

MINUTES OF MEETING

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

Wednesday, November 8, 2023, at 1:00 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

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)
Rob Engel	Stantec – District Engineer	(via phone)
Tom Panaseny	Neal Communities – Developer	(via phone)
Jim Schier	Neal Communities – Developer	
Sarah Warren	Bryant Miller Olive – Bond Counsel	
Andy Richardson	Neal Communities – Developer	(via phone)
Misty Taylor	Bryant Miller Olive – Bond Counsel	
Chris Fisher	Clearview Land Design	(via phone)
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 1:05 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 October 10, 2023, Board of Supervisors' Meeting**
- 2) Mike Armstrong CO #3 – Ft Hamer 2nd Extension**
- 3) Maverick Proposal – Kiosk Shade Structure NRR 4A**
- 4) Maverick Proposal – Kiosk Shade Structure NRR 4B**
- 5) Aqua Plumbing & Air Proposal – Dog Park Fountain**
- 6) Bay Area Bobcat Estimate – Material Removal at Arrow Creek Dr. & Richmond Trail**
- 7) GeoPoint Surveying Proposal – NRR Amenity**
- 8) Steadfast Maintenance Contract for East Side Buffer**
- 9) Steadfast CO # 1 – 2 for NRR Riverfield East Side Buffer**
- 10) Sunrise Irrigation Repairs Proposal – Controller 8 Filter Assembly Replacement**
- 11) Sunrise Irrigation Repairs Proposal – Lift Station Controller C**
- 12) Sunrise Plant Replacement Work Order 1514**
- 13) Sunrise Sod Replacement Work Order 1398**
- 14) Sunrise Moccasin Wallow and Fort Hamer Berm Replacements**
- 15) Sunrise Irrigation Work Order 8250**
- 16) Santos USA Construction Proposal for Pavers – Brightwood**
- 17) Santos USA Construction Proposal for Pavers – Riverfield**
- 18) CRS Proposal – Brightwood Pavilion Waterproofing**

- 19) Bliss Products Change Order – ADD PIP
- 20) Bliss Products Proposal – Playground Mulch
- 21) BDG Professional Services Agreement for NRR Phase IV-E&F
- 22) M&J Cleaning Proposal – Riverfield Cushions
- 23) Securiteam Canyon Creek Townhomes Agreement
- 24) Mike Armstrong CO #4 – Ft Hamer 2nd Extension
- 25) Bay Area Bobcat Touch-A-Truck Cleanup Proposal
- 26) RIPA & Associates – Isabella Ct. Swale Repair
- 27) RIPA & Associates – Dog Park Car Park Remediation
- 28) Sunrise Work Orders 8195, 8317, 8319 & 8320 – Irrigation Repairs
- 29) RIPA & Associates – Water & Reclaim Distribution
- 30) Steadfast Proposal – NRR4B Clearing
- 31) Securiteam Commercial Security Lease
- 32) Payment Authorizations Nos. 048 – 051
- 33) Funding Requests Nos. 350 – 360
- 34) Series 2023 Neighborhood Infrastructure Requisitions Nos. 045 – 048
- 35) District Financial Statements

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Consent Agenda, Items 1 - 35.

SECOND ORDER OF BUSINESS

Business Matters

**Consideration of Resolution 2024-03,
Assessment Resolution for Bond Series
2023A**

Ms. Zare stated that the underwriting of the bonds has been a success. Mr. Johnson stated that this resolution will adopt the report provided by Mr. Plenzler which incorporates the terms and conditions of the bonds.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2024-03, Assessment Resolution for Bond Series 2023A.

**Consideration of Resolution 2024-04,
Adopting an Amended Budget for FY
2023**

Ms. Carvalho reviewed this resolution for the Board. She noted that some line items had to be adjusted.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board accepted the Supplemental Assessment Methodology Report for Series 2023A.

**Consideration of Woodruff & Sons CO
No. 8 – Fort Hamer Road 2nd Extension**

Mr. Engel stated that the change order represents an increase of \$515,064.08, this is because of an increase in material cost.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Woodruff & Sons CO No. 8 – Fort Hamer Road 2nd Extension.

**Consideration of Welch Tennis Courts
Pickleball Court Proposal**

ON MOTION by Ms. Snow, seconded by Mr. Blakley, with all in favor, the Board approved the Welch Tennis Courts Pickleball Court Proposal.

Consideration of U.S. Bank Money Market Deposit Account Authorization Form

This item was skipped.

Consideration of United Rentals Trailer Rental Proposal

Mr. Panaseny reviewed the proposal for the Board. The office trailers at the community need to be relocated, and rather than relocating the current trailer, they will be renting a new one.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the United Rentals Trailer Rental Proposal.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –	No report.
District Engineer –	No report.
District Manager –	Ms. Carvalho stated that this meeting will be continued to November 30, 2023, at 12:00 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

Continuation

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the November 8, 2023, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was continued to November 30, 2023 at 12:00 p.m. at 1:19 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson