

NORTH RIVER RANCH

**IMPROVEMENT STEWARDSHIP
DISTRICT**

June 8, 2022

**REGULAR
MEETING AGENDA**

North River Ranch Improvement Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

June 1, 2022

Board of Supervisors
North River Ranch Improvement Stewardship District

Dear Board Members:

The Board of Supervisors of the North River Ranch Improvement Stewardship District will hold a Regular Meeting on June 8, 2022, at 1:30 P.M., at 8141 Lakewood Main Street, Bradenton, Florida 34202. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items *(limited to 3 minutes per individual)*
3. Ratification of Resolution 2022-09, Appointing and Removing Officers of the District and Providing for an Effective Date
4. Ratification of Resolution 2022-10, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date
5. Consideration of Resolution 2022-11, Authorizing and Approving Change of Registered Agent and Registered Office of the District, and Providing for an Effective Date
6. Consideration of Resolution 2022-12, Redesignating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
7. Consideration of Stormwater Needs Analysis Report
8. Approval of Minutes
 - A. May 11, 2022 Regular Meeting
 - B. May 24, 2022 Continued Meeting
9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Stantec*
 - C. Lifestyle Director: *Faith Santoro*

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: July 13, 2022 at 1:30 P.M.
- QUORUM CHECK

DALE WEIDEMILLER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
PETE WILLIAMS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
JOHN BLAKLEY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
JANICE SNOW	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
JOHN LEINAWEAVER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

10. Board Members' Comments/Requests
11. Public Comments: Non-Agenda Items (*limited to 3 minutes per individual*)
12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley (Chuck) E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

NORTH RIVER RANCH

IMPROVEMENT STEWARDSHIP DISTRICT

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RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the North River Ranch Improvement Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2020-191, Laws of Florida *Florida Statutes*, and situated within Manatee County, Florida; and

WHEREAS, the District’s Board of Supervisors desires to appoint and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT THAT:

SECTION 1. The following are appointed as Officers of the District effective June 1, 2022:

Chesley E Adams is appointed Secretary;

Craig Wrathell is appointed Assistant Secretary;

Craig Wrathell is appointed as Treasurer;

Jeff Pinder is appointed as Assistant Treasurer;

SECTION 2. The following Officers shall be removed as Officers as of 11:59 p.m. on May 31, 2022.

Vivian Carvalho Secretary;

Venessa Ripoli Assistant Secretary;

Jennifer Glasgow is appointed as Treasurer;

Amanda Lane is appointed as Assistant Treasurer;

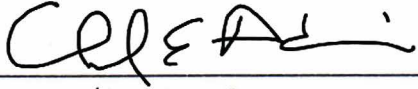
SECTION 3. This Resolution supersedes any prior appointments made by the Board for Secretaries, Treasurer, Assistant Secretaries, and Assistant Treasurers.

SECTION 4. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 24TH DAY OF MAY, 2022.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

NORTH RIVER RANCH

IMPROVEMENT STEWARDSHIP DISTRICT

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RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT DIRECTING THE DISTRICT MANAGER TO APPOINT SIGNORS ON THE LOCAL BANK ACCOUNT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the North River Ranch Improvement Stewardship District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190 Chapter 2020-191, Laws of Florida, Florida Statutes; and

WHEREAS, the District's Board of Supervisors desires to appoint District Chair, Treasurer and Assistant Treasurer as signors on the account.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT THAT:

1. **DESIGNATING AUTHORIZED SIGNATORIES.** The District Chair, Treasurer and Assistant Treasurer shall be appointed as signors on the local bank account.

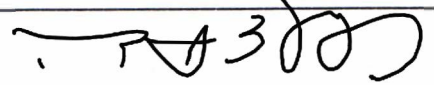
2. **EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 24th day of May, 2022.

ATTEST:

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors



NORTH RIVER RANCH

IMPROVEMENT STEWARDSHIP DISTRICT

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RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT AUTHORIZING AND APPROVING CHANGE OF REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North River Ranch Improvement Stewardship District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*; and

WHEREAS, the District previously designated a registered agent and a registered office location; and

WHEREAS, at this time, the District desires to designate a new registered agent and registered office for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT:

- 1. DESIGNATION OF REGISTERED AGENT.** Craig Wrathell is hereby designated as Registered Agent for the District.
- 2. REGISTERED OFFICE.** The District's Registered Office shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.
- 3. FILING.** In accordance with Section 189.014, Florida Statutes, the District’s Secretary is hereby directed to file certified copies of this resolution with the County and the Florida Department of Economic Opportunity.
- 4. EFFECTIVE DATE.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 8th day of June, 2022

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

NORTH RIVER RANCH

IMPROVEMENT STEWARDSHIP DISTRICT

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RESOLUTION 2022-12

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT REDESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the North River Ranch Improvement Stewardship District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT:

1. PRIMARY ADMINISTRATIVE OFFICE. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

2. PRINCIPAL HEADQUARTERS. The District’s principal headquarters for purposes of establishing proper venue shall be located at the offices of 8141 Lakewood Main Street, Bradenton, Florida 34202, and within Manatee County, Florida.

3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 8th day of June, 2022.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

NORTH RIVER RANCH

IMPROVEMENT STEWARDSHIP DISTRICT

8A

1 **MINUTES OF MEETING**

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

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

6 **8141 Lakewood Main Street,**
7 **Bradenton, FL 34202**

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9 Board Members present via phone or in person:

11	Pete Williams	Chairperson
12	Janice Snow	Vice Chairperson
13	John Leinaweaver	Assistant Secretary
14	John Blakley	Assistant Secretary
15	Dale Weidemiller	Assistant Secretary

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17 Also present via phone or in person:

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

32 (via phone)

33	Sete Zare	MBS Capital Markets
34	(via phone)	

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37 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

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

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43 **Public Comment Period**

45 There were no comments from the public.

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48 **SECOND ORDER OF BUSINESS**

Business Matters

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

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

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

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**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]**

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

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

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**Letter from Supervisor of
Elections- Manatee County**

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84 Mr. Willams suggested a motion to accept the letter.

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

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**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.

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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

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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.

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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

NORTH RIVER RANCH

IMPROVEMENT STEWARDSHIP DISTRICT

8B

MINUTES OF MEETING

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

Tuesday, May 24, 2022, at 12:30 p.m.

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

Board Members present via phone or in person:

Pete Williams	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)	
Amanda Lane	District Accountant- PFM Group Consulting LLC (via phone)	
Jonathan Johnson	District Counsel- Kutak Rock LLP	(via phone)
Rob Engle	District Engineer- Stantec	(via phone)
Misty Taylor	Bryant Miller Olive	(via phone)
John McKay	J.H. McKay, LLC	
Chris Fisher	Clearview Land Design	(via phone)
Jim Schier	Neal Communities	
Pam Curran	Neal Communities	(via phone)
Tom Panaseney	Neal Communities	(via phone)
Chuck Adams	Wrathell, Hunt and Associates, LLC	(via phone)
Andy Richardson	Neal Communities	(via phone)
Sete Zare	MBS Capital Markets LLC	(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 12:37 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 Master Engineer's Report for Fieldstone Phase 2

Mr. Engle reviewed the report to the Board and stated that Phase 2 contained around 167 acres of land. This will be a mixed-use development. The overall program for this development is estimated to be \$20,881,550.69.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Master Engineer's Report for Fieldstone Phase 2.

Consideration of Special Assessment Methodology for Fieldstone Phase 2

Mr. Adams reviewed the report for the Board. The total amount would come to \$27,830,000.00. All of the tables were broken down in detail for the Board.

ON MOTION by Mr. Williams, seconded by Mr. Leineweaver, with all in favor, the Board approved the Special Assessment Methodology for Fieldstone Phase 2.

Consideration of Resolution 2022-05, Declaring Special Assessment for Fieldstone Phase 2

Mr. Johnson reviewed the Resolution to the Board.

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2022-05, Declaring Special Assessment for Fieldstone Phase 2.

Consideration of Resolution 2022-06, Scheduling Public Hearing for Special Assessment Area for Fieldstone Phase 2

It was stated that newspaper notice and a 30 day notice was needed to be submitted to the landowners therefore the Public Hearing could not be earlier than 1st week of July. It was suggested to have the Public Hearing to coincide with the July 13, 2022 Board of Supervisors Meeting. In addition, it was suggested that the address for the District Manager's Office be changed to 2300 Glades Road, Ste. 410W, Boca Raton FL, 33431 on the resolution.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2022-06, Scheduling Public Hearing for Special Assessment Area for Fieldstone Phase 2 for July 13, 2022 at 1:30 p.m. at 8141 Lakewood Main Street, Bradenton, FL 34202.

Consideration of Master Engineer's Report for North River Ranch Phase 4

Mr. Fisher reviewed the report for the Board and went into detail for the proposed amount for the next phase of development. The estimated cost is \$64,400,000.00. This report included 4C – 4F. There will be approximately 354 acres of land and hold 947 residential units. The contingency was increased to 15%.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Master Engineer's Report for North River Ranch Phase 4.

Consideration of Special Assessment Methodology for North River Ranch Phase 4

Mr. Adams reviewed the report for the Board. The cost was stated at \$64,615,218.46. Page 11 was explained that certain costs would be funded by the developer. Table 6 described the annual debt service payment; the cost would be \$218,186.55 per gross acre. Mr. Williams wanted clarification about the ERU factor units.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Special Assessment Methodology for North River Ranch Phase 4. -

Consideration of Resolution 2022-07, Declaring Special Assessment for North River Ranch Phase 4

Mr. Johnson reviewed the Resolution to the Board.

ON MOTION by Mr. Williams, seconded by Mr. Blakely, with all in favor, the Board approved Resolution 2022-07, Declaring Special Assessment for North River Ranch Phase 4. -

Consideration of Resolution 2022-08, Scheduling Public Hearing for Special Assessment Area for North River Ranch Phase 4

Ms. Carvalho suggested a motion to approve the resolution.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2022-08, Scheduling Public Hearing for Special Assessment Area for North River Ranch Phase 4 for July 13, 2022 at 1:30 p.m. at 8141 Lakewood Main Street, Bradenton, FL 34202.

Mr. Johnson wanted to confirm with the transition of management company who was going to be responsible for sending out the mailed notices and placing the appropriate advertisements? Ms. Carvalho confirmed that Wrathell, Hunt and Associates, LLC will be responsible for the mail notices and ads for the respective assessment areas prior to the July 13, 2022 Board of Supervisors meeting.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Johnson stated that the Governor has signed the bill to amend the boundaries to North River Ranch Improvement Stewardship District.

District Engineer – No report

District Manager – No report

Supervisor Requests and Audience Comments

The Board thanked Ms. Carvalho for the service she has provided to the District.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Carvalho requested a motion to adjourn the meeting.

ON MOTION by Mr. Blakley, seconded by Mr. Weidemiller, with all in favor, the May 24, 2022 Continued Board of Supervisor’s Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:04 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

NORTH RIVER RANCH

IMPROVEMENT STEWARDSHIP DISTRICT

9C

Monthly Summary Report

May 2022

Submitted by:

Faith Santoro, Director of Fun

Alex Murphy, Regional Director

PROGRAMMING

PROGRAM	DATE	ATTENDANCE
Fitness Class Demo	5/3/22	1
Tiny Tykes Time	5/4 - 5/25/22	12
Resident Orientation	5/4 & 5/7/22	6
NRR Kids Fun Club	5/7/22	0
Open Office	5/11 - 5/28/22	2
Gift Card Bingo	5/13/22	5
NRR FunDay The Big Reveal	5/14/22	179 RSVP's
Adult Mix & Mingle	5/21/22	0
Ladies Night Out - BUNCO	5/25/22	11
Food Truck Friday	5/27/22	78 RSVP's
Family Game Night	5/28/22	0
Memorial Day Event	5/30/22	84 RSVP's

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Brightwood Pavilion Playground Mulch	COMPLETED	Mulch delivered and all height requirements have been met
Brightwood Pavilion Screens	COMPLETED	New vendor contracted to fix screen tears in Game Room area
Game Room Pool Table Equipment	COMPLETED	Equipment received and replaced
Pool Gate Top Lock Broken	COMPLETED	Lock replaced and gate secured
Brightwood Pavilion Pool Pavers	IN PROGRESS	Shifted pavers are a hazard and need to be addressed
Recessed Lighting	IN PROGRESS	Need to establish a Vendor who can fix any recessed lighting fixtures
Playground Equipment	IN PROGRESS	Currently looking to establish a vendor for service & maintenance
Bike Share Program	IN PROGRESS	Replacement parts received, working on updating bikes
Surveillance Cameras	IN PROGRESS	Need to order cameras for more coverage
Amenity Ceiling Fans	IN PROGRESS	Broken fans need to be replaced per vendor
Arrow Creek Drive Street Lighting	IN PROGRESS	Andy working with PRECO to establish appropriate lighting needs
Brightwood Fire Pits	IN PROGRESS	One control box needs to be replaced, waterproof covers need to be replaced
Sanitizer Stations & Riverfield Soap Dispensers	IN PROGRESS	Researching SS options

FINANCIAL

North River Ranch Director of Fun expenses for May activities are listed below, as well as operational items.

ACTIVITY DESCRIPTION	ACTUAL COST
NRR Fun Club NO COST - ACTIVITY CANCELLED	\$0
Gift Card Family Bingo	\$20
NRR FunDay - The Big Reveal	\$5,171.21
Adult Mix & Mingle NO COST - ACTIVITY CANCELLED	\$0
Ladies Night Out - BUNCO	\$85
Memorial Day Party \$450 DJ, \$40 prizes, \$945.50 Food Truck	\$1,435.50

OPERATIONAL ITEMS	ACTUAL COST
Vumber Account - phone service	\$9.95
Amazon purchases	\$341.99
Misc. Vendors	\$135

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)	STATUS
Adult Kickball	6/2 - 6/30/22	On Schedule
Mid-day Bonfire	6/4/22	On Schedule
Story & Snack Time	6/7 - 6/28/22	On Schedule
Food Truck Friday	6/10/22	On Schedule
NRR Kids Fun Club	6/11/22	On Schedule
Happy Camper Lacrosse	6/21/22 - July	TBD
Summer Solstice Party	6/17/22	On Schedule
Trivia Night	6/18/22	On Schedule
NRR FunDay - Meals on Wheels	6/24/22	On Schedule
Ladies Night Out - Painting with a Twist	6/29/22	On Schedule

CURRENT ACTION ITEMS	WHO WILL DO THIS?	STATUS
Promote Resident Orientation	Faith	Ongoing
Establish an NRR App	Janice/Alex/Faith	Moved to 2023 Budget
Implement Mindbody POS System	Alex/Faith	Approved and In Process
Actively Recruit for swim instructor, yoga instructor	Alex/Faith	Ongoing
Purchase an Outdoor Movie System	Alex/Faith	Moved to 2023 Budget

SUMMARY OF FUTURE CONSIDERATIONS

FUTURE CONSIDERATIONS	DATE(S)
Amenity Coverage	Coverage for employee weekends, vacations, etc.
Emergency Protocols	Develop a process to follow when staff are not on-site during emergency situations
Resident Vendors	Setting up their business on property for profit
Brightwood Pavilion Playground	Mulch replenishment will be needed at least once a year
AED Units	Recommended to have one AED unit at each Amenity Facility
Security Cameras	Need to establish enough cameras to cover all appropriate areas around and inside the Amenity Facilities

THANK YOU.



NORTH RIVER RANCH

IMPROVEMENT STEWARDSHIP DISTRICT

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NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE****LOCATION***8141 Lakewood Main Street, Bradenton, Florida 34202*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2021	Regular Meeting	1:30 PM
November 10, 2021	Regular Meeting	2:00 PM
December 8, 2021	Regular Meeting	1:30 PM
January 12, 2022	Regular Meeting	1:30 PM
February 9, 2022	Regular Meeting	1:30 PM
March 9, 2022	Regular Meeting	1:30 PM
April 13, 2022	Regular Meeting	1:30 PM
May 11, 2022	Regular Meeting	1:30 PM
May 24, 2022	Continued Meeting	12:30 PM
June 8, 2022	Regular Meeting	1:30 PM
July 13, 2022	Regular Meeting	1:30 PM
August 10, 2022	Regular Meeting	1:30 PM
September 14, 2022	Regular Meeting	1:30 PM