MINUTES OF MEETING

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES
Wednesday, October 8, 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)
Tom Panaseny	Neal Communities – Developer	(via phone)
Andy Richardson	Neal Land & Neighborhoods - Developer	(via phone)
John McKay	J.H. McKay LLC - Consultant	
Rob Engel	Stantec – District Engineer	(via phone)
Cori Morgan	WTS- Lifestyle Director	(via phone)
Chris Fisher	Clearview Land Design	(via phone

joined the meeting in progress at 1:22 p.m.)
Various Audience Members

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 September 10, 2025, Board of Supervisors' Meeting**
2. **Bay Area Bobcat Proposal for Camp Creek Washout Repairs**
3. **Clearview Proposal for Phase Line Modification**
4. **Geopoint Proposal for Drone Photogrammetry of Stockpile**
5. **Impact Proposal for Camp Creek Palm Tree**
6. **Impact Proposal for Wildleaf Topsoil**
7. **Kimley-Horn Agreement for Jones Buckeye Project Wetland Jurisdictional Determination**
8. **Maddtraxx Proposal for 4C-1 Washout Repairs**
9. **Maddtraxx Proposal for Brightwood Pond Bank Repair**
10. **Maddtraxx Proposal for Camp Creek Water Alleviation**
11. **Maddtraxx Proposal for Crescent Creek Washout Repair**
12. **Maddtraxx Proposal for Dirt Placement**
13. **Maddtraxx Proposal for Dog Park Gate Locks**
14. **Maddtraxx Proposal for Wildleaf Dirt Pile Removal**
15. **MaddTraxx Proposal for Wildleaf Shell Trail Washout Repair**
16. **Maverick Proposal for Speed Limit Signage**

17. **PFM District Management Fee Decrease Letter**
18. **Rayco Proposal for Camp Creek Fireplace Outlet Repair**
19. **SignPro Proposal for Refurbishing Monuments**
20. **Yellowstone Proposal for Riverfield Park Plant Replacements**
21. **Yellowstone Proposal for Riverfield Playground Cabbage Palm Replacement**
22. **Yellowstone Proposal for Riverfield South Entrance Bed Plantings**
23. **Yellowstone Proposal for Riverfield Townhome Tree Replacement**
24. **Yellowstone Proposal for Riverfield Verandah Front Plants & Drain Installation**
25. **Yellowstone Proposal for Riverfield Walking Path Black Olive Tree Replacement**
26. **Yellowstone Proposal for Riverfield Walking Path Oak Tree Replacement**
27. **Payment Authorizations Nos. 143 – 146**
28. **Funding Requests Nos. 581 – 594**
29. **District Financial Statements**

The Board reviewed the items.

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

SECOND ORDER OF BUSINESS — **Business Matters**

Review and Consideration of Suspension and Termination of

Access Rule Hearing for Open Resident Violation

Mr. Williams gave an overview and noted this violation deals with minors from the community and from outside the community. The cameras helped identify the violators. The original determination was for suspension of amenity access rights until a public hearing took place. There have been no violation issues since and Mr. Williams recommended reinstatement of the access rights after the original 90-day suspension has ended. This suspension ends November 12, 2025.

There was brief discussion regarding reoccurrence.

Mr. Johnson recommended a memo to be sent to the residents notifying them of the decision and giving overview of the process. The Board requested District Counsel to draft that letter.

It was noted the memo will go to the renter and the owner.

> ON MOTION by Mr. Weidmeiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Suspension and Termination of Access Rule Hearing for Open Resident Violation with Suspension ending on November 12, 2025, with the provision of further action should there be a reoccurrence.

Consideration of Advanced Aquatic Proposal for Aquatic Plant Installation at Ponds 4 – 8 and Wetlands 1 & 2

Ms. Carvalho noted this was recommended by the development team.

Ms. Snow requested more time for discussion on this matter.

> ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Advanced Aquatic Proposal for Aquatic Plant Installation at Ponds 4-8 and Wetlands 1 and 2, subject to final approval by the Development Team and final approval by the Chair.

Consideration of Advanced Aquatic Addendums to Add:

1. **Moccasin Wallow Ditch**
2. **Ponds 74 – 79**

The Board reviewed the addendums.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Advance Aquatic Addendums to Add Moccasin Wallow Ditch and Ponds 74-79.

Consideration of Clearview Proposal for Jones Buckye Phase 1 Design & Permitting

Mr. Fisher gave an overview of the proposal and noted it is for the next Phase that is north of Buckye Road. It will include approximately 500 lots and an extension of Fort Hamer Road.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Clearview Proposal for Jones Buckye Phase 1 Design and Permitting.

Consideration of Driggers Proposal for Phase 4 C2 Engineering & Inspection

Mr. Panaseny gave an overview of the proposal for the geotechnical testing and engineering in the amount of $66,060,00. It was noted this is for the Longmeadow neighborhood.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the Driggers Proposal for Phase 4 C2 Engineering and Inspection.

Consideration of RIPA Proposal for Reclaimed Water Adjustment & Additional Installation

Mr. Richardson gave an overview of the proposal and noted it is for the townhomes in the amount of $59,887.62.

There was brief discussion regarding the location.

Mr. Panaseny noted there are meter boxes that have ended up being in the driveways after the townhomes were built and now need to be shifted to per the County requirements.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the RIPA Proposal for Reclaimed Water Adjustment and Additional Installation.

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

Staff Reports

District Counsel – No report.

District Engineer – Mr. Engel gave an update on the drainage memos that were received. The District Engineer is finalizing the exhibit for a drainage map, which will be available at the next meeting for the Board's review.

District Management will email the memos to the Board.

There was brief discussion regarding the memos for future reference.

District Manager –

- **FEMA Application Update**
- **Next meeting: November 12, 2025**

Ms. Carvalho gave an update regarding the FEMA application and noted there will be no relief provided at this time related to debris cleanup. Other applications are still being reviewed by FEMA and the insurance claims as well.

There was brief discussion regarding the FEMA application requirements.

Ms. Carvalho stated the next Board Meeting will be November 12, 2025, at the same location.

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. Morgan gave an overview of the World Wellness Weekend and noted it was well received. She also noted the district will be listed on the United

Nations website for receiving an award. This may include a press release.

Audience Comments and Supervisor Requests

There were no 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 Ms. Snow, seconded by Mr. Williams, with all in favor, the October 8th, 2025, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:40 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson