

**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 1<sup>st</sup> 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