

# North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900; Fax 407-723-5901

<http://northriverranchisd.com/>

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The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **July 10, 2024, at 1:15 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

If you would like to attend the Board Meeting by phone, you may do so by dialing:

**Dial-In: 1-844-621-3956      Access Code: 2538 286 6774 #**

<https://pfmccd.webex.com/meet/ripollv>

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Administrative Matters**

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. Consent Agenda
  - 1) Minutes of the June 12, 2024, Board of Supervisors' Meeting
  - 2) Ratification of Communication Easement
  - 3) Ratification of Clearview Ft Hamer Road 2<sup>nd</sup> Extension School Lift Station Easement
  - 4) Ratification of Clearview Bond & Inspection Phase IV-B
  - 5) Ratification of Brightwood Wetland Planting Proposal
  - 6) Payment Authorizations Nos. 080 - 084
  - 7) Funding Requests Nos. 416 - 424
  - 8) Series 2023 Neighborhood Infrastructure Requisitions Nos. 125 - 138
  - 9) Series 2023B Requisitions Nos. 048 - 057
  - 10) District Financial Statements *(under separate cover)*

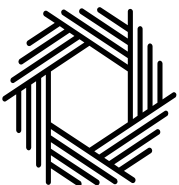
### **Business Matters**

2. Consideration of Golf Car Outlet Work Order No. 10400
3. Consideration of Perimeter Solutions Group Proposals:
  - a) No. SQ2024-05403 Arrow Creek Dr.
  - b) No. SQ2024-05405 Little River Way

### **Other Business**

#### **Staff Reports**

- a) District Counsel
- b) District Engineer



**pfm**

- c) District Manager
- d) Field Manager
- e) Lifestyle Director

**Supervisor Requests and Comments**

**Adjournment**



**North River Ranch  
Improvement Stewardship District**

Consent Agenda

**North River Ranch  
Improvement Stewardship District**

Minutes of the June 12, 2024, Board of  
Supervisors' Meeting



**MINUTES OF MEETING**

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

**Wednesday, June 12, 2024, at 1:15 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	(via phone)

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting – District Manager	
Venessa Ripoll	PFM Group Consulting – District Manager	(via phone)
Amanda Lane	PFM Group Consulting – District Accountant	(via phone)
Kwame Jackson	PFM Group Consulting – ADM	(via phone)
Jonathan Johnson	Kutak Rock – District Counsel	(via phone)
Rob Engel	Stantec – District Engineer	(via phone)
Tom Panaseney	Neal Land & Neighborhoods – Developer	(via phone)
Jim Schier	Neal Land & Neighborhoods – Developer	
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
John McKay	J.H. McKay LLC	

**FIRST ORDER OF BUSINESS**

**Administrative Matters**

**Call to Order and Roll Call**

The Board of Supervisors' Meeting for the North River Ranch ISD was called to order at 1:15 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 public comments at this time.

**Consent Agenda**

- 1. Minutes of the May 8, 2024, Board of Supervisors' Meeting**
- 2. Ratification of Sunrise Landscape Proposal for Bismarck Palms at the Brightwood Amenity Center**
- 3. Ratification of Armstrong Landscaping, Inc. Proposal for Phase IV E-F**
- 4. Ratification of Steadfast CO North River Ranch Pump Track**
- 5. Ratification of Maverick Building Solutions Proposal for NRR Sign Repair 2 Quote**
- 6. Ratification of Pickleball Courts Estimate**
- 7. Ratification of Welch Tennis Courts, Inc. CO # 3**
- 8. Ratification of Bay Area Bobcat Proposal**
- 9. Ratification of Welch Tennis Courts, Inc. CO # 4**
- 10. Ratification of Traffic Guard Round Post Bollard**
- 11. Ratification of Mike Armstrong Landscaping 4C1 Buffer Area CO # 1**
- 12. Ratification of Government Obligation Contract between KS State Bank and the District**
- 13. Ratification of FEDCO Feeder Longmeadow Conduit**
- 14. Ratification of Frontier Camp Creek Amenity Center DIA 1GB 60 mo.**
- 15. Payment Authorizations Nos. 076 – 079**
- 16. Funding Requests Nos. 410 – 415**
- 17. Series 2023 Neighborhood Infrastructure Requisitions Nos. 109 – 124**
- 18. Series 2023B Requisitions Nos. 036 – 047**
- 19. District Financial Statements**

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Agenda Items 1-19.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Review and Consideration of Revised Preliminary Budget for Fiscal Year 2025**

Ms. Carvalho stated this the Proposed Budget was approved at the last Board Meeting and the Public Hearing is set for August. However, there have been additional changes made to the budget and the assessment allocation since that meeting that now need to be considered by the Board.

Mr. Panaseny stated the changes are in regard to the off-roll unplatted lots to make sure they are paying their part of the amenity cost and field cost. This updated budget includes assessments for the new neighborhoods, Longmeadow and Crescent Creek. These neighborhoods have ERU factors, (equivalent residential unit), of 1.1, while older neighborhoods have a factor or 1.0.

Ms. Snow noted that Resident Services and few other items were able to be brought down in cost, based on actual percentages that the CDD covers.

Ms. Carvalho stated the total net revenue for this revised budget is \$3,174,156.52. Once approved in preliminary form, the notice will go out to landowners regarding the Public Hearing.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Revised Preliminary Budget for Fiscal Year 2025.

**Review and Consideration of FEDCO Communications and Utilities, LLC Proposal for Phase 4C1 Conduit**

Mr. Engel stated this proposal is to install the Peace River sub feeder and primary backbone conduit for the neighborhood 4C1. This is the electrical service conduit and totals \$111,126.24.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the FEDCO Communications and Utilities, LLC Proposal for Phase 4C1 Conduit.

**Review and Consideration of Maverick Building Solutions for NRR Phase 4E, 4F Signage**

Mr. Engel stated this proposal provides signage from Maverick Building Solutions for NRR Phases 4E and 4F. The proposal amount is \$53,365.00.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Maverick Building Solutions for the NRR Phase 4E, 4F Signage.

**Review and Consideration of Various Easement on ISD Land**

Mr. Johnson provided an overview.

Mr. Richardson stated this was for Frontier to obtain access as necessary for those respective areas.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Various Easement on ISD Land.

**Review and Consideration of Bike Park Fence**

Ms. Snow stated this is to enclose the bike park with a 5-foot fence. The cost for this fence is \$25,815.00.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Bike Park Fence.

**Review and Consideration Jan Pro Cleaning Services Areas Contract**

Ms. Snow stated this an amendment to the current contract to increase services for cleaning and cleaning supplies for the amenities.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Jan Pro Cleaning Services Areas Contract.

**Review and Consideration of Additional Pool Pump Motors for the Riverfield and Verandah Pools**

Ms. Snow there were problems last summer and this would stop those issues before they happen again. This is for two pool pumps.

There was a brief discussion regarding fountain and pool supply shipping issues.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Additional Pool Pump Motors for the Riverfield and Verandah Pools.

**Review and Consideration of Armstrong Landscaping Buffer Trees Sod & Irrigation**

Mr. Panaseny stated that the County requires street trees along the County streets in the neighborhood. There are certain streets that are adjacent to lakes in which the builder does not do the installation. These are the responsibility of the ISD. These trees are needed in the Longmeadow neighborhood, adjacent to common areas. The total amount for these trees is \$57,751.86.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Armstrong Landscaping Buffer Trees Sod & Irrigation.

**Review and Consideration of Perimeter Tiger Hinges Little River Way and Arrow Creek Drive**

Ms. Snow stated this is for an improvement on the access to amenities. There have been problems with the magna locks in the past and this would add a commercial grade hinge to those areas.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Perimeter Tiger Hinges for Little River Way and Arrow Creek Drive.

**Review and Consideration of Woodruff & Sons CO #10 for the Fort Hamer Road Extension**

Mr. Engel stated this is for the second extension. The total amount for this increase is \$74,384.64.

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the Board approved the Woodruff & Sons CO #10 for the Fort Hammer Road Extension.

**Review and Consideration of RIPA Fort Hamer 1<sup>st</sup> Extension Bid**

Mr. Engel stated this is for the final lift asphalt and striping to go down the first extension of Fort Hamer North. The original construction contract had final lift pricing in it. It was removed from that contract in order to find better pricing. RIPA has bid the total cost as \$221,273.60.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the RIPA Fort Hamer 1<sup>st</sup> Extension Bid.

**Review and Consideration of FEDCO Communication and Utilities, LLC Proposal Phase 4C1**

This was a duplicated item from the Consent Agenda.

**Review and Consideration of the Stantec Consulting Services Inc. CO # 9 to Work Authorization No. 1 for the JMH Lawsuit Support**

Mr. Engel stated this is in regard to the ongoing suit with the District and JMH. Stantec has helped provide documents and responses needed. Up until now, this cost has been covered

under General Services. This consideration would allow for a separate budget amount to be set for Stantec Consulting Services in the amount of \$20,000.

Mr. Blakley asked when another SHADE meeting would be in order to have an update on this lawsuit.

Mr. Johnson stated potential mediation is scheduled for late summer. He would check on the status and report back before proceedings.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Stantec Consulting Services Inc. CO #9 to Work Authorization No. 1 for the JMH Lawsuit Support.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel –** No report.

**District Engineer –** No report.

**District Manager –** Ms. Carvalho stated that the next regularly scheduled meeting will take place on July 10, 2024, at 1:15pm, at the same location. Ms. Carvalho stated there is a Designation of Public Records document included in the packet given to the Board. This document lists me as the Custodian of Public Records for the District and the District's Records Management Liaison Officer.

Mr. Engel stated there was a proposal for Mike Armstrong that had been emailed for review and consideration.

Mr. Panaseny stated that bids had been received for the landscaping at the North River Ranch Camp Creek Amenity Center and the surrounding areas. Mike Armstrong bid this project at \$632,568.76 and was the lowest responsive bidder. Irrigation for this project can be started in the next couple weeks.

ON MOTION by Mr. Williams, seconded by Mr. Blakely, with all in favor, the Board approved the Mike Armstrong Landscaping Bid for North River Ranch Camp Creek Amenity Center totaling \$632, 568.76.

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

**Field Manager –** No report.

**Lifestyle Manager –** No report.

**Audience Comments and Supervisor Requests**

There were no further comments at this time.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

Ms. Carvalho called for a motion.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the June 12th, 2024, Board of Supervisor’s Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:39 p.m.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson



**North River Ranch  
Improvement Stewardship District**

Ratification of Communication Easement

Upon recording, this instrument should be returned to:

Jonathan T. Johnson  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, FL 32301

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**COMMUNICATION EASEMENT**

**THIS COMMUNICATION EASEMENT (“Agreement”)** is made this \_\_\_ day of \_\_\_\_\_, 2024 by **NORTH RIVER RANCH IMPROVEMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2020-191, Laws of Florida, as amended, whose address is 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817 (**“GRANTOR”**), and **FRONTIER FLORIDA, LLC**, a Florida limited liability company, whose address for purposes hereof is 120 E. Lime St., Lakeland Florida 33801 (**“GRANTEE”**).

**WITNESSETH:**

**WITNESSETH**, that for and in consideration of the mutual benefits which will accrue to GRANTOR and GRANTEE as a result of GRANTEE'S construction, installation, maintenance and operation of communication facilities within the GRANTOR'S premises described below, GRANTOR grants, conveys, bargains or sells to GRANTEE a non-exclusive easement to place, replace, remove and maintain telecommunication equipment and other such facilities it deems desirable for providing telecommunications and other communications services in, over, across and under the following described property in Manatee County, Florida, to wit: See attached sketch of description attached hereto as **Exhibit A** describing the centerline of a ten (10) foot wide strip designated as a Utility Easement

The rights granted to GRANTEE specifically include: (a) the right for GRANTEE to patrol, inspect, alter, improve, repair, rebuild, relocate and move said facilities; (b) the right for GRANTEE to change the quantity and type of facilities; (c) the right for GRANTEE to clear the Easement Area of trees, limbs, undergrowth and other physical objects which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (d) the reasonable right for GRANTEE to enter upon land of the GRANTOR adjacent to said Easement Area that is designated as the Proposed Access Easement for the purpose of exercising the rights herein granted; (e) and all other rights and privileges reasonable, necessary or convenient for GRANTEE'S safe and efficient installation, operation and maintenance of said facilities and the enjoyment and use of said easement for the purpose described above. The rights granted to GRANTEE shall include a right of vehicular and pedestrian access over that area designated on Exhibit A as the Proposed Access Easement, provided that such right of access shall terminate automatically upon dedication with respect to any portion of such area that is subsequently dedicated as a public roadway.

GRANTOR hereby covenants and agrees that no buildings, structures or obstacles (except fences) shall be located, constructed, excavated or created within the Easement Area. If fences are installed, they shall be placed so as to allow ready access to GRANTEE'S facilities. If GRANTOR'S future orderly development of the premises is in physical conflict with GRANTEE'S facilities, GRANTEE shall, within 60 days after receipt of written request from the GRANTOR, relocate said facilities to another mutually agreed upon Easement Area in GRANTOR'S premises, provided that prior to the relocation of said facilities: (a) GRANTOR shall pay to GRANTEE the full expected cost of the relocation as estimated by GRANTEE; (b) and GRANTOR shall execute and deliver to GRANTEE, at no cost, an acceptable and recordable easement to cover the relocated facilities. Upon completion of the relocation, the easement herein shall be considered canceled as to the portion vacated by the relocation.

GRANTOR covenants not to interfere with GRANTEE'S facilities within the Easement Area in GRANTOR'S premises, and GRANTOR further covenants to indemnify and hold GRANTEE harmless from any and all damages and injuries, whether to persons or property resulting from interference with GRANTEE'S facilities by GRANTOR or by GRANTOR'S agents or employees.

GRANTOR hereby warrants and covenants: (a) that GRANTOR is lawfully and well seized of said land in fee simple in which the above described Easement Area is located; (b) and GRANTOR fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever, subject to prior non-exclusive utility easements of record; (c) and the GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement.

All covenants, terms, provisions and conditions herein contained shall inure and extend to, and be obligatory upon, the successors, lessees and assigns of the respective parties hereto.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the GRANTOR has caused this Easement to be executed and attested to on this 2nd day of JULY, 2024.

WITNESSES:

Signed, sealed and delivered  
in the presence of:

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP  
DISTRICT**

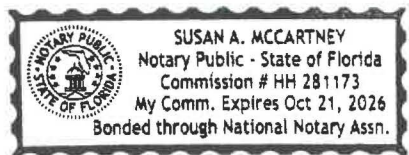
[Signature]  
Print Name: ANDY RICHARDSON  
Address: 5824 LAKEWOOD RANCH BLVD.  
SARASOTA, FL 34240

By: [Signature]  
Name: JANICE SNOW  
Title: VICE-CHAIR

[Signature]  
Print Name: Monica Donley  
Address: 5824 Lakewood Ranch Blvd  
Sarasota, FL 34240

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 2 day of July, 2024, by Janice Snow, as VICE-CHAIR of the North River Ranch Improvement Stewardship District, on behalf of the District and  is personally known to me or has produced as identification.



[Signature]  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

{Notary Seal}

**Exhibit A – Easement Areas**

**Description Sketch  
(Not A Survey)**


**DESCRIPTION:** A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF TRACT 410 OF THE MORGAN'S GLEN TOWNHOMES, PHASES IIIA AND IIIB SUBDIVISION, RECORDED IN PLAT BOOK 69, PAGE 92, BEING A REPLAT OF LOTS 3 THROUGH 7, 11 AND 12 OF BLOCK 4 OF MANATEE RIVER FARMS, RECORDED IN PLAT BOOK 6, PAGE 45 IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, RUN THENCE WESTERLY, 150.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 26°27'04" (CHORD BEARING N.89°01'47"W., 148.71 FEET); THENCE N.75°48'14"W., A DISTANCE OF 130.94 FEET; THENCE S.00°10'19"E., A DISTANCE OF 60.59 FEET; THENCE S.89°49'41"W., A DISTANCE OF 4.50 FEET TO THE **POINT OF BEGINNING**; THENCE S.25°03'19"W., A DISTANCE OF 10.00 FEET; THENCE N.64°56'41"W., A DISTANCE OF 23.07 FEET; THENCE N.48°18'04"W., A DISTANCE OF 39.59 FEET; THENCE N.47°16'43"W., A DISTANCE OF 28.62 FEET; THENCE N.61°34'36"W., A DISTANCE OF 10.81 FEET; THENCE N.70°05'56"W., A DISTANCE OF 11.34 FEET; THENCE N.72°37'41"W., A DISTANCE OF 23.26 FEET; THENCE N.84°44'31"W., A DISTANCE OF 34.09 FEET; THENCE N.87°51'15"W., A DISTANCE OF 30.59 FEET; THENCE N.88°53'13"W., A DISTANCE OF 36.62 FEET; THENCE N.89°49'29"W., A DISTANCE OF 36.92 FEET; THENCE S.83°13'31"W., A DISTANCE OF 26.29 FEET; THENCE S.77°10'44"W., A DISTANCE OF 28.00 FEET; THENCE S.75°39'19"W., A DISTANCE OF 26.60 FEET; THENCE N.14°20'41"W., A DISTANCE OF 10.00 FEET; THENCE N.75°39'19"E., A DISTANCE OF 26.73 FEET; THENCE N.77°10'44"E., A DISTANCE OF 28.66 FEET; THENCE N.83°13'31"E., A DISTANCE OF 27.42 FEET; THENCE S.89°49'29"E., A DISTANCE OF 37.61 FEET; THENCE S.88°53'13"E., A DISTANCE OF 36.79 FEET; THENCE S.87°51'15"E., A DISTANCE OF 30.95 FEET; THENCE S.84°44'31"E., A DISTANCE OF 35.42 FEET; THENCE S.72°37'41"E., A DISTANCE OF 24.54 FEET; THENCE S.70°05'56"E., A DISTANCE OF 12.31 FEET; THENCE S.61°34'36"E., A DISTANCE OF 12.80 FEET; THENCE S.47°16'43"E., A DISTANCE OF 29.78 FEET; THENCE S.48°18'04"E., A DISTANCE OF 38.04 FEET; THENCE S.64°56'41"E., A DISTANCE OF 21.60 FEET; TO THE **POINT OF BEGINNING**.

CONTAINING 0.082 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF TRACT 410 OF THE MORGAN'S GLEN TOWNHOMES, PHASES IIIA AND IIIB SUBDIVISION, RECORDED IN PLAT BOOK 69, PAGE 92, BEING A REPLAT OF LOTS 3 THROUGH 7, 11 AND 12 OF BLOCK 4 OF MANATEE RIVER FARMS, RECORDED IN PLAT BOOK 6, PAGE 45 IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A GRID BEARING OF S.89°03'11"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
2. I DO HEREBY CERTIFY THAT THIS SKETCH & DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
3. SEE SHEET 2 FOR DATA TABLES
4. SEE SHEET 3 FOR SKETCH

Justin O. Brantely LS6837	JOB #: 1002062			West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768  <b>GeoPoint</b> Surveying, Inc.
	DRAWN: SWM	DATE: 04/03/2024	CHECKED: MHC	
	Prepared For: Moccasin Wallow Associates, LLC			
	Revisions			
	DATE	DESCRIPTION	DRAWN	
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# Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	N75°48'14"W	130.94'
L2	S00°10'19"E	60.59'
L3	S89°49'41"W	4.50'
L4	S25°03'19"W	10.00'
L5	N64°56'41"W	23.07'
L6	N48°18'04"W	39.59'
L7	N47°16'43"W	28.62'
L8	N61°34'36"W	10.81'
L9	N70°05'56"W	11.34'
L10	N72°37'41"W	23.26'
L11	N84°44'31"W	34.09'
L12	N87°51'15"W	30.59'
L13	N88°53'13"W	36.62'
L14	N89°49'29"W	36.92'
L15	S83°13'31"W	26.29'
L16	S77°10'44"W	28.00'

Line Data Table		
No.	Bearing	Length
L17	S75°39'19"W	26.60'
L18	N14°20'41"W	10.00'
L19	N75°39'19"E	26.73'
L20	N77°10'44"E	28.66'
L21	N83°13'31"E	27.42'
L22	S89°49'29"E	37.61'
L23	S88°53'13"E	36.79'
L24	S87°51'15"E	30.95'
L25	S84°44'31"E	35.42'
L26	S72°37'41"E	24.54'
L27	S70°05'56"E	12.31'
L28	S61°34'36"E	12.80'
L29	S47°16'43"E	29.78'
L30	S48°18'04"E	38.04'
L31	S64°56'41"E	21.60'

Curve Data Table					
No.	Radius	Arc	Delta	Bearing	Chord
C1	325.00'	150.04'	26°27'04"	N89°01'47"W	148.71'

See Sheet 1 for Signature & Revisions  
See Sheet 2 for Sketch

West Florida  
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
www.geopointsurvey.com  
Licensed Business No.: LB 7768

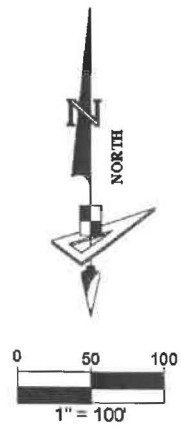
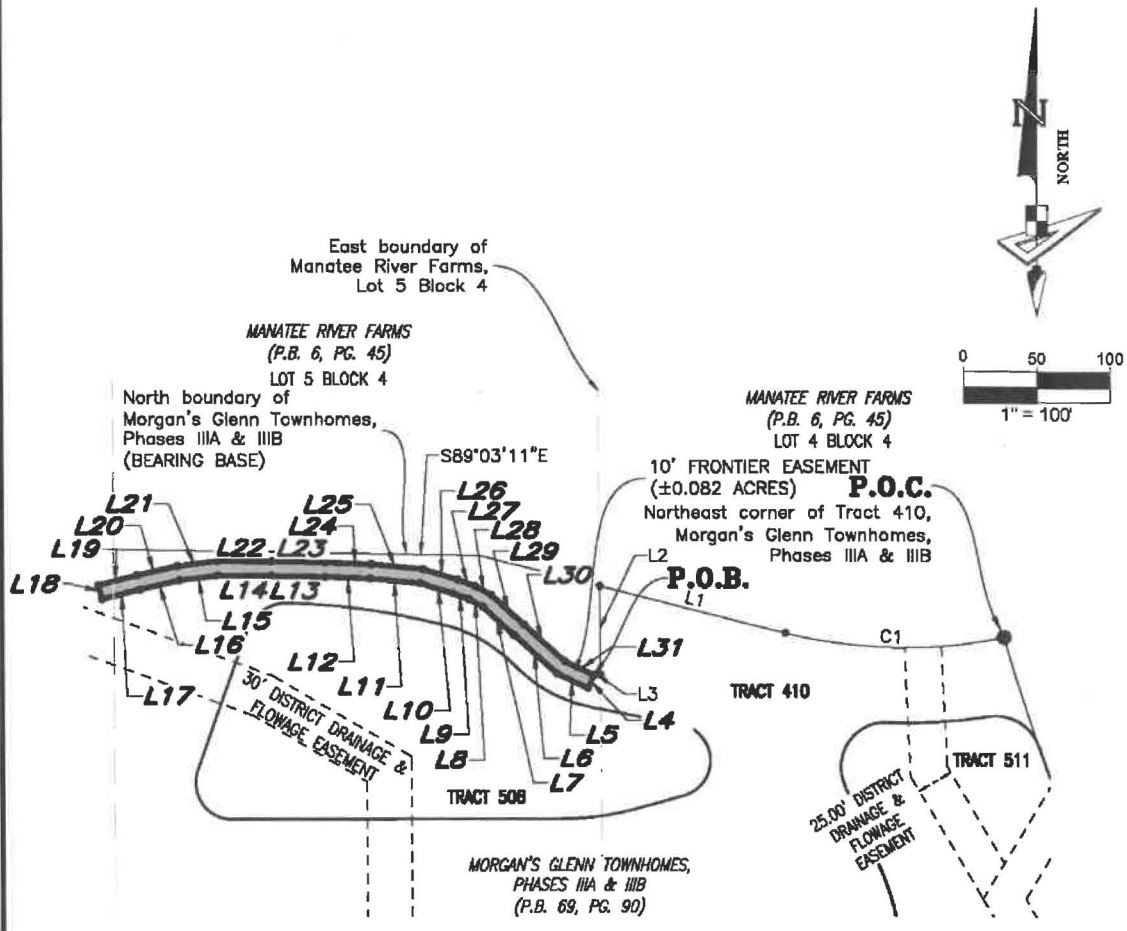


GeoPoint

Surveying, Inc.

# Description Sketch

(Not A Survey)



### LEGEND

- P.B. ----- Plot Book
- P.O.B. ----- Point of Beginning
- P.O.C. ----- Point of Commencement
- ----- Bearing Break

See Sheet 1 for Signature & Revisions  
See Sheet 2 for Data Tables

West Florida  
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
www.geopointsurvey.com  
Licensed Business No.: LB 7768



**GeoPoint**  
Surveying, Inc.

**North River Ranch  
Improvement Stewardship District**

Ratification of Clearview Ft Hamer Road 2<sup>nd</sup>  
Extension School Lift Station Easement





May 29, 2024

North River Ranch Improvement Stewardship District  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817

**RE: North River Ranch Ft Hamer Road 2<sup>nd</sup> Extension  
School Lift Station Easement**

Dear Mr. Panaseniy: HAVCDDFHR - Const. Eng.

**PROJECT DESCRIPTION:**

Our services will consist of processing the list station easement through Manatee County for Acceptance.

Description	Job No.	Billing Type	Amount
Processing the School Lift Station Easement through Manatee County	CDD-NR-092	Hourly NTE	\$5,000.00

All work herein is subject to the conditions described in Attachment "A" attached herewith and made a part of this "Authorization for Work".

If the foregoing meets with your approval, please execute the acceptance below and return one copy for our files. We certainly look forward to working with you on this project and trust you will find our services satisfactory.

Sincerely,

**CLEARVIEW LAND DESIGN, P.L.**

Christopher Fisher, P.E.  
Project Manager  
CMF

**ACCEPTANCE:**

**North River Ranch Improvement  
Stewardship District**

By: \_\_\_\_\_

Title: CMF \_\_\_\_\_

Date: 6/11/24 \_\_\_\_\_

P:\North River Ranch\Master Plan\Contracts\Drafted\2024.05.29\_ CDD-NR-092 Ft Hamer Road 2nd Extension School Lift Station Easement.WO.doc

## ATTACHMENT "A"

In addition to the fees in this Work Order, we charge all out-of-pocket expenses such as printing, photocopying, long distance telephone calls and postage. These expenses will be charged to you at our cost. Consultant Fees and permit fees, (if necessary), etc. will be charged at our cost plus 15%. Client shall pay the following items in advance: (a) all review/permit fees required by governmental agencies, and (b) any fees or other charges to be imposed upon Clearview Land Design, P.L., by its insurance carriers in excess of those necessary to obtain a standard certificate of insurance (including, without limitation, for earmarking of policy coverage to the project or for a waiver of subrogation). In the event such items are paid by Clearview Land Design, P.L. fees shall be reimbursed by Client in addition to the contract prices stated herein.

Any work requested which is not included in the stated fees shall be performed only after the execution of an "Authorization for Work" form. Fees for the additional work shall be at the rates prevailing at the time of the additional service.

Work will be billed at the end of each month under the terms of this Work Order, and we shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Work Order and the terms of said statement and invoice. If Client fails to make any payment due Clearview Land Design, P.L. for services within 30 days of the invoice date, the amount(s) due shall include an interest charge at the rate of 1 ½ percent per month for the thirtieth day.

Additionally, notwithstanding any other terms or conditions herein to the contrary, it is expressly understood and agreed that Clearview Land Design, P.L., at its sole discretion, shall have the right to cease work on the project and withhold all information and documents concerning the project in the event until any amounts then due have been outstanding for more than 30 days from the date of the invoice. It is further agreed that Client shall hold Clearview Land Design, P.L. harmless for any and all damages resulting from ceasing work and/or withholding information or documents concerning the project.

All rates and fees are subject to renegotiation after a one month period from the date of this Work Order if it has not been accepted.

Unless otherwise agreed to in this contract, all sketches, tracings, drawings, computations, details, design calculations, permits, and other documents and plans prepared by Clearview Land Design, P.L., pursuant to this contract are instruments of service and are the property of Clearview Land Design, P.L. Client may not use or modify such documents on other projects or extensions of this project without the prior written approval of Clearview Land Design, P.L. Notwithstanding any provision in this contract to the contrary, in the event of a default by Client (including, without limitation, any failure to pay amounts due within 30 days of invoice date), Clearview Land Design, P.L., shall be entitled to exclusive ownership and possession of any and all documents prepared pursuant to this contract.

In the event this contract is terminated prior to completion, Clearview Land Design, P.L. shall be entitled to payment for services performed as of the date of termination, plus out-of-pocket expenses.

Client shall indemnify, defend and hold harmless Clearview Land Design, P.L., from and against any claims, liability, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) Clearview Land Design, P.L., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this contract, except to the extent such claims arise from the gross negligence or intentional misconduct of Clearview Land Design, P.L.

Your acceptance of this proposal shall constitute a contract between the Client and Clearview Land Design, P.L.

The prevailing party in any litigation between the parties relating to or arising out of this contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

Opinions of probable construction costs provided by Clearview Land Design, P.L. represent our best judgment but do not constitute a guarantee since we have no control over contractor pricing.

The scope of services does not include site investigations or other engineering evaluations to determine the presence or extent of hazardous wastes or soil and groundwater contamination. Clearview Land Design, P.L. accepts no responsibility or liability in this regard.

Client acknowledges that the work described herein will constitute a lien against the property. The signature on this Work Order authorizes the work herein described and does so on behalf of the owner in question and warrants that he has the authority to sign this agreement on behalf of the Owner. In the event improvements are dedicated to public use or otherwise alienated by the Owner, then Clearview Land Design, P.L. shall be entitled to a lien on all property abutting said improvements.

### Limitation of Liability

To the maximum extent permitted by law, CLEARVIEW LAND DESIGN, P.L.'s liability for CLIENT's damages will not exceed the compensation received by CLEARVIEW LAND DESIGN, P.L. under this Agreement. CLEARVIEW LAND DESIGN, P.L. is not responsible for the duties and responsibilities that belong to the borrower(s), developer(s), construction contractor(s), designer(s), testing laboratories, full-time inspector(s), or other parties associated with the Project (currently, in the past or in the future) not in the employ of or a subcontractor to CLEARVIEW LAND DESIGN, P.L. The limitations of liability and indemnities will apply whether CLEARVIEW LAND DESIGN, P.L.'s liability arises under breach of contract or warranty; tort; including negligence (but not sole negligence); strict liability; statutory liability; or any other causes of action; and shall apply to CLEARVIEW LAND DESIGN, P.L.'s officers, employees, and subcontractors. Due to the inherent risk involved in the type of work in this agreement, at the Client's discretion, and upon payment of an additional fee to be negotiated, CLEARVIEW LAND DESIGN, P.L.'s liability for the work can be increased.

The Client agrees to extend any and all liability limitation and indemnification provided by the Client to the Clearview Land Design, P.L. to those individuals and entities that Clearview Land Design, P.L. retains for performance of the services

under this Agreement, including but limited to the Clearview Land Design , P.L.'s current or former officers and employees and their heirs and assigns.

**PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT'S CORPORATION IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS AGREEMENT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT.**

Revised 09/29/15



**2024 Fee Schedule**

Effective 1/10/24

<b>Employee Type</b>	<b>2024 Hourly Rate</b>
Principal	\$ 270.00
Senior Professional Engineer	\$ 220.00
Professional Engineer	\$ 195.00
Design Engineer	\$ 180.00
Senior Field Engineer	\$ 160.00
Field Engineer	\$ 130.00
Senior Landscape Architect	\$ 205.00
Landscape Architect	\$ 175.00
Landscape Designer	\$ 155.00
Senior Environmental Scientist	\$ 205.00
Environmental Scientist	\$ 135.00
Senior Entitlement Planner	\$ 195.00
Entitlement Planner	\$ 140.00
Senior Professional Surveyor & Mapper	\$ 175.00
GIS Specialist	\$ 180.00
Senior CADD Designer	\$ 160.00
CADD Designer	\$ 140.00
Senior Project Coordinator	\$ 155.00
Project Coordinator	\$ 135.00
Graphic Designer	\$ 130.00
Project CPA	\$ 190.00
Administrative Assistant	\$ 95.00

**North River Ranch  
Improvement Stewardship District**

Ratification of Clearview Bond & Inspection  
Phase IV-B



## CHANGE ORDER / AUTHORIZATION FOR WORK

April 4, 2024 **LANCDDWL - Const. Eng.**

**To: North River Ranch  
Improvement Stewardship District  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817**

**Project Name: North River Ranch Phase IV-B  
Bond Release Tracking-  
Inspections**

**CLD Job Number: CDD-NR-085**

We hereby propose to do the following work:

**Description of Work**

**Coordination with Manatee County for Bond Releases and Inspection**

**FEE SUMMARY:**


Description	Job No.	Billing Type	Amount
Bond Release Tracking- Inspections	CDD-NR-085	Hourly NTE*	\$2,500

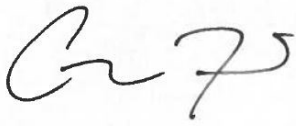
\*Hourly Not to Exceed (NTE) Shall Not Exceed Listed Amount without Client Coordination & Approval

All work herein is subject to the conditions described in Attachment "A" attached herewith and made a part of this "Authorization for Work".

**ACCEPTANCE:** NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT, A LOCAL  
UNIT OF SPECIAL PURPOSE GOVERNMENT DISTRICT

**CLEARVIEW LAND DESIGN, P.L.**

By:  \_\_\_\_\_

By:  \_\_\_\_\_

Date: 6/11/24 \_\_\_\_\_

Christopher Fisher, P.E.  
Project Manager

Please return one signed copy to: [maryrobin.thiele@clearviewland.com](mailto:maryrobin.thiele@clearviewland.com)

CC: Peyton Ryan  
[peyton.ryan@clearviewland.com](mailto:peyton.ryan@clearviewland.com)

## ATTACHMENT "A"

In addition to the fees in this Work Order, we charge all out-of-pocket expenses such as printing, photocopying, long distance telephone calls and postage. These expenses will be charged to you at our cost. Consultant Fees and permit fees, (if necessary), etc. will be charged at our cost plus 15%. Client shall pay the following items in advance: (a) all review/permit fees required by governmental agencies, and (b) any fees or other charges to be imposed upon Clearview Land Design, P.L., by its insurance carriers in excess of those necessary to obtain a standard certificate of insurance (including, without limitation, for earmarking of policy coverage to the project or for a waiver of subrogation). In the event such items are paid by Clearview Land Design, P.L. fees shall be reimbursed by Client in addition to the contract prices stated herein.

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Revised 09/29/15





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Effective 1/10/24

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Project Coordinator	\$ 135.00
Graphic Designer	\$ 130.00
Project CPA	\$ 190.00
Administrative Assistant	\$ 95.00

**North River Ranch  
Improvement Stewardship District**

Ratification of Brightwood Wetland  
Planting Proposal

LANCDDBW-FINAL TO

PROPOSAL NO.

700

SHEET NO.

DATE

6/28/24

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME North River Ranch Improvement Stewardship District	ADDRESS NRR Brightwood Wetlands 40a,40b and 40c
ADDRESS	
	DATE OF PLANS To be determined upon approval
PHONE NO.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of the supplemental plantings of wetlands 40a,40b and 40c. The planting is for compliance purposes. The scope of work and cost is as follows Floridian Environmental will order, pickup, deliver and install 22-3gal red maple, 23-3gal sweet gum, 75-3gal buttonbush, 500-bareroot sandcord grass and 500-bareroot lizards tail. Plant list and quantities have been approved by Manatee County. Floridian Environmental will replace any dead planted material within a 30 day window. Unless it is due to circumstances out of our control. The above detailed scope of work can be done for a set fee of \$3,950. If you agree with the proposal please sign and return for scheduling purpose. Thank you for the opportunity.

Approved and accepted by: \_\_\_\_\_

Pete Williams, Chairman

Date: 6/28/24

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \_\_\_\_\_

Dollars (\$ 3,950 ) with payments to be made as follows.

Invoicing will be done as jobs are completed. Invoices may be paid upon receipt with a net of 30 days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted  
Floridian Environmental Landscape LLC  
Po box 7003 Sun City, FL. 33586

Per Gerardo V Valle

Note — this proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

**North River Ranch  
Improvement Stewardship District**

Payment Authorizations Nos. 080 - 084

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Payment Authorizations 080-084

PA #	Description	Amount	Total
80	Bay Area Bobcat	\$ 1,850.00	
	Frontier	\$ 693.04	
		\$ 202.01	
	Lewis Consulting Services	\$ 1,500.00	
	Manatee County Utilities Department	\$ 1,464.41	
		\$ 1,318.76	
		\$ 197.42	
		\$ 287.25	
		\$ 703.72	
		\$ 203.40	
		\$ 344.62	
		\$ 1,118.17	
		\$ 582.67	
		\$ 815.58	
		\$ 42.48	
		\$ (11.80)	
		\$ 23.29	
		\$ 41.00	
		\$ 161.58	
		\$ 53.30	
		\$ 140.87	
		\$ (590.00)	
	Peace River Electric Cooperative	\$ 1,101.05	
		\$ 1,479.27	
		\$ 30.50	
		\$ 51.86	
		\$ 1,144.13	
		\$ 44.21	
		\$ 49.49	
		\$ 52.72	
		\$ 74.40	
		\$ 45.28	
		\$ 595.82	
		\$ 40.21	
		\$ 753.92	
		\$ 2,433.11	

		\$ 34.27	
		\$ 788.17	
		\$ 1,370.77	
		\$ 1,679.19	
		\$ 31.05	
		\$ 30.40	
		\$ 35.58	
		\$ 33.73	
		\$ 50.68	
		\$ 57.68	
		\$ 31.15	
		\$ 1,679.19	
		\$ 29.31	
		\$ (11.14)	
		\$ 29.86	
		\$ 30.50	
		\$ 388.76	
		\$ 30.29	
	<b>Securiteam</b>	\$ 646.97	
	<b>Santec Consulting Services</b>	\$ 7,925.50	
	<b>Tyree Brown, Arborist</b>	\$ 500.00	
	<b>United Rentals</b>	\$ 353.62	
	<b>Verizon Business</b>	\$ 128.38	
	<b>VGlobalTech</b>	\$ 150.00	
			\$35,061.65
81	<b>Advanced Aquatic Services</b>	\$ 6,528.00	
	<b>Ballenger Landcare</b>	\$ 750.00	
	<b>Doody Free 941</b>	\$ 487.50	
	<b>Frontier</b>	\$ 742.25	
	<b>Jan-Pro of Manasota</b>	\$ 195.00	
		\$ 870.70	
		\$ 1,342.50	
		\$ 187.50	
		\$ 125.00	
	<b>Lewis Consulting Services</b>	\$ 1,500.00	
	<b>Manatee County Sheriff's Office</b>	\$ 25.00	

	<b>McClatchy Company</b>	<b>\$ 65.52</b>	
	<b>Premium Outdoor Lighting</b>	<b>\$ 342.62</b>	
	<b>S&amp;G Pools</b>	<b>\$ 1,650.00</b>	
		<b>\$ 1,282.60</b>	
	<b>Spectrum Business</b>	<b>\$ 149.61</b>	
	<b>Steadfast Contractors Alliance</b>	<b>\$ 1,500.00</b>	
	<b>Steadfast Maintenance</b>	<b>\$ 4,500.00</b>	
	<b>Sunrise Landscape</b>	<b>\$ 1,506.20</b>	
		<b>\$ 41,057.24</b>	
		<b>\$ 500.00</b>	
		<b>\$ 41,057.24</b>	
	<b>United Rentals</b>	<b>\$ 1,583.00</b>	
	<b>Valley</b>	<b>\$ 2,863.55</b>	
	<b>VGlobalTech</b>	<b>\$ 150.00</b>	
	<b>WTS International</b>	<b>\$ 2,031.25</b>	
		<b>\$ 585.00</b>	
		<b>\$ 1,906.67</b>	
		<b>\$ 2,326.64</b>	
			<b>\$117,810.59</b>
<b>82</b>	<b>Clean Sweep Parking Lot Maintenance</b>	<b>\$ 85.00</b>	
	<b>Daystar Exterior Cleaning</b>	<b>\$ 800.00</b>	
	<b>Everglades Equipment Group</b>	<b>\$ 2,125.78</b>	
	<b>Frontier</b>	<b>\$ 114.98</b>	
		<b>\$ 114.98</b>	
		<b>\$ 114.98</b>	
	<b>Jan-Pro of Manasota</b>	<b>\$ 403.20</b>	
		<b>\$ 125.95</b>	
	<b>PFM Group Consulting</b>	<b>\$ 6,416.67</b>	
		<b>\$ 2,083.33</b>	
	<b>Premier Portables</b>	<b>\$ 1,120.00</b>	

	<b>Securiteam</b>	<b>\$ 450.00</b>	
		<b>\$ 450.00</b>	
		<b>\$ 450.00</b>	
		<b>\$ 450.00</b>	
	<b>Southern Land Services of Southwest Florida</b>	<b>\$ 1,500.00</b>	
		<b>\$ 1,500.00</b>	
		<b>\$ 1,350.00</b>	
		<b>\$ 600.00</b>	
		<b>\$ 1,900.00</b>	
		<b>\$ 300.00</b>	
		<b>\$ 300.00</b>	
		<b>\$ 2,850.00</b>	
		<b>\$ 1,950.00</b>	
		<b>\$ 1,200.00</b>	
		<b>\$ 600.00</b>	
		<b>\$ 1,900.00</b>	
		<b>\$ 2,155.00</b>	
	<b>Supervisor Fees - 06/12/2024 Meeting</b>	<b>\$ 200.00</b>	
		<b>\$ 200.00</b>	
		<b>\$ 200.00</b>	
		<b>\$ 200.00</b>	
		<b>\$ 200.00</b>	
			<b>\$34,409.87</b>
<b>83</b>	<b>Daystar Exterior Cleaning</b>	<b>\$ 990.00</b>	
		<b>\$ 315.00</b>	
		<b>\$ 125.00</b>	
	<b>FitRev</b>	<b>\$ 165.00</b>	
	<b>KS StateBank</b>	<b>\$ 2,227.85</b>	
		<b>\$ 2,227.85</b>	
	<b>Kutak Rock</b>	<b>\$ 1,711.50</b>	
	<b>PFM Group Consulting</b>	<b>\$ 2,073.76</b>	
		<b>\$ 33.97</b>	
		<b>\$ 10.73</b>	
	<b>Securiteam</b>	<b>\$ 175.00</b>	
	<b>Spectrum Business</b>	<b>\$ 134.56</b>	
	<b>Stantec Consulting Services</b>	<b>\$ 2,822.25</b>	
	<b>WTS International</b>	<b>\$ 2,371.06</b>	



			\$15,383.53
84			
	Clearview Land Design	\$ 687.99	
	Frontier	\$ 693.04	
		\$ 202.01	
	Jan-Pro of Manasota	\$ 870.65	
		\$ 447.34	
	Manatee County Utilities Department	\$ 1,507.88	
		\$ 335.31	
		\$ 399.07	
		\$ 737.85	
		\$ 280.23	
		\$ 526.97	
		\$ 1,406.73	
		\$ 515.72	
		\$ 1,378.05	
		\$ 40.06	
		\$ (8.28)	
		\$ 55.68	
		\$ 63.54	
		\$ 172.43	
		\$ 52.69	
		\$ 111.15	
		\$ 45.27	
	Peace River Electric Cooperative	\$ 1,135.90	
		\$ 1,479.27	
		\$ 30.72	
		\$ 51.10	
		\$ 1,144.13	
		\$ 43.66	
		\$ 49.81	
		\$ 58.01	
		\$ 73.74	
		\$ 44.52	
		\$ 519.47	
		\$ 39.23	
		\$ 753.92	
		\$ 2,433.11	
		\$ 34.27	
		\$ 788.19	
		\$ 1,370.77	
		\$ 1,679.19	
		\$ 31.15	
		\$ 30.50	
		\$ 37.52	

		\$ 35.89	
		\$ 60.06	
		\$ 59.30	
		\$ 29.97	
		\$ 1,679.19	
		\$ 29.31	
		\$ 6,402.84	
		\$ 18.83	
		\$ 29.97	
		\$ 30.61	
		\$ 488.73	
		\$ 30.40	
	<b>Southern Land Services of Southwest Florida</b>	\$ 600.00	
		\$ 600.00	
	<b>Tyree Brown, Arborist</b>	\$ 500.00	
	<b>United Rentals</b>	\$ 353.62	
			<b>\$33,298.28</b>
		<b>Total</b>	<b>\$235,963.92</b>

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 080

5/31/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>1</b>	<b>Bay Area Bobcat</b>			
	Shell Nature Trail Refresh	123	\$ 1,850.00	FY 2024
<b>2</b>	<b>Frontier</b>			
	11510 Little River Way (Internet & Phone): 05/23/2024 - 06/22/2024	Acct: 941-776-9088-032320-5	\$ 693.04	FY 2024
	11854 Camp Creek Trail (Camp Creek Amenity) 05/27/2024 - 06/26/2024	Acct: 941-776-9333-102723-5	\$ 202.01	FY 2024
<b>3</b>	<b>Lewis Consulting Services</b>			
	Surveillance Camera Rentals: 05/24/2024 - 08/24/2024	1580A60	\$ 1,500.00	FY 2024
<b>4</b>	<b>Manatee County Utilities Department</b>			
	8687 Fort Hamer Rd ; Service 02/21/2024 - 05/19/2024	Acct: 100025080	\$ 1,464.41	FY 2024
	11510 Little River Way ; Service 04/19/2024 - 05/19/2024	Acct: 100060557	\$ 1,318.76	FY 2024
	8905 Grand River Pkwy ; Service 04/19/2024 - 05/19/2024	Acct: 100060612	\$ 197.42	FY 2024
	8410 Arrow Creek Drive ; Service 04/19/2024 - 05/19/2024	Acct: 100060730	\$ 287.25	FY 2024
	8475 Fort Hamer Road ; Service 04/19/2024 - 05/19/2024	Acct: 100060782	\$ 703.72	FY 2024
	11706 Sawyer Lane ; Service 04/19/2024 - 05/19/2024	Acct: 100060833	\$ 203.40	FY 2024
	8414 Arrow Creek Drive ; Service 04/18/2024 - 05/19/2024	Acct: 100060886	\$ 344.62	FY 2024
	11812 Camp Creek Trail ; Service 04/19/2024 - 05/19/2024	Acct: 100111217	\$ 1,118.17	FY 2024
	9903 Cross River Trail ; Service 04/19/2024 - 05/19/2024	Acct: 100111275	\$ 582.67	FY 2024
	11775 Little River Way ; Service 04/19/2024 - 05/19/2024	Acct: 100111330	\$ 815.58	FY 2024
	9545 Weymouth Terrace ; Service 04/19/2024 - 05/19/2024	Acct: 100111451	\$ 42.48	FY 2024
	10023 Cross River Trail ; Service 04/19/2024 - 05/19/2024	Acct: 100111510	\$ (11.80)	FY 2024
	10148 Spruce River Trail ; Service 04/19/2024 - 05/19/2024	Acct: 100111620	\$ 23.29	FY 2024
	9901 Laurel Fork Trl ; Service 04/19/2024 - 05/19/2024	Acct: 100111732	\$ 41.00	FY 2024
	10024 Plum River Dr ; Service 04/19/2024 - 05/19/2024	Acct: 100111783	\$ 161.58	FY 2024
	11870 Richmond Trl ; Service 04/19/2024 - 05/19/2024	Acct: 100111840	\$ 53.30	FY 2024
	10555 Longmeadow Ave ; Service 05/06/2024 - 05/19/2024	Acct: 100112053	\$ -	FY 2024
	10745 Longmeadow Ave ; Service 04/25/2024 - 05/19/2024	Acct: 100213940	\$ 140.87	FY 2024
	10742 Longmeadow Ave ; Service 04/25/2024 05/19/2024	Acct: 100213962	\$ (590.00)	FY 2024
<b>5</b>	<b>Peace River Electric Cooperative</b>			
	11510 Little River Way ; Service 04/20/2024 - 05/20/2024	Acct: 168751001	\$ 1,101.05	FY 2024
	Grande River Parkway ; Service 04/20/2024 - 05/20/2024	Acct: 168751003	\$ 1,479.27	FY 2024
	11539 Little River Way ; Service 04/20/2024 - 05/20/2024	Acct: 168751004	\$ 30.50	FY 2024
	8905 Grand River Pkwy ; Service 04/20/2024 - 05/20/2024	Acct: 168751005	\$ 51.86	FY 2024
	Lot Decorative Lights ; Service 04/20/2024 - 05/20/2024	Acct: 168751007	\$ 1,144.13	FY 2024
	8410 Arrow Creek Dr ; Service 04/20/2024 - 05/20/2024	Acct: 168751008	\$ 44.21	FY 2024
	11705 Sawyer Ln ; Service 04/20/2024 - 05/20/2024	Acct: 168751009	\$ 49.49	FY 2024
	8404 Canyon Creek Trl ; Service 04/20/2024 - 05/20/2024	Acct: 168751011	\$ 52.72	FY 2024
	11712 Moccasin Wallow Rd ; Service 04/20/2024 - 05/20/2024	Acct: 168751013	\$ 74.40	FY 2024
	11750 Little River Way ; Service 04/20/2024 - 05/20/2024	Acct: 168751014	\$ 45.28	FY 2024
	8414 Arrow Creek Dr ; Service 04/20/2024 - 05/20/2024	Acct: 168751015	\$ 595.82	FY 2024
	8010 Ft Hamer Rd ; Service 04/20/2024 - 05/20/2024	Acct: 168751016	\$ 40.21	FY 2024
	Grande Reserve Ph1A-2 Lot Lights ; Service 04/20/2024 - 05/20/2024	Acct: 168751017	\$ 753.92	FY 2024
	Morgan's Glen Decorative Lights PH 1 ; Service 04/20/2024 - 05/20/2024	Acct: 168751020	\$ 2,433.11	FY 2024
	Morgan's Glen Decorative Lighting Ph3A ; Service 04/20/2024 - 05/20/2024	Acct: 168751021	\$ 34.27	FY 2024
	Decorative Lighting NRR Ph1D East ; Service 04/20/2024 - 05/20/2024	Acct: 168751023	\$ 788.17	FY 2024
	Decorative Lighting NRR Ph1B2 ; Service 04/20/2024 - 05/20/2024	Acct: 168751024	\$ 1,370.77	FY 2024
	Wildleaf Decorative Lighting ; Service 04/20/2024 - 05/20/2024	Acct: 168751026	\$ 1,679.19	FY 2024
	11812 Camp Creek Trail ; Service 04/20/2024 - 05/20/2024	Acct: 168751030	\$ 31.05	FY 2024
	9903 Cross River Trail ; Service 04/20/2024 - 05/20/2024	Acct: 168751031	\$ 30.40	FY 2024
	8699 Canyon Creek Trail ; Service 04/20/2024 - 05/20/2024	Acct: 168751032	\$ 35.58	FY 2024
	8806 Arrow Creek Dr ; Service 04/20/2024 - 05/20/2024	Acct: 168751033	\$ 33.73	FY 2024
	11645 Camp Creek Trl ; Service 04/20/2024 - 05/20/2024	Acct: 168751034	\$ 50.68	FY 2024

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 080**

5/31/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>5</b>	<b>Peace River Electric Cooperative (continued)</b>			
	11854 Camp Creek Trail ; Service 04/20/2024 - 05/20/2024	Acct: 168751035	\$ 57.68	FY 2024
	11615 Camp Creek Trl; Service 04/20/2024 - 05/20/2024	Acct: 168751036	\$ 31.15	FY 2024
	NRR Ph1C & 1D Lighting; 04/20/2024 - 05/20/2024	Acct: 199230001	\$ 1,679.19	FY 2024
	11592 North River Ranch Trl; 04/20/2024 - 05/20/2024	Acct: 199230002	\$ 29.31	FY 2024
	9545 Weymouth Ter ; Service 04/20/2024 - 05/20/2024	Acct: 199230004	\$ (11.14)	FY 2024
	9901 Laurel Fork Trl; 04/20/2024 - 05/20/2024	Acct: 199230005	\$ 29.86	FY 2024
	10148 Spruce River Way; 04/20/2024 - 05/20/2024	Acct: 199230006	\$ 30.50	FY 2024
	11593 North River Ranch Trl; 04/20/2024 - 05/20/2024	Acct: 199230007	\$ 388.76	FY 2024
	10024 Plum River Dr; 04/20/2024 - 05/20/2024	Acct: 199230010	\$ 30.29	FY 2024
<b>6</b>	<b>Securiteam</b>			
	May Riverfield Security	18415	\$ 646.97	FY 2024
<b>7</b>	<b>Stantec Consulting Services</b>			
	District Engineering Services Through 05/17/2024	2238268	\$ 7,925.50	FY 2024
<b>8</b>	<b>Tyree Brown, Arborist</b>			
	May Landscape Inspection	102	\$ 500.00	FY 2024
<b>9</b>	<b>United Rentals</b>			
	Waste Holding Tank Rental 05/27/2024 - 06/24/2024	230969745-005	\$ 353.62	FY 2024
<b>10</b>	<b>Verizon Business</b>			
	Acct. 642468079-00001: Service 04/24/2024 - 05/23/2024	9964940860	\$ 128.38	FY 2024
<b>11</b>	<b>VGlobalTech</b>			
	May Website Maintenance	6180	\$ 150.00	FY 2024

**TOTAL \$ 35,061.65**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 081**

6/7/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Advanced Aquatic Services</b> June Lake Maintenance	10554189	\$ 6,528.00	FY 2024
2	<b>Ballenger Landcare</b> June Central Control Monitoring	24347	\$ 750.00	FY 2024
3	<b>Doody Free 941</b> June Dog Station Maintenance	29107	\$ 487.50	FY 2024
4	<b>Frontier</b> 8414 Arrow Creek Drive - 06/03/2024 - 07/02/2024	Acct: 941-776-0433-093021-5	\$ 742.25	FY 2024
5	<b>Jan-Pro of Manasota</b> June Cleaning - Construction Lot June Cleaning - Riverfield Verandah June Cleaning - Brightwood Pavilion April & May Cleaning - Camp Creek June Cleaning - Camp Creek	81679 81760 81794 81981 81982	\$ 195.00 \$ 870.70 \$ 1,342.50 \$ 187.50 \$ 125.00	FY 2024 FY 2024 FY 2024 FY 2024 FY 2024
6	<b>Lewis Consulting Services</b> Wildleaf Amenities Surveillance Camera Rentals	1580A75	\$ 1,500.00	FY 2024
7	<b>Manatee County Sheriff's Office</b> False Alarm Fee	563607	\$ 25.00	FY 2024
8	<b>McClatchy Company</b> Legal Advertising on 05/01/2024; Ad: IPL0169992	235095	\$ 65.52	FY 2024
9	<b>Premier Outdoor Lighting</b> Light Repairs	34163	\$ 342.62	FY 2024
10	<b>S&amp;G Pools</b> June Pool Service - Brightwood June Pool Service - Riverfield	1199 1222	\$ 1,650.00 \$ 1,282.60	FY 2024 FY 2024
11	<b>Spectrum Business</b> 11510 Little River Way Service Through 06/27/2024	125330052824	\$ 149.61	FY 2024
12	<b>Steadfast Contractors Alliance</b> Landscape Maintenance Within Pump Track	SCA-18083	\$ 1,500.00	FY 2024
13	<b>Steadfast Maintenance</b> June Landscape Maintenance	SM-12100	\$ 4,500.00	FY 2024
14	<b>Sunrise Landscape</b> May Extra Irrigation Inspection May Landscape Maintenance Brightwood Irrigation Repair June Landscape Maintenance	20402 MAN19368 MAN20411 MAN20692	\$ 1,506.20 \$ 41,057.24 \$ 500.00 \$ 41,057.24	FY 2024 FY 2024 FY 2024 FY 2024
15	<b>United Rentals</b> Office Trailer Rental 06/03/2024 - 07/01/2024	230233049-006	\$ 1,583.00	FY 2024
16	<b>Valley</b> Visa Card Activity Through 05/31/2024	--	\$ 2,863.55	FY 2024

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 081**

6/7/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>17</b>	<b>VGlobalTech</b>			
	June Website Maintenance	6260	\$ 150.00	FY 2024
<b>18</b>	<b>WTS International</b>			
	June Management	12397747	\$ 2,031.25	FY 2024
	June Benefits	12398660	\$ 585.00	FY 2024
	May Expenses	12398851	\$ 1,906.67	FY 2024
	May Payroll	12399111	\$ 2,326.64	FY 2024
<b>TOTAL</b>			<b>\$ 117,810.59</b>	

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

North River Ranch ISD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817  
LaneA@pfn.com // (407) 723-5925

**Payment Authorization No. 082**

6/14/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>1</b>	<b>Clean Sweep Parking Lot Maintenance</b>			
	May Power Sweeping	54886	\$ 85.00	FY 2024
<b>2</b>	<b>Daystar Exterior Cleaning</b>			
	June Veranda Cleaning	21609	\$ 800.00	FY 2024
<b>3</b>	<b>Everglades Equipment Group</b>			
	Blower Repairs	W64111	\$ 2,125.78	FY 2024
<b>4</b>	<b>Frontier</b>			
	8806 Arrow Creek Drive (Riverfield Gate) 06/06/2024 - 07/05/2024	Acct: 941-722-4288-030624-5	\$ 114.98	FY 2024
	8404 Canyon Creek Trail (Riverfield Gate) 06/06/2024 - 07/05/2024	Acct: 941-722-4291-030624-5	\$ 114.98	FY 2024
	8699 Canyon Creek Trail (Riverfield Gate) 06/06/2024 - 07/05/2024	Acct: 941-722-4295-030624-5	\$ 114.98	FY 2024
<b>5</b>	<b>Jan-Pro of Manasota</b>			
	Brightwood Janitorial Supplies	1363	\$ 403.20	FY 2024
	Riverfield Janitorial Supplies	1377	\$ 125.95	FY 2024
<b>6</b>	<b>PFM Group Consulting</b>			
	June DM Fee	DM-06-2024-36	\$ 6,416.67	FY 2024
	June Field Services Fee	DM-06-2024-37	\$ 2,083.33	FY 2024
<b>7</b>	<b>Premier Portables</b>			
	Holding Tank 05/09/2024 - 06/05/2024	A-187161	\$ 1,120.00	FY 2024
<b>8</b>	<b>Securiteam</b>			
	Brightwood May Video Monitoring	18311	\$ 450.00	FY 2024
	Riverfield May Video Monitoring	18312	\$ 450.00	FY 2024
	Brightwood June Video Monitoring	18451	\$ 450.00	FY 2024
	Riverfield June Video Monitoring	18452	\$ 450.00	FY 2024
<b>9</b>	<b>Southern Land Services of Southwest Florida</b>			
	March Mowing Phase IV	31524-75	\$ 1,500.00	FY 2024
	April (1) Mowing Phase IV	41224-97	\$ 1,500.00	FY 2024
	April (2) Mowing Phase IV	42624-100	\$ 1,350.00	FY 2024
	May (1) Mowing Phase IV	51724-67	\$ 600.00	FY 2024
	March Mowing Morgan's Glen	52424-35	\$ 1,900.00	FY 2024
	April (1) Mowing Morgan's Glen	52424-36	\$ 300.00	FY 2024
	April (2) Mowing Morgan's Glen	52424-37	\$ 300.00	FY 2024
	March Mowing Wildleaf	52424-42	\$ 2,850.00	FY 2024
	April (1) Mowing Wildleaf	52424-43	\$ 1,950.00	FY 2024
	April (2) Mowing Wildleaf	52424-44	\$ 1,200.00	FY 2024
	May Mowing Wildleaf	52424-45	\$ 600.00	FY 2024
	June Mowing Wildleaf	53124-76	\$ 1,900.00	FY 2024
	May (2) Mowing Phase IV	53124-136	\$ 2,155.00	FY 2024
<b>10</b>	<b>Supervisor Fees - 06/12/2024 Meeting</b>			
	Dale Weidemiller	--	\$ 200.00	FY 2024
	John Leinaweaver	--	\$ 200.00	FY 2024
	Pete Williams	--	\$ 200.00	FY 2024
	Janice Snow	--	\$ 200.00	FY 2024
	John Blakley	--	\$ 200.00	FY 2024

**TOTAL \$ 34,409.87**

**RECEIVED**  
By Amanda Lane at 5:12 pm, Jun 17, 2024

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

North River Ranch ISD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817  
LaneA@pfn.com // (407) 723-5925

**Payment Authorization No. 083**

6/21/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>1</b>	<b>Daystar Exterior Cleaning</b>			
	June Amenity Cleaning	21682	\$ 990.00	FY 2024
	June Wildleaf Cleaning	21695	\$ 315.00	FY 2024
	June Walkway Cleaning	21725	\$ 125.00	FY 2024
<b>2</b>	<b>FitRev</b>			
Quarterly Maintenance	31172	\$ 165.00	FY 2024	
<b>3</b>	<b>KS StateBank</b>			
	Fitness Equipment June Leasing	62867-06-2024	\$ 2,227.85	FY 2024
	Fitness Equipment July Leasing	62867-07-2024	\$ 2,227.85	FY 2024
<b>4</b>	<b>Kutak Rock</b>			
General Counsel Through 05/31/2024	3409792	\$ 1,711.50	FY 2024	
<b>5</b>	<b>PFM Group Consulting</b>			
	May Billable Expenses	131028	\$ 2,073.76	FY 2024
	April Reimbursables	OE-EXP-04-2024-34	\$ 33.97	FY 2024
	May Reimbursables	OE-EXP-05-2024-29	\$ 10.73	FY 2024
<b>6</b>	<b>Securiteam</b>			
Riverfield Service Labor	14759052424	\$ 175.00	FY 2024	
<b>7</b>	<b>Spectrum Business</b>			
8414 Arrow Creek Drive Services 06/15/2204 - 07/14/2024	126098061524	\$ 134.56	FY 2024	
<b>8</b>	<b>Stantec Consulting Services</b>			
General Engineering Services Through 06/07/2024	2246349	\$ 2,822.25	FY 2024	
<b>9</b>	<b>WTS International</b>			
Payroll 06/01/2024 - 06/15/2024	12400065	\$ 2,371.06	FY 2024	

**TOTAL                    \$    15,383.53**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**RECEIVED**  
By Amanda Lane at 9:25 am, Jun 24, 2024





**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

North River Ranch ISD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817  
LaneA@pfn.com // (407) 723-5925

**Payment Authorization No. 084**

6/28/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>5</b>	<b>Peace River Electric Cooperative (continued)</b>			
	11592 North River Ranch Trl; Service 05/20/2024 - 06/19/2024	Acct: 199230002	\$ 29.31	FY 2024
	1040 Spruce River Way; Service 06/11/2024 - 06/19/2024	Acct: 199230003	\$ 6,402.84	FY 2024
	9545 Weymouth Ter ; Service 05/20/2024 - 06/19/2024	Acct: 199230004	\$ 18.83	FY 2024
	9901 Laurel Fork Trl; Service 05/20/2024 - 06/19/2024	Acct: 199230005	\$ 29.97	FY 2024
	10148 Spruce River Way; Service 05/20/2024 - 06/19/2024	Acct: 199230006	\$ 30.61	FY 2024
	11593 North River Ranch Trl; Service 05/20/2024 - 06/19/2024	Acct: 199230007	\$ 488.73	FY 2024
10024 Plum River Dr; Service 05/20/2024 - 06/19/2024	Acct: 199230010	\$ 30.40	FY 2024	
<b>6</b>	<b>Southern Land Services of Southwest Florida</b>			
	June Lawn Mowing: North Fort Hamer and Construction Areas	061424-117	\$ 600.00	FY 2024
	June Lawn Mowing: Non-Improved Bahia Common Areas	061424-121	\$ 600.00	FY 2024
<b>7</b>	<b>Tyree Brown, Arborist</b>			
	June Landscape Inspection	103	\$ 500.00	FY 2024
<b>8</b>	<b>United Rentals</b>			
	Waste Holding Tank Rental 06/24/2024 - 07/22/2024	230969745-006	\$ 353.62	FY 2024

**TOTAL \$ 33,298.28**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 2:01 pm, Jul 02, 2024

**North River Ranch  
Improvement Stewardship District**

Funding Requests Nos. 416 - 424



	<b>FEDCO Communications and Utilities</b>	\$ 111,126.24	
			<b>\$111,651.24</b>
		<b>Grand Total</b>	<b>\$1,648,265.47</b>

**North River Ranch  
Improvement Stewardship District**

Series 2023 Neighborhood Infrastructure  
Requisitions Nos. 125-138

North River Ranch ISD  
 Series 2023 - Neighborhood Infrastructure  
 Summary of Requisition(s): 125-127

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
125	Ferguson Waterworks	\$ 57,166.57	Please wire the funds per the instructions on page(s) 5-6 of the .pdf file and reference Customer Order(s) 23-2187-002-OPO with the wire.	Via wire
126	Maverick Building Solutions	\$ 18,891.00	Please wire the funds per the instructions on page(s) 24-25 of the .pdf file and reference invoice(s) 155 with the wire.	Via wire
127	Steadfast Contractors Alliance	\$ 6,120.00	Please wire the funds per the instructions on page(s) 30 of the .pdf file and reference invoice(s) SCA-17873 with the wire.	Via wire
<b>Total</b>		<b>\$ 82,177.57</b>		

North River Ranch ISD  
 Series 2023 - Neighborhood Infrastructure  
 Summary of Requisition(s): 128-130

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
128	CRS Building Corporation	\$ 24,325.20	Please reference invoice(s) 2022-04-14 on the payment.	CRS Building Corporation 650 Second Avenue South St. Petersburg, FL 33701
129	Peace River Electric Cooperative	\$ 26,053.80	Please overnight the payment and reference invoice(s) 20580 on the payment.	Please overnight the payment to: Neal Land & Neighborhoods c/o Andy Richardson 5824 Lakewood Ranch Blvd Sarasota, FL 34240
130	RIPA & Associates	\$ 7,813.75	Please wire the funds per the instructions on page(s) 15-16 of the .pdf file and reference invoice(s) 01-2136-16 with the wire.	Via wire
<b>Total</b>		<b>\$ 58,192.75</b>		



North River Ranch ISD  
 Series 2023 - Neighborhood Infrastructure  
 Summary of Requisition(s): 131-134

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
131	Driggers Engineering Services	\$ 277.00	Please reference invoice(s) SAL16702 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
132	Peace River Electric Cooperative	\$ 106,206.47	Please overnight the payment and reference invoice(s) 20615 on the payment.	<b>Please overnight the payment to:</b> Neal Land & Neighborhoods c/o Andy Richardson 5824 Lakewood Ranch Blvd Sarasota, FL 34240
133	SignPro Studios	\$ 21,750.00	Please reference invoice(s) 467-2024 on the payment.	SignPro Studios, Inc. 827 Victoria Drive Dunedin, FL 34698
134	Stewart's Tree Service	\$ 54,250.00	Please reference invoice(s) 18436 and 18438 on the payment.	Stewart's Tree Service Inc. 24225 Croom Rd. Brooksville, FL 34601
<b>Total</b>		<b>\$ 182,483.47</b>		

North River Ranch ISD  
 Series 2023 - Neighborhood Infrastructure  
 Summary of Requisition(s): 135-138

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
135	Clearview Land Design	\$ 16,311.25	Please reference invoice(s) 24 11468, 24 11469, 24 11470, 24 11471 and 24 11472 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
136	Driggers Engineering Services	\$ 3,954.00	Please reference invoice(s) SAL16700 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
137	Maverick Building Solutions	\$ 33,867.50	Please wire the funds per the instructions on page(s) 24-25 of the .pdf file and reference invoice(s) 197 and 199 with the wire.	Via wire
138	Steadfast Contractors	\$ 96,968.00	Please wire the funds per the instructions on page(s) 32 of the .pdf file and reference invoice(s) SCA 18129 with the wire.	Via wire
<b>Total</b>		<b>\$ 151,100.75</b>		

**North River Ranch  
Improvement Stewardship District**

Series 2023B Requisitions Nos. 048 - 057

North River Ranch ISD  
Series 2023B  
Summary of Requisition(s): 48

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
48	TrafficGuard	\$ 9,372.00	Please reference invoice(s) 1730A on the payment.	TrafficGuard, Inc. PO Box 201 Geneva, IL 60134
<b>Total</b>		\$ 9,372.00		

North River Ranch ISD  
 Series 2023B  
 Summary of Requisition(s): 49-51

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
49	Final Approach Consulting	\$ 2,300.00	Please reference invoice(s) 1451 on the payment.	Final Approach Consulting, LLC 509 S. Bayshore Dr Madeira Beach, FL 33708
50	Peace River Electric Cooperative	\$ 140,006.12	Please overnight the payment and reference invoice(s) 20534 on the payment.	Please overnight the payment to: Neal Land & Neighborhoods c/o Andy Richardson 5824 Lakewood Ranch Blvd Sarasota, FL 34240
51	RIPA & Associates	\$ 321,408.23	Please wire the funds per the instructions on page(s) 16-17 of the .pdf file and reference 01-2137-17 with the wire.	Via Wire
<b>Total</b>		\$ 463,714.35		

North River Ranch ISD  
 Series 2023B  
 Summary of Requisition(s): 52-55

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
52	Booth Design Group	\$ 1,000.00	Please reference invoice(s) 3982 on the payment.	Booth Design Group Inc. 146 2nd Street N, Suite 302 St. Petersburg, FL 33701
53	Driggers Engineering Services	\$ 1,461.50	Please reference invoice(s) SAL16701 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
54	GeoPoint Surveying	\$ 2,322.50	Please reference invoice(s) 93945-7 on the payment.	GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, FL 33619
55	Ron Litts	\$ 2,450.00	Please reference invoice(s) 624123 on the payment.	Ron Litts 4996 Kensington Rd. Chickamauga, GA 30707
<b>Total</b>		\$ 7,234.00		

North River Ranch ISD  
 Series 2023B  
 Summary of Requisition(s): 56-57

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
56	LRK	\$ 5,063.98	Please wire the funds per the instructions on page(s) 5 of the .pdf file and reference invoice(s) 04.20020.10 32 with the wire.	Via Wire
57	RIPA & Associates	\$ 80,368.57	Please wire the funds per the instructions on page(s) 10-11 of the .pdf file and reference 01-2137-18 with the wire.	Via Wire
<b>Total</b>		\$ 85,432.55		

**North River Ranch  
Improvement Stewardship District**

District Financial Statements  
*(under separate cover)*



**North River Ranch  
Improvement Stewardship District**

**Consideration of Golf Car Outlet Work  
Order No. 10400**

**GOLF CAR OUTLET, LLC**

5707 19th Street East  
Ellenton, Florida 34222

Phone: 941-479-7948  
Fax: 941-479-7952  
www.golfcaroutlet.com

**PICK UP/WORK ORDER**

Date	W.O #
6/21/2024	10400

Name / Address
North River Ranch Improvement District 9308 Fort Hamer Rd Parrish, FL 34219 941-713-6707 - Bryan

FOR OFFICIAL GCO
club car carryall - green 2 pass - no lift SN -MA1703-800819 WO- 10400

2,4,6,8 PASS.	INSP.BY	BOOKING ...	PICK UP DATE	TECH
2 Pass	Due on receipt	KH	6/21/2024	Roberto

Item	Description	Quantity	Rate	Amount
Pick up Fee Golf ...	Pick up / Delivery fee - Non Running 1) Cart just stopped P/U cart at 11593 North River Ranch Trail, Florida 34219 Parked near new construction trailers Call Bryan if any issues 941-713-6707		0.00	0.00
Diagnostic Fee	Diagnostic Fee 1) Fuel pump - bad 2) High pressure fuel line - bad 3) Recommend 12 pt / Tune up kit 4) RF shock not connected 5) Fuel tank needs cleaned 6) Horn not working 7) Low tire pressure	0.5	110.00	55.00T
12 POINT TUNE ...	12 Pt Maintenance Service - Gas Golf Car	1	175.00	175.00T
105282901	kit- fuel pump module w sending unit cc	1	573.96	573.96T
SALES PARTS	105043501 High pressure fuel line	1	45.82	45.82T
Parts Shipping & ...	Parts Shipping & /Handling	1	30.00	30.00T
Labor & Install	Labor & Install	1.5	110.00	165.00T

NOTICE: PLEASE REMOVE ALL PERSONAL ITEMS BEFORE PICKUP. WE ASSUME NO RESPONSIBILITY FOR LOSS OF PERSONAL PROPERTY.

STORAGE CHARGES: GOLF CAR LEFT FOR MORE THAN 3 DAYS FROM JOB COMPLETION WILL BE CHARGED \$25.00 PER DAY STORAGE UNTIL JOB IS PAID FOR IN FULL AND GOLF CAR IS REMOVED FROM PREMISES.	Key _____ Charger _____ Enclosure _____	<b>Subtotal</b>
	Seats _____ Windshield _____	<b>Sales Tax (0.0%)</b>
	Body Scratch _____ Hub Caps _____	<b>Total</b>
	Customer Signature: _____	THIS IS A WORK ORDER ONLY, AND NOT A FINAL INVOICE.

**GOLF CAR OUTLET, LLC**

5707 19th Street East  
Ellenton, Florida 34222

Phone: 941-479-7948  
Fax: 941-479-7952  
www.golfcaroutlet.com

**PICK UP/WORK ORDER**

Date	W.O #
6/21/2024	10400

Name / Address
North River Ranch Improvement District 9308 Fort Hamer Rd Parrish, FL 34219 941-713-6707 - Bryan

FOR OFFICIAL GCO
club car carryall - green 2 pass - no lift SN -MA1703-800819 WO- 10400

2,4,6,8 PASS.	INSP.BY	BOOKING ...	PICK UP DATE	TECH
2 Pass	Due on receipt	KH	6/21/2024	Roberto

Item	Description	Quantity	Rate	Amount
Labor & Install	Labor & Install / Re-connect RF shock	0.25	110.00	27.50T
Labor & Install	Labor & Install / Remove tank & clean tank	1	110.00	110.00T
Misc. Serv.	2 gal of fuel	1	9.00	9.00T
FULL DETAIL G...	Golf Car Full Detail	1	95.00	95.00T
Shop Supply	GCO Shop Supplies	1	19.95	19.95T

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STORAGE CHARGES: GOLF CAR LEFT FOR MORE THAN 3 DAYS FROM JOB COMPLETION WILL BE CHARGED \$25.00 PER DAY STORAGE UNTIL JOB IS PAID FOR IN FULL AND GOLF CAR IS REMOVED FROM PREMISES.	Key _____ Charger _____ Enclosure _____	<b>Subtotal</b>	\$1,306.23
	Seats _____ Windshield _____	<b>Sales Tax (0.0%)</b>	\$0.00
	Body Scratch _____ Hub Caps _____	<b>Total</b>	\$1,306.23
	Customer Signature: _____	THIS IS A WORK ORDER ONLY, AND NOT A FINAL INVOICE.	

**North River Ranch  
Improvement Stewardship District**

**Consideration of  
Perimeter Solutions Group Proposals:**

- a) No. SQ2024-05403 Arrow Creek Dr.**
- b) No. SQ2024-05405 Little River Way**



Perimeter Solutions Group  
 6500 E. Broadway Ave.  
 Tampa, FL 33619  
 P 813-251-5883 F (813) 251-5997  
 ar@westfloridafence.com  
 www.westfloridafence.com

**NRR O&M**

# Proposal

ID: SQ2024-05403  
 Date: 6/6/2024  
 Expiration Date: 6/13/2024

NEALLAND - 8414 ARROW CREEK DR.

Client	NORTH RIVER RANCH IMPROVEMENT 3501 Quadrangle Boulevard STE 270 Orlando, FL 32817-8362 USA	Point of Contact	BRYAN WORLEY (941) 713-6707 bworley@nealland.com
Jobsite Address	NORTH RIVER RANCH VERANDAH 8414 Arrow Creek Drive Parrish, FL 34219 USA	Sales Person	Frank Gavaghan frank@westfloridafence.com 813-690-9089

Scope of Work

Replace the two pool entrance gate hinges with light commercial grade black Tiger hinges from Locinox.

#	Product	Total
1	TIGER HINGES BY LOCINOX BLACK	1,107.00
2	Minimum Labor-Standard Crew	1,080.00
		<b>2,187.00</b>

Signatures	Summary
	Subtotal 2,187.00
	Tax 0.00
	<b>Total 2,187.00</b>

Inclusions	Exclusions
PRICE IS VALID FOR 7 CALENDAR DAYS DUE TO SUPPLY CHAIN & FUEL PRICING VOLATILITY	1) SURVEYING PROPERTY LINES OR FENCE LINE STAKING. 2) FENCE LINE PREPARATION INCLUDING: SITE WORK, CLEARING, MOVING, AND GRADING. 3) LOCATING OR RELOCATION OF PRIVATE UNDERGROUND UTILITIES BEYOND SCOPE OF 811. 4) REPAIR, REPLACEMENT, RELOCATION, OR RE-INSTALLATION OF ADJACENT OR CONFLICTING LANDSCAPING, SOD, OR UNDERGROUND UTILITIES. 5) REMOVAL OF CONCEALED BELOW GRADE CONDITIONS INCLUDING: ROOTS, STUMPS, LANDSCAPE/CONSTRUCTION DEBRIS, BURIED SLABS/ASPHALT, OR OTHER INORGANIC MATERIAL.

**APPROVED**  
 By Andy Richardson at 8:38 am, Jul 03, 2024

Terms & Conditions

TERMS:  
 1) PAYMENT OF INVOICES IS DUE UPON COMPLETION OF THE WORK.  
 2) IF WAIVER OF SUBROGATION IS REQUIRED, ADD \$350.00 TO TOTAL.  
 3) CLIENT AGREES TO PROVIDE PSG ACCESS TO THE WORK AREA FOR A DEFINED PERIOD OF TIME. IF THE CLIENT FAILS TO MAKE THE WORK AREA ACCESSIBLE/AVAILABLE THE CLIENT AGREES TO COMPENSATE PSG FOR RE-MOBILIZATION AND OTHER COSTS ASSOCIATED WITH THE DELAY.  
 4) WARRANTY - THE WORK IS COVERED BY 1-YEAR WARRANTY FOR WORKMANSHIP, WHICH DOES NOT INCLUDE UNUSUAL WEATHER EVENTS, ACTS OF GOD, OR WORK CONTRACTED BY THE CLIENT, PERFORMED BY OTHERS IN THE SAME AREA/PROPERTY/PROJECT. THE FENCE PRODUCTS THEMSELVES IS COVERED UNDER A SEPARATE MANUFACTURER'S WARRANTY.  
 5) WOOD DISCLAIMER - WOOD FENCING IS A NATURAL PRODUCT THAT IN HARSH/HUMID WEATHER CAN FADE WARP, ROT, SPLINTER, AND SHRINK AND THESE MATERIALS ARE NOT COVERED BY A MANUFACTURER'S WARRANTY.  
 6) PSG ASSUMES NO LIABILITY FOR PROBLEMS AND DAMAGE DUE TO: NATURAL CAUSES, UNKNOWN/CONCEALED BELOW GROUND CONDITIONS.  
 7) FORCE MAJEURE - PSG'S AGREED TO PERFORMANCE OBLIGATIONS ARE NULLIFIED WHEN CERTAIN EVENTS/CIRCUMSTANCES OCCUR BEYOND PSG'S CONTROL INCLUDING:  
 \*ACTS OF GOD, SUCH AS SEVERE ACTS OF NATURE OR WEATHER EVENTS INCLUDING FLOODS, FIRES, EARTHQUAKES, NAMED STORMS, OR EXPLOSIONS.  
 \*WAR, ACTS OF TERRORISM, EPIDEMICS, OR PANDEMICS.  
 \*ACTS OF GOVERNMENTAL AUTHORITIES  
 \*STRIKES AND LABOR DISPUTES



Perimeter Solutions Group  
 6500 E. Broadway Ave.  
 Tampa, FL 33619  
 P 813-251-5883 F (813) 251-5997  
 ar@westfloridafence.com  
 www.westfloridafence.com

# Proposal

ID: SQ2024-05405  
 Date: 6/6/2024  
 Expiration Date: 6/13/2024

## NRR O&M

NEALLAND -11510 LITTLE RIVER WAY.

Client	NORTH RIVER RANCH IMPROVEMENT 3501 Quadrangle Boulevard STE 270 Orlando, FL 32817-8362 USA	Point of Contact	BRYAN WORLEY (941) 713-6707 bworley@nealland.com
Jobsite Address	NORTH RIVER RANCH 11510 Little River Way Parrish, FL 34219 USA	Sales Person	Frank Gavaghan frank@westfloridafence.com 813-690-9089

### Scope of Work

Replace the four pool entrance gate hinges with light commercial grade black Tiger hinges from Locinox.

#	Product	Total
1	TIGER HINGES BY LOCINOX BLACK	2,214.00
2	Minimum Labor-Standard Crew	1,080.00
		<b>3,294.00</b>

**APPROVED**  
 By Andy Richardson at 8:39 am, Jul 03, 2024

Signatures	Summary
	Subtotal 3,294.00
	Tax 0.00
	<b>Total 3,294.00</b>

Inclusions	Exclusions
PRICE IS VALID FOR 7 CALENDAR DAYS DUE TO SUPPLY CHAIN & FUEL PRICING VOLATILITY	1) SURVEYING PROPERTY LINES OR FENCE LINE STAKING. 2) FENCE LINE PREPARATION INCLUDING: SITE WORK, CLEARING, MOVING, AND GRADING. 3) LOCATING OR RELOCATION OF PRIVATE UNDERGROUND UTILITIES BEYOND SCOPE OF 811. 4) REPAIR, REPLACEMENT, RELOCATION, OR RE-INSTALLATION OF ADJACENT OR CONFLICTING LANDSCAPING, SOD, OR UNDERGROUND UTILITIES. 5) REMOVAL OF CONCEALED BELOW GRADE CONDITIONS INCLUDING: ROOTS, STUMPS, LANDSCAPE/CONSTRUCTION DEBRIS, BURIED SLABS/ASPHALT, OR OTHER INORGANIC MATERIAL.

Terms & Conditions

TERMS:  
 1) PAYMENT OF INVOICES IS DUE UPON COMPLETION OF THE WORK.  
 2) IF WAIVER OF SUBROGATION IS REQUIRED, ADD \$350.00 TO TOTAL.  
 3) CLIENT AGREES TO PROVIDE PSG ACCESS TO THE WORK AREA FOR A DEFINED PERIOD OF TIME. IF THE CLIENT FAILS TO MAKE THE WORK AREA ACCESSIBLE/AVAILABLE THE CLIENT AGREES TO COMPENSATE PSG FOR RE-MOBILIZATION AND OTHER COSTS ASSOCIATED WITH THE DELAY.  
 4) WARRANTY - THE WORK IS COVERED BY 1-YEAR WARRANTY FOR WORKMANSHIP, WHICH DOES NOT INCLUDE UNUSUAL WEATHER EVENTS, ACTS OF GOD, OR WORK CONTRACTED BY THE CLIENT, PERFORMED BY OTHERS IN THE SAME AREA/PROPERTY/PROJECT. THE FENCE PRODUCTS THEMSELVES IS COVERED UNDER A SEPARATE MANUFACTURER'S WARRANTY.  
 5) WOOD DISCLAIMER - WOOD FENCING IS A NATURAL PRODUCT THAT IN HARSH/HUMID WEATHER CAN FADE WARP, ROT, SPLINTER, AND SHRINK AND THESE MATERIALS ARE NOT COVERED BY A MANUFACTURER'S WARRANTY.  
 6) PSG ASSUMES NO LIABILITY FOR PROBLEMS AND DAMAGE DUE TO: NATURAL CAUSES, UNKNOWN/CONCEALED BELOW GROUND CONDITIONS.  
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 \*ACTS OF GOD, SUCH AS SEVERE ACTS OF NATURE OR WEATHER EVENTS INCLUDING FLOODS, FIRES, EARTHQUAKES, NAMED STORMS, OR EXPLOSIONS.  
 \*WAR, ACTS OF TERRORISM, EPIDEMICS, OR PANDEMICS.  
 \*ACTS OF GOVERNMENTAL AUTHORITIES  
 \*STRIKES AND LABOR DISPUTES

**North River Ranch  
Improvement Stewardship District**

**Field Report**



**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMfieldservices@TRIADassocmgmt.com  
**Title:** North River

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(1)



Brightwood

Work Order # 4758 for dead plant at the entrance.  
Waiting on Board approval

(2)



Pond

Work Order# 4802 for weeds on Little River Way.  
Landscape has advised they have been treated.

Work Order# 5227 for dead tree behind 11774 Little River Way.

Waiting on the Proposal.

Work Order# 5264 for dead palm tree on Grand River.  
Waiting on the proposal.

(3)



(4)







**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River

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(5)



(6)



(7)



Pond

Work Order# 5171 for trash in pond behind 11839 Richmond Trail.  
Bryan is having workers clean up the ponds.

(8)





**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River

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(9)



(10)



(11)



(12)







**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMfieldservices@TRIADassocmgmt.com  
**Title:** North River

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(13)



(14)



Work Order# 4796 for 2 dead palm trees on Fort Hammer.  
Waiting on Board approval.

(15)



(16)





**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River

---

(17)



(18)



(19)



(20)







**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMfieldservices@TRIADassocmgmt.com  
**Title:** North River

---

(21)



Riverfield

Work Order# 4344 for light not working at Riverfield entrance.  
Waiting on Board approval.

Work Order# 4895 for dead bushes.  
Waiting on Board approval.

Work Order# 4997 for dead palm tree in townhome  
cul-de-sac.  
Waiting on the proposal.

(22)



Riverfield

Work Order# 5265 for missing mowing behind Cross River.  
Landscapers are to be maintaining the area now.

Work Order# 5389 for adding shrubs around mailboxes.  
Waiting on the proposal.

(23)



(24)





**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMfieldservices@TRIADassocmgmt.com  
**Title:** North River

---

(25)



(26)



(27)



Playground

Work Order# 5266 for dead trees around townhome ponds.  
Waiting on proposal.

(28)



**North River Ranch  
Improvement Stewardship District**

**Lifestyle Report**





**NORTH RIVER**  
RANCH

# Monthly Summary Report

## June 2024



**Submitted by:**  
Cori Morgan, Lifestyle Director of Fun  
Alex Murphy, Senior Regional Director



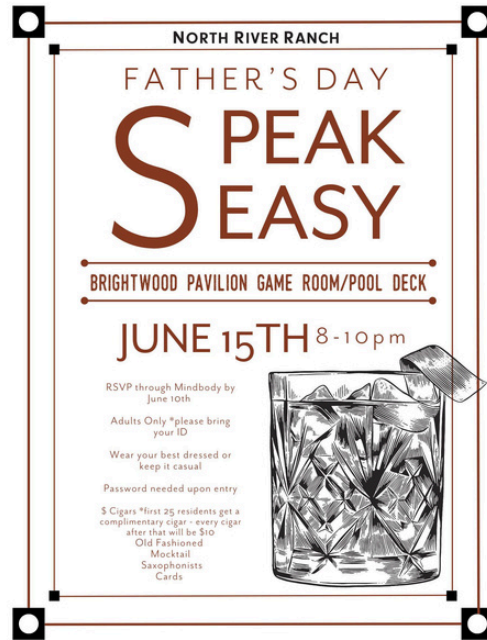
# PROGRAMMING

## Bingo and Trivia with B Trivial



June was the first month that B Trivial was at North River Ranch. The Lifestyle Team hired this company to take over the Bingo and Trivia nights within the neighborhood in an attempt to get a better turnout. With 40 residents in attendance for Bingo and 24 residents in attendance for Trivia - we would say it is working so far - can't wait to see how many residents come out to join for July!

## Father's Day Speakeasy



This year we shook things up for Father's Day. The Brightwood Game Room was turned into a Speakeasy with old fashioned, mocktails, a live cigar roller, a live saxophonist and more for the fathers in the neighborhood to enjoy.

## Summer Solstice Celebration



The Summer Solstice Celebration was one for the books! The residents had their choice between three food trucks, glitter temporary tattoos, face painting, sunset yoga, smores, and DIY flower crowns. There were roughly 300 residents in attendance to celebrate together!

## Food Drive Drop Off



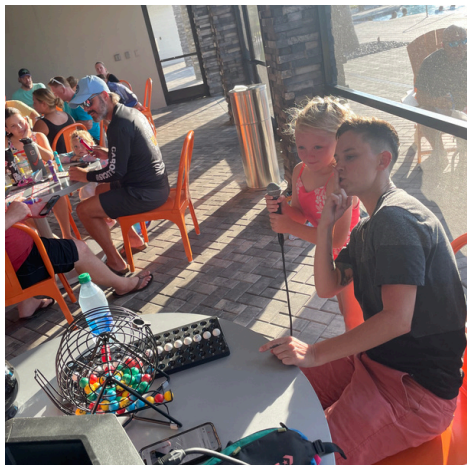
Since there was just a Food Drive a couple months ago at Giving Day - NRR held a Food Drive Drop Off. Residents could team up with 10 other people to donate the most food. The winning team won a charcuterie board for a date and time of their choosing from the award winning Lolita's in St Pete valued at over \$200. NRR collected 4 barrels full of food combined with what Neal Land Headquarters collected. Free pizza (to the residents) was handed out to residents from Ferraro's.

# EVENTS & PROGRAMMING

PROGRAM	DATE	ATTENDANCE
Food Truck Friday	Every Friday	attendee number varies
Bingo	Friday, June 7th 6:30-8:30pm	40 attendees
Trivia	Friday, June 14th 6:30-8:30pm	24 attendees
Father's Day Speakeasy	Saturday, June 15th 8-10pm	50 attendees
Summer Solstice Celebration	Friday, June 21st 5:30-8:30pm	~300 attendees
Boost Personal Training: Meet the Trainer Night	Tuesday, June 25th 6:30-7:30pm	9 attendees
New Homeowner's Orientation	Wednesday, June 26th 6-7pm	23 attendees
Food Drive Drop Off	Friday, June 28th 4-7pm	~75 attendees



# EVENTS & PROGRAMMING HIGHLIGHTS



Bingo



Trivia



Father's Day Speakeasy



Summer Solstice Celebration



Summer Solstice Celebration



Summer Solstice Celebration



Summer Solstice Celebration



New Homeowner's Orientation



Food Drive Drop Off



Food Drive Drop Off

# FEEDBACK

POSITIVE OR NEGATIVE	COMMENT	ACTION TAKEN
<p><b>POSITIVE</b></p>	<p>Resident Martin Rivera            “We appreciate how much you pour into our community! Every event is top notch. You’re truly helping us build awesome memories with our kiddos living here.”</p>	<p>My Response to the Resident:            “...Also, you are too sweet for the compliments. I want to create a sense of home and happiness all in one place!            I am such a homebody so if I do not have to leave my home or can go to an event nearby – I am happy!”</p>
<p><b>POSITIVE</b></p>	<p>Resident Lon Stroschein regarding New Resident Orientation            “Many thanks for hosting the meeting tonight. I know that people can get wrapped around the axle on things outside your control and that you get to take the brunt of the things they didn’t read before moving in. At any rate, thanks for your willingness to do it.”</p>	<p>My Response to the Resident:            “Hi –            Thank you for taking the time to send this email to Katelyn and I – that was very sweet!            I cannot wait to see you in the neighborhood!”</p>

# REQUESTS

REQUEST	JUSTIFICATION
Cubbies at the Fitness Center	We have a very active neighborhood and a fitness center that is heavily used. Residents have recently been requesting we invest in a cubby system that way they can set down their keys/personal belongings during their workout.
Squat Rack with Plates	Many residents have asked for a squat rack with plates, which is a versatile training tool for every level.
TRX Bands and anchor for the Gym	To be used for Boost Personal Training that we just released with Michelle in the neighborhood.



# FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
NRR Clubs: Resident Social Clubs including Soccer, Book, Football, Moms, Fishing and Homeschool	Varies
Summer Concert Nights	Every Sunday for the month of July 5-8pm
Music Bingo	7/5 6:30-8:30pm
Teen Night Out - LED Putt Putt and Pizza	7/11 6-10pm
Date Night Out - Axe Throwing	7/20 5-10pm
Trivia	7/26 6:30-8:30pm

**THANK YOU.**

