MINUTES OF MEETING

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES
Wednesday, June 11, 2025, 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

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)
Jim Schier	Neal Land & Neighborhoods - Developer	
John McKay	Consultant – 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 1:18 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 14, 2025, Board of Supervisors' Meeting
2. Booth Design Group Agreement for Landscape Design
3. David Kersey Estimate for Seeding (West of the School)
4. David Kersey Estimate for Digging Through Swell (West of the School)
5. Daystar Revised Estimate for Camp Creek to Include Pool Deck
6. Deer Park Construction Funding Agreement
7. Driggers Estimate for 2nd Asphalt Lift Testing and Inspection
8. Floridian Environmental Proposal for Wetland Bond Release (Phase 4A)
9. Floridian Environmental Proposal for Wetland Bond Release (Phase 4B)
10. Geopoint Proposal for Storm Inlet Revisions
11. Impact Proposal for Brightwood Playground ADA Mulch
12. Impact Proposal for Camp Creek Pine Straw
13. Impact Proposal for Camp Creek Trail Entrance Plantings and Sod
14. Impact Proposal for Longmeadow Plantings
15. Impact Proposal for Riverfield Playground ADA Mulch
16. Impact Proposal for Trail Head Plantings and Sod
17. Impact Proposal for Plantings in Various Areas
18. Maddtraxx Proposal for Moccasin Wallow Sidewalk Sod

19. **Maddtraxx Proposal for Sidewalk Extension Sod**
20. **Maverick Estimate for Street Sign and Amenity Repairs**
21. **Rayco Quote for Wiring at SE Monument**
22. **Roto-Rooter Estimate for Riverfield Veranda Sewer Line Clearing**
23. **S & G Pools Estimate for Camp Creek Pool Maintenance**
24. **Steadfast Proposal for Landscaping at Turn Lane Island**
25. **Steadfast Proposal for Relocation of Hedge and Irrigation**
26. **Sunrise Proposal for Brightwood Firepit Pebbles**
27. **Sunrise Proposal for Brightwood Playground Rock Removal**
28. **Payment Authorizations Nos. 128 – 131**
29. **Funding Requests Nos. 530 – 539**
30. **Series 2023 Neighborhood Infrastructure Requisitions Nos. 172 - 173**
31. **District Financial Statements**

The Board reviewed the items.

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the Board ratified the Consent Agenda Items 1 – 31.

SECOND ORDER OF BUSINESS — **Business Matters**

Review of the Fiscal Year 2024 Draft Audit Report

Ms. Carvalho stated that the report had been reviewed by District Staff and the Chair. It was a clean and standard audit and will be filed with the state once accepted.

> ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board accepted the Fiscal Year 2024 Draft Audit Report.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – Mr. Johnson provided an overview of what policies would need to be put in place for the district to be able to tow abandoned and improperly parked vehicles on the ISD property.

The Board discussed the current issues with the vehicles parked on the ISD roadways and in parking lots. This included discussion on hiring a towing company and the parameters for that company. There was also discussion regarding the date to hold the public hearing.

> ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2025-06, Holding a Public Hearing on the Establishment of a Policy for Towing, for July 17, 2025, at 1:15 p.m.

The Board discussed moving the regularly scheduled July 9th meeting to July 17th.

District Engineer – No report.

District Manager – Ms. Carvalho stated the next Board Meeting will be rescheduled to July 17, 2025, at 1:15 p.m. She also noted she will work with the sister District on moving their date as well.

Ms. Carvalho reminded the Board of their Form 1 due online by July 1, 2025.

Ms. Carvalho noted there was a request from a couple residents regarding golf cart usage.

Mr. Williams gave an overview of the residents' request regarding golfcarts within the community. One resident claimed that the community was designed as a golf course community, although that is not the case. There is research that needs to be done to address this request. The pedestrian walkways are not open for golfcarts or such motorized vehicles. New rules and regulations would have to be formed with a public hearing to define the usage of the walkways if the Board determined to change the existing rules. There are certain specifications that would need to be completed, and the ordinance would have to be approved by the County. The Board will review the information and District Staff will also research the history of the pathways.

Field Manager – The report was included in the packet for the Board.

Ms. Snow noted a few repeat issues, including the dog waste stations usage.

Lifestyle Director – The report was included in the packet for the Board.

Audience Comments and Supervisor Requests

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

<u>FOURTH ORDER OF BUSINESS</u> **Adjournment**

There was no further business to be discussed.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the June 11th, 2025, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:50 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson