

MINUTES OF MEETING

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

Thursday, November 30, 2023, at 12:00 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 LLC – District Manager	
Venessa Ripoll	PFM Group Consulting LLC – District Manager	(via phone)
Jorge Jimenez	PFM Group Consulting LLC – ADM	(via phone)
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Kevin Plenzler	PFM Financial Advisors LLC	(via phone)
Jonathan Johnson	Kutak Rock LLP – District Counsel	(via phone)
Travis Letterman	Stantec – District Engineer	(via phone)
Tom Panaseney	Neal Communities – Developer	(via phone)
Chris Fisher	Clearview Land Design	(via phone)
Misty Taylor	Bryant Miller Olive – Bond Counsel	
John McKay	J.H. McKay LLC	
Sete Zare	MBS Capital Markets	(via phone)

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 12:02 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.

SECOND ORDER OF BUSINESS

Business Matters

**Consideration of Supplemental
Engineer's Report for Series 2023B**

Mr. Fisher stated that this report is for Phases 3, 4C2, & 4D. This includes master infrastructure related to the Fort Hamer road extension, North River Ranch Trail, and the recreational facilities totaling approximately \$8,672,783.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Supplemental Engineer's Report for Series 2023B.

**Consideration of Supplemental
Assessment Methodology Report for
Series 2023B**

Mr. Plenzler stated that this report has been updated with the final pricing numbers.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Assessment Methodology Report for Series 2023B.

**Consideration of Resolution 2024-05,
Assessment Resolution for Bond Series
2023B**

Ms. Zare noted success in the pricing of the bonds and provided an overview of the pricing of the bonds in the market.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2024-05, Assessment Resolution for Bond Series 2023B.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho stated that the next meeting will be on December 13, 2023, at 1:00 p.m.

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

ON MOTION by Mr. Blakley, seconded by Ms. Snow, with all in favor, the November 30, 2023, Continued Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District adjourned at 12:09 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson