

**MINUTES OF MEETING
NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

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

Present were:

Pete Williams	Chair
Janice Snow	Vice Chair
John Leinaweaver (via telephone)	Assistant Secretary
Dale Weidemiller	Assistant Secretary
John Blakley	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Jonathan Johnson (via telephone)	District Counsel
Rob Engel (via telephone)	District Engineer
Chris Fisher (via telephone)	Clearview Land Design
Tom Panaseny (via telephone)	Neal Communities
Andy Richardson (via telephone)	Neal Communities
Faith Santoro (via telephone)	Lifestyle Director

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:33 p.m. Supervisors Williams, Snow, Weidemiller and Blakley were present. Supervisor Leinaweaver was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (*limited to 3 minutes per individual*)

There were no public comments.

THIRD ORDER OF BUSINESS

**Ratification of Resolution 2022-09,
Appointing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Adams presented Resolution 2022-09.

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, Resolution 2022-09, Appointing and Removing Officers of the District and Providing for an Effective Date, was ratified.

FOURTH ORDER OF BUSINESS

Ratification of Resolution 2022-10, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Adams presented Resolution 2022-10.

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, 2022-10, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-11, Authorizing and Approving Change of Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2022-11.

On MOTION by Ms. Snow and seconded by Mr. Williams, with all in favor, Resolution 2022-11, Authorizing and Approving Change of Registered Agent and Registered Office of the District, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-12, Redesignating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Mr. Adams presented Resolution 2022-12.

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, Resolution 2022-12, Redesignating the Primary Administrative Office of the District to 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 and the offices of 8141 Lakewood Main Street, Bradenton, Florida 34202 as the Principal Headquarters of the District, and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Stormwater Needs Analysis Reports

Mr. Engel stated the Stormwater Management Needs Analysis Report was being prepared.

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Stormwater Management Needs Analysis Report and authorizing the Chair to approve the final version, was approved.

EIGHTH ORDER OF BUSINESS

Approval of Minutes

Mr. Adams presented the following:

A. May 11, 2022 Regular Meeting

The following change was made:

Line 22 and throughout: Change “Engle” to “Engel”

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, the May 11, 2022 Regular Meeting Minutes, as amended, were approved.

B. May 24, 2022 Continued Meeting

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the May 24, 2022 Continued Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no report.

B. District Engineer: *Stantec*

▪ **Mike Armstrong Landscaping, Inc. Change Order**

This item was an addition to the agenda.

Mr. Engel stated this Change Order to an existing contract with Mike Armstrong Landscaping, Inc., was not included in the agenda due to the changeover of District Management. He deferred to Mr. Panaseny as to whether the substantive Change Order in the amount of \$240,964.42. related to landscaping and irrigation on 4A and 4B. could wait a month.

Mr. Panaseny stated, as the contractor currently has construction underway in this phase of the project, he thought that it is important to consider the Change Order today.

Mr. Engel stated the contract was reviewed and approved by the Landscape Architect. The original contract amount was \$1,021,435.50. This Change Order represents an increase to the contract of nearly 25% and includes additions and deductions based on plan set changes instituted since the contract was let.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the Mike Armstrong Landscaping, Inc. Change Order, in the amount of \$240,964.42, subject to hard copies being provided to the Board and ratification at the next meeting, was approved.

Mr. Engel discussed an ongoing contract issue with North River Ranch Phase 1, 1C and D West involving a contract with John M. Hall (Hall) that resulted in damage to an existing pipe, which the contractor opted not to correct. Ripa and Associates (Ripa) was engaged and the repairs are mostly complete; final testing was pending. Hall is still working to complete its punch list. The consensus was that the Hall contract retainage is adequate to cover the Ripa contract.

C. Lifestyle Director: *Faith Santoro*

Ms. Santoro presented the May 2022 Monthly Summary Report. She asked the Board for direction regarding resident vendors asking to conduct events in the community.

The consensus was that, while the ISD is not ready to agree to recurring arrangements, events might be approved on a case-by-case basis.

Discussion ensued regarding the requirements for such events, presence of unauthorized vendors and food trucks, implementing rules and policies, enlisting the Sheriff's assistance with trespassers and preparation of a handout with rules and regulations.

This item would be included on the next meeting agenda.

Staff will consult with the Sheriff regarding trespassing and traffic enforcement.

Ms. Santoro stated lacrosse would begin at the end of the month.

Discussion ensued regarding staffing. Ms. Santoro's assistant will start in October. Mr. Adams stated the newly hired Field Services Manager will be on site within the next ten days.

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

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

The next meeting will be held on July 13, 2022. Mr. Adams stated an updated version of the proposed Fiscal Year 2023 budget would be presented at the next meeting.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Williams suggested moving the start time for all future meetings to 1:00 p.m.

The following change was made to the Fiscal Year 2022 Meeting Schedule:

TIME: Change "1:30 PM" to "1:00 PM"

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, amending the Fiscal Year 2022 Meeting Schedule, to change the meeting time to 1:00 PM, was approved.

ELEVENTH ORDER OF BUSINESS

**Public Comments: Non-Agenda Items
(limited to 3 minutes per individual)**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Leinaweaver and seconded by Mr. Blakley, with all in favor, the meeting adjourned at 2:02 p.m.



Secretary/~~Assistant Secretary~~



Chair/~~Vice Chair~~