

**MINUTES OF MEETING**

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

**Wednesday, July 10, 2024, at 1:15 p.m.**

**8141 Lakewood Main Street,  
Bradenton, FL 34202**

Board Members present via phone or in person:

Pete Williams	Chairperson	(via phone)
Janice Snow	Vice Chairperson	
John Leinaweaver	Assistant Secretary	
John Blakley	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	

Also present via phone or in person:

Venessa Ripoll	PFM Group Consulting – District Manager	
Vivian Carvalho	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)
Jim Schier	Neal Land & Neighborhoods – Developer	
Jeff Ramer	Neal Land & Neighborhoods – Developer	(via phone)
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
John McKay	J.H. McKay LLC	
Cori Morgan	Lifestyle Manager	(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 1:15 p.m. Ms. Ripoll 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 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. Ratification of Mike Armstrong Landscaping Inc. Proposal for Longmeadow Common Areas
7. Ratification of LRK Signs/Striping Proposal for Camp Creek
8. Ratification of Southern Land Services of Southwest Florida Proposal for Sidewalks and Walks
9. Payment Authorizations Nos. 080 - 084
10. Funding Requests Nos. 416 - 424
11. Series 2023 Neighborhood Infrastructure Requisitions Nos. 125 - 138
12. Series 2023B Requisitions Nos. 048 - 057
13. District Financial Statements

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Consent Agenda, Items 1 - 13.

### SECOND ORDER OF BUSINESS

#### Business Matters

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

Ms. Snow stated this is for both the Lifestyle Team and Maintenance Team of North River Ranch ISD.

ON MOTION by Ms. Snow, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Golf Car Outlet Work Order No. 10400.

**Consideration of Perimeter Solutions  
Group Proposals:**

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

Ms. Snow stated this is for additional heavy duty commercial hinges for the access gates.

ON MOTION by Ms. Snow, seconded by Mr. Weidemiller, with all in favor, the Board approved the Perimeter Solutions Group Proposals No. SQ2024-05403 and SQ2024-05405.

**Review and Consideration of Registering  
the District Tax Certificate for Selling  
Services**

Ms. Snow stated this will be at the Camp Creek facility where merchandise will be sold. Selling items requires sales tax. This is for a resale tax certificate that is required.

ON MOTION by Mr. Williams, seconded by Mr. Blakley with all in favor, the Board approved the Registering of the District Tax Certificate for Selling Services.

**Consideration of Maverick Building  
Solutions NRR Amenity Structure  
Proposal**

Ms. Ripoll stated this was in the amount of \$53,400.00.

Mr. Richardson stated this is for the structure around the amenity area to provide shade.

ON MOTION by Mr. Blakley, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Maverick Building Solutions NRR Amenity Structure Proposal.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel –**

No report.

Ms. Carvalho questioned the need for a shade meeting to be held in August.

Mr. Johnson confirmed and stated that mediation is scheduled for mid to late August. Counsel would like approval to publish a notice for an attorney/client session for the August meeting in the event that it is needed. The only attendees allowed are the District Manager, District Board Members, and Counsel.

ON MOTION by Mr. Leinaweaver, seconded by Ms. Snow with all in favor, the Board approved the publishing of the legal notice for an attorney/client session shade meeting on August 14, 2024 meeting immediately following the 1:15 PM Board of Supervisors' meeting.

Mr. Weidemiller asked if it would be better to schedule the shade meeting prior to the schedule mediation or after.

Mr. Johnson confirmed it should happen prior to mediation, and if necessary, schedule another.

**District Engineer –**

No report.

Ms. Carvalho asked Mr. Ramer to speak on the Mike Armstrong Landscape proposal.

Mr. Ramer stated this proposal is for landscaping and irrigation along Longmeadow Avenue and is in the amount of \$27,575.

There was a brief discussion regarding the timing of presenting the proposal.

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the Board approved to the Mike Armstrong Proposal for Landscaping and Irrigation along Longmeadow Avenue.

**District Manager –** Ms. Ripoll stated that the next regularly scheduled meeting will take place on August 14, 2024, at 1:15 pm, at the same location.

**Field Manager –** Ms. Ripoll stated there are bi-weekly calls with this team that are going well.

Ms. Snow stated all amenity repairs and maintenance are being handled well, but addressing landscaping matters needs to be assessed as many resident complaint calls are related to that.

**Lifestyle Manager –** No verbal report.

**Audience Comments and Supervisor Requests**

There were no further comments at this time.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

Ms. Ripoll called for a motion to adjourn.

ON MOTION by Ms. Snow, seconded by Mr. Weidemiller, with all in favor, the July 10th, 2024, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:29 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson