the financial discussions items # 8- 11 will be moved to the continued meeting on May 24, 2022. No further action was taken at this time.

8. Consideration of the Supplemental Assessment Methodology

9. Consideration of the Supplemental Engineer's Report

10. Consideration of the Legal Description

11. Consideration of Resolution 2022-05, Bond Resolution

Review and Consideration of Change Order No. 14, North River Ranch 4A & 4B

Mr. Engle stated that this is a fuel surcharge for the month of March and is a request for an increase at \$4,388.07.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Change Order No. 14, North River Ranch 4A & 4B.

Ratification of the North River Ranch ISD Funding Request No. 95- No. 103

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified the North River Ranch ISD Funding Request No. 95- No. 103.

Review of District Financial Statements

The Board reviewed the District Financial Statements through March 31, 2022.

ON MOTION by Mr. Williams, seconded by Mr. Leineweaver, with all in favor, the Board accepted the District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Johnson stated that they are still monitoring the status of their local bill as it has not yet been sent in by the legislative leadership to the Governor’s office.

District Engineer – No report

District Manager – Ms. Carvalho noted for the record that the next scheduled meeting will be June 8, 2022 at 1:30 p.m. The Board discussed continuing this meeting to May 24, 2022 at 12:30 p.m.

Lifestyle Director - Ms. Santoro discussed gave a synopsis over the general budget and forecasting for upcoming activities. The Board asked if the second person who’s budget is supposed to take effect in October can be moved up sooner by other funding. It was discussed that the District will need to look at the expenses closely before making that decision.

FOURTH ORDER OF BUSINESS

Continuance

Ms. Carvalho requested as there was no further business to come before the Board for a motion to continue the meeting to May 24, 2022 at 12:30 p.m.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the May 11, 2022 Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was continued at 2:26 p.m. to May 24, 2022 at 12:30 p.m. at 8141 Lakewood Main Street, Bradenton, FL 34202.


Secretary / Assistant Secretary


Chairperson / ~~Vice Chairperson~~