

MINUTES OF MEETING

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

**Wednesday, February 11, 2026, 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 Blakley	Assistant Secretary
Dale Weidemiller	Assistant Secretary
John Leinaweaver	Assistant Secretary

Also present:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Kwame Jackson	PFM Group Consulting LLC – ADM	(via phone)
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Alyssa Wilson	Kutak Rock – District Counsel	
Rob Engel	Stantec – District Engineer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	
Jeff Ramer	Field Services Operation Manager	(via phone)
Cory Morgan	Lifestyle Director	
Various audience members present		

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

Ms. Carvalho reviewed the public comment period policy.

There were no public comments at this time.

Consent Agenda

- 1. Minutes of the January 14, 2026, Board of Supervisors' Meeting**
- 2. Clean Sweep Proposal for Brightwood Pavilion HVAC and Duct Cleaning**
- 3. Clearview Proposal for Miscellaneous Engineering Services**
- 4. Geopoint Proposal for Phase 2 Signage Staking**
- 5. Maddtraxx Proposal for Creating Shell Areas in Phases 4E & 4F**
- 6. Maddtraxx Proposal for Longmeadow Sidewalk Repair**
- 7. Maddtraxx Proposal for Regrading & Replenishing Dog Park Shell Driveway**
- 8. Maddtraxx Proposal for Removing Shell Trail at Weymouth Terrace**
- 9. Maddtraxx Proposal for Riverfield Gate Motor Replacement**
- 10. Maddtraxx Proposal for Riverfield Shell Trail Repairs and Deterrence Measures**
- 11. Maddtraxx Proposal for Rolling Fork Trail Concrete Sidewalk**
- 12. Maddtraxx Proposal for Shell Trail Extension**
- 13. MDS Handyman Proposal for Camp Creek Pool Restroom Repair**
- 14. Safetouch Proposal for Arrow Creek Internet Conduit**
- 15. Yellowstone Proposal for Riverfield Verandah Center Median Plantings**
- 16. Yellowstone Proposal for Riverfield Verandah Entrance and Exit Plantings**

- 17. **Yellowstone Proposal for Silver Buttonwood Replacement**
- 18. **Yellowstone Proposal for Sod Replacement at Arrow Creek Dr**
- 19. **Yellowstone Proposal for Sod Replacement at Canyon Creek Trail**
- 20. **Payment Authorizations Nos. 160 – 163**
- 21. **Funding Requests Nos. 635 – 643**
- 22. **Series 2023 Neighborhood Infrastructure Requisition Nos. 191 – 199**
- 23. **District Financial Statements**

The Board reviewed the items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board approved the Consent Agenda Items 1 – 23.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Suspension or Termination of Access – Rule Hearings for Resident Violations

- 1. **Fernandes**
- 2. **Vitti**

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board opened the Public Hearing on Resident Violations (Fernandes).

Mr. and Mrs. Fernandes made an appeal to the Board regarding the suspension of amenity privileges. Mr. Fernandes noted it was never the intention to violate the amenity rules, and they have never had a previous violation. They requested a reduction or lifting of the suspension and noted they would follow all rules moving forward.

Mr. Williams noted Mr. Fernandes has agreed to reimburse the district for damages to the electrical outlet cover.

There was discussion regarding the violations and the amenity policies.

Ms. Morgan gave an overview of the event reservation policy. It was noted that any vendors, and their insurance policies are submitted with the event reservation agreement. She noted there is a security deposit on file.

There was brief discussion regarding lifting the suspension and re-activating the fobs.

Mr. Jackson noted a proposal has been received for the electrical outlet cover and Ms. Morgan will follow up with the resident.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board closed the Public Hearing on Resident Violations (Fernandes).

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board authorized lifting the suspension of the Fernandes' access effective immediately.

Ms. Snow recommended that Mr. & Mrs. Fernandes speak with Ms. Morgan about all details for future events.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board opened the Public Hearing on Resident Violations (Vitti).

There was brief discussion regarding the process of resident comment in-person versus via phone. The Board agreed to allow resident comment via phone.

Mr. Vitti made an appeal to the Board regarding the suspension of amenity privileges. He noted he had spoken with his son regarding the violation and there have been no previous violations.

There was discussion regarding the incident.

Ms. Morgan noted that only the Vitti family was present at the pool during the incident. However, there was a family passing the pool during that time. Nothing additional was reported. Ms. Morgan gave an overview of the interactions with the Vitti family following the suspension.

Ms. Wilson noted that security camera footage is exempt from public records.

There was discussion regarding the timeline of suspension and use of facilities during suspension. Mr. Williams recommended extending the suspension.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board closed the Public Hearing on Resident Violations (Vitti).

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board extended suspension of access for the Vitti family through midnight on March 31, 2026.

The Board noted that if there are any reports of the family members accessing the amenities, the suspension will be revisited and may be further extended.

It was noted that any further questions pertaining to this suspension can be referred to PFM, the District Management Team.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

- District Counsel –** Ms. Wilson gave an update on the legislative session.
There was brief discussion regarding the sovereign immunity limit.
- District Engineer –** Mr. Engel noted that two items are out for bid, one for Phase 4C-2 and one for irrigation landscaping in Zones 3 and 7.
- District Manager –** Ms. Carvalho noted the next meeting is scheduled for March 11, 2026, at 1:15 p.m.
- Field Manager –** No report.
- Lifestyle Director –** No report.

Audience Comments and Supervisor Requests

Mr. Williams commented on the resident suspension period. Any further issues need to be reported to PFM, the District Management Team. An additional letter will be sent to the resident from District Management.

There was brief discussion regarding respect for staff and decorum.

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

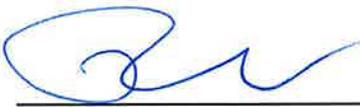
FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to be discussed.

ON MOTION by Ms. Snow, seconded by Mr. Blakley, with all in favor, the February 11th, 2026, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 2:06 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson