MINUTES OF MEETING

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
RESCHEDULED BOARD OF SUPERVISORS' MEETING MINUTES
Thursday, July 17, 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	(via phone)

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting LLC– District Manager	(via phone)
Jonathan Johnson	Kutak Rock – District Counsel	(via phone)
Tom Panaseny	Neal Communities – Developer	(via phone)
Andy Richardson	Neal Land & Neighborhoods - Developer	(via phone)
John McKay	Consultant – J.H. McKay LLC	(via phone)
Rob Engel	Stantec – District Engineer (1:28 p.m.)	(via phone)
Will McKramer	Resident	(via phone)
Nick Peterson	Resident	(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

Mr. Peterson had a comment regarding the Deer Park boundary and Prosperity Lakes.

Mr. Johnson requested that the boundary map be updated on the website and noted that if the Prosperity Lakes land were to be brought in there would have to be an amendment to the boundaries via legislative session.

Mr. Panaseny noted there are no plans yet to bring those lands into the ISD.

Mr. McCrary commented regarding landscaping in Riverfield and the damaged common areas. He has requested an update from Mr. Jackson.

Ms. Carvalho will follow up. It was noted that much of the damage is a part of FEMA claims and the ISD is awaiting reimbursement.

Mr. Williams assured Mr. McCrary that the matter will be addressed.

Mr. McCrary also noted there has been damage to his fence from the landscaping team's mower. He has contacted Mr. Jackson.

Ms. Carvalho will follow up.

There were no further public comments.

Consent Agenda

1. **Minutes of the June 11, 2025, Board of Supervisors' Meeting**
2. **Advanced Aquatics Proposal for Water Testing at Ponds 26 & 27**
3. **Advanced Aquatics Proposal for Midge Fly Treatment in Ponds 26 & 27**
4. **Agreement for Zone 1 Landscape and Irrigation Maintenance**
5. **Agreement for Zone 2 Landscape and Irrigation Maintenance**
6. **Agreement for Zone 4 Landscape and Irrigation Maintenance**
7. **Agreement for Zone 5 Landscape and Irrigation Maintenance**

8. Agreement for Zone 6 Landscape and Irrigation Maintenance
9. Aqua Plumbing Proposal for Backflow Preventer Testing
10. Bay Area Bobcat Estimate for Camp Creek Tree Removal
11. Clearview Proposal for Phase 4-C2 Inspection & Certification
12. David Kersey Estimate for Clearing at Pond 21
13. David Kersey Proposal for Pond Seeding
14. Daystar Estimate for Brightwood Sidewalks and Mailbox Pad
15. Floridian Environmental Landscape Proposal for Phase 4B Wetland Plantings
16. Florida State Fence Estimate for Dog Park Fence Repairs
17. Florida State Fence Estimate for Temporary Fence at Trailer
18. Fort Hamer Extension Authorization Letter
19. Fort Hamer Extension Financial Capability Certification
20. Fort Hamer Extension Operation and Maintenance Plan for SWFWMD
21. Impact Proposal for Camp Creek Pinestraw
22. Impact Proposal for Camp Creek Plantings
23. Impact Proposal for Fort Hamer and Arrow Creek Plantings
24. JB Handyman Proposal for Riverfield Verandah Wall Repair
25. Maddtraxx Proposal for Camp Creek Amenity Tree Removal

26. **Maddtraxx Proposal for Dog Park Shell Regrading**
27. **Maddtraxx Proposal for Drain and Grate Repair**
28. **Maddtraxx Proposal for Entrance Rehabilitation**
29. **Maddtraxx Proposal for Sod and Tree Removal**
30. **Maddtraxx Proposal for Riverfield Pond 13 Rehab**
31. **Piper Fire Protection Proposal for Brightwood Pavilion**
32. **Piper Fire Protection Proposal for Camp Creek**
33. **Piper Fire Protection Proposal for Riverfield Verandah**
34. **Roto-Rooter Proposal 1 for Riverfield Verandah Sewer Line Clearing**
35. **Roto-Rooter Proposal 2 for Riverfield Verandah Sewer Line Clearing**
36. **Payment Authorizations Nos. 132 – 136**
37. **Funding Requests Nos. 540 – 558**
38. **District Financial Statements**

The Board reviewed the items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Consent Agenda Items 1 – 38.

SECOND ORDER OF BUSINESS **Business Matters**

Public Hearing on Adopting Rules Related to Parking and Enforcement

a. **Public Comments and Testimony**
b. **Board Comments**
c. **Consideration of Resolution 2025-07,**

Adopting Rules Related to Parking and Enforcement

Mr. Williams called for a motion.

ON MOTION by Mr. Blakley, seconded by Ms. Snow, with all in favor, the Board opened the Public Hearing on Adopting Rules Related to Parking and Enforcement.

Mr. McCrary requested clear communication with detailed explanation regarding the parking and enforcement.

Mr. Williams confirmed this information will be placed on the District's website.

Mr. Peterson noted that parking is very scarce in the amenity areas. He recommended adding more parking in the future or having guest parking.

There were no Board comments.

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board closed the Public Hearing on Adopting Rules Related to Parking and Enforcement.

Mr. Johnson reviewed the parking options before the Board. He noted there are two potential tow-away zones. The Board will decide what properties to include.

Mr. Williams noted any grass areas, landscaped areas, or common areas on District-owned property are 24-hour tow-away zones. No overnight parking at the amenity centers, mail kiosks, or designated parking spots.

The Board recommended District Counsel to work with the District Engineer on the exact map locations.

The Board discussed the parking and tow-away zone options. There was also discussion regarding the definition of an abandoned vehicle.

Ms. Carvalho noted the Board also needs to decide on an effective date for the initiation of the parking and enforcement.

Mr. Williams recommended September 1, 2025, as the effective date.

There was brief discussion regarding an abandoned vehicle currently on property.

Mr. Johnson recommended following up with the Sherriff.

Ms. Carvalho will follow up.

Mr. Weidemiller noted that proper signage pursuant to Florida Statutes needs to be posted.

Mr. Johnson confirmed.

There was a brief discussion on a vendor to use for signage.

It was noted there should be a date change in the resolution. It should be updated from 2023-2025.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2025-07, Adopting Rules Related to Parking and Enforcement, with recommended date update.

Review and Consideration of Proposals for Brightwood Second Asphalt Lift

a. **Ajax Paving Industries of Florida, LLC**
b. **Florida Asphalt & Concrete**

Mr. Engel gave an overview of the proposals. He noted the original proposal that was approved did not include the entry road.

Mr. Richardson noted that the one from Florida Asphalt & Concrete is the proposal that includes the entry road.

Ms. Snow noted there should be a change in the location listed on the proposal, as it should be Brightwood.

ON MOTION by Mr. Blakley, seconded by Ms. Snow, with all in favor, the Board approved the Proposal for Brightwood Second Asphalt Lift from Florida Asphalt & Concrete, with final execution and approval by the Chair.

Consideration of Amerritt, Inc. Proposal for Ph IV-C2 Record Plat Services

Mr. Panaseny gave an overview of the proposal and noted this is for the second phase of Longmeadow.

ON MOTION by Mr. Leinaweaver, seconded by Ms. Snow, with all in favor, the Board approved the Amerrit, Inc. Proposal for Ph IV-C2 Record Plat Services.

Consideration of RIPA Change Order No. 4 for Phase 2 Master Infrastructure

Mr. Engel gave an overview of the change order. He noted it is for a reduction of $1,548,201.04 and the District will save $87,776.53 in sales tax.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved the RIPA Change Order No. 4 for Phase Master Infrastructure.

Consideration of US Bank Fee Increase for:

a. **Fieldstone CDD 2019A1 CAP ACCT**
b. **North River Ranch ISD 2019A REV Fund**

Ms. Carvalho gave an overview of the increase and noted it is for a small increase in the fees for the bonds of the District.

ON MOTION by Mr. Leinaweaver, seconded by Mr. Blakley, with all in favor, the Board approved the US Bank Fee Increase for Fieldstone CDD 2019A1 CAP ACCT, and North River Ranch ISD 2019A REV Fund.

<u>THIRD ORDER OF BUSINESS</u> **Other Business**

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho stated the next Board Meeting will be August 13, 2025, at 2:00 p.m., for the Public Hearing. It will be held at the Lakewood Ranch Library. Quorum was noted.

Field Manager – The report was included in the packet for the Board. Ms. Carvalho noted the Field Services scope of work will change in the new Fiscal year.

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

Audience Comments and Supervisor Requests

Mr. Richardson confirmed that the asphalt proposal was correct, only mislabeled.

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

FOURTH ORDER OF BUSINESS **Adjournment**

There was no further business to be discussed.

ON MOTION by Mr. Blakley, seconded by Mr. Leinaweaver, with all in favor, the July 17th, 2025, Rescheduled Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson