

MINUTES OF MEETING

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

Wednesday, March 12, 2025, at 1:15 p.m.

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

Board Members present via phone or in person:

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| 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 | |
| Amanda Lane | PFM Group Consulting LLC – District Accountant | (via phone) |
| Kwame Jackson | PFM Group Consulting LLC – ADM | (via phone) |
| Jonathan Johnson | Kutak Rock – District Counsel | (via phone) |
| Rob Engel | Stantec – District Engineer | (via phone) |
| Tom Panaseny | Neal Communities – Developer | (via phone) |
| Andy Richardson | Neal Land & Neighborhoods - Developer | (via phone) |
| John McKay | J.H. McKay LLC – Consultant | (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 1:16 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 February 12, 2025, Board of Supervisors' Meeting
2. Daystar Proposal for Camp Creek First Cleaning
3. Daystar Proposal for Camp Creek Monthly Cleaning
4. Florida State Fence Estimate for Shell Path Fencing
5. Impact Landscape Proposal for Wildleaf Fertilization
6. Jones & Sons Estimate for Rodent Traps
7. Jones & Sons Estimate for Brightwood Pavilion
8. Jones & Sons Estimate for Camp Creek Fire Ant Treatment
9. Jones & Sons Estimate for Camp Creek
10. Jones & Sons Estimate for Riverfield Verandah
11. Madtraxx Proposal for Sod in 4A Common Area
12. Madtraxx Proposal for Trail Clearing and Rehab
13. Maverick Estimate for Amenity Food Truck Wheel Stops
14. Maverick Estimate for Amenity Signage
15. Maverick Estimate for Fort Hamer Sign Repair
16. Maverick Estimate for Phase 4C-1 Red Button Signs
17. Maverick Estimate for Replacement of ADA Mats
18. Maverick Estimate for Phase 2 Street Signage
19. Maverick Estimate for Amenity Signage
20. Mend & Manage Quote for Swing Painting
21. Steadfast Proposal for NRR 4EF Landscaping & Irrigation
22. Sunrise Proposal for Isabella Circle Thryallis Berm Plantings
23. Sunrise Proposal for Riverfield Verandah Pool Plantings
24. Sunrise Proposal for Riverfield Palm Trees
25. Taylor Concrete Estimate for Phase 4EF Entry Sidewalk

- 26. Payment Authorizations Nos. 116 – 119
- 27. Funding Requests Nos. 490 – 503
- 28. Requisition Series 2023B #133 – 135
- 29. District Financial Statements

The Board reviewed the items. Item #2 on Consent Agenda was removed due to the work not being completed.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Consent Agenda Items 1, and 3 – 29.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Addendum to Tyree Brown Arborist Proposal

Ms. Carvalho stated this is an addendum to the existing contract to include the additional areas of Camp Creek and Long Meadow.

Mr. Panaseney noted this is just an expansion to the Mr. Brown's scope of work.

ON MOTION by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board approved the Addendum to Tyree Brown Arborist Proposal.

Consideration of Recommendation of Award for Deer Park Phases 1A & 1B Project

Mr. Engel provided an overview. He noted that Deer Park phases are newly added lands to the District. Bids were received on March 5, 2025, both from pre-approved contractors. The Bid Evaluation Meeting took place on March 7, 2025, to evaluate the contractors on evaluation criteria. Mr. Engel reviewed the evaluation criteria and the evaluation committee. The recommendation of the committee is to move forward with Frederick Derr and Company in the amount of \$5,583,419.30.

There was a brief discussion regarding the non-unit pricing. It was noted that this allows a more competitive pricing by allowing the contractor to build the price within a schedule.

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board approved the Recommendation of Award for Deer Park Phases 1A & 1B Project for Frederick Derr & Company in the amount of \$5,583,419.30.

THIRD ORDER OF BUSINESS

**Other Business
Staff Reports**

- District Counsel –** Mr. Johnson noted the boundary amendment is moving forward.
- District Engineer –** Mr. Engel stated the RFQ for landscape, maintenance, and irrigation contractors was advertised. The pre-bid meeting was held on March 10, 2025, conducted by Mr. Brown. It was well attended. Bids are set to be received by April 2, 2025, and will be brought before the Board at the next meeting.
- District Manager –** Ms. Carvalho stated the next Board Meeting is April 9, 2025.
- Field Manager –** The report was included in the packet for the Board.
- Lifestyle Director –** The report was included in the packet for the Board.
- Ms. Snow stated the new facility has been well received and is moving along.

Audience Comments and Supervisor Requests

There was a brief discussion regarding the Jon M Hall case. It was noted that it has been settled.

There were no further audience comments or Supervisor requests at this time.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Carvalho called for a motion to adjourn the meeting.

ON MOTION by Mr. Leinaweaver, seconded by Mr. Blakley, with all in favor, the March 12th, 2025, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:25 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson