

**MINUTES OF MEETING**

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

**Wednesday, March 11, 2026, at 10:00 a.m.**

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

Board Members present via phone or in person:

Pete Williams	Chairperson	
Janice Snow	Vice Chairperson	(via phone)
John Blakley	Assistant Secretary	(via phone)
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)
Johnathan Johnson	Kutak Rock – District Counsel	(via phone)
Rob Engel	Stantec – District Engineer	(via phone)
Tom Panaseney	Neal Communities – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	(via phone)
Andy Richardson	Neal Land & Neighborhoods – Developer	
Chris Fisher	Clearview Land Design	(via phone 10:09 a.m.)
Jeff Ramer	Field Services Operation Manager	
Cori Morgan	Lifestyle Director	

Various audience members present

**FIRST ORDER OF BUSINESS**

**Administrative Matters**

**Call to Order and Roll Call**

The Board of Supervisors' Meeting of the North River Ranch ISD was called to order at 10:02 a.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 11, 2026, Board of Supervisors' Meeting**
- 2. Aqua Plumbing & Air Proposal for Brightwood Pavilion AC Repairs**
- 3. Bliss Proposal for Brightwood Pavilion Merry-Go-Round Repairs**
- 4. Floridian Environmental Landscape Proposal for Littoral Plantings at Camp Creek Clubhouse**
- 5. Geopoint Proposal for Work on Camp Creek Trail**
- 6. Impact Proposal for Sabal Palm at 11442 Gallatin Trail**
- 7. Impact Proposal for Sabal Palm Replacement at 11672 Little River Way**
- 8. Maddtraxx Proposal for Sidewalk Repair at For Hamer Rd**
- 9. Safetouch Proposal for Proptia Mobile Credentials**
- 10. Yellowstone Proposal for Adding Irrigation Heads in Zone 1 (Riverfield)**
- 11. Yellowstone Proposal for Wax Mrytle Replacement in Riverfield**
- 12. Payment Authorizations Nos. 164 – 167**
- 13. Funding Requests Nos. 644 – 656**
- 14. Series 2023 Neighborhood Infrastructure Requisition Nos. 200 – 204**
- 15. District Financial Statements**

The Board reviewed the items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Consent Agenda Items 1 – 15.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Consideration of Resolution 2026-02, Adopting a Revised Fiscal Year 2026 O&M Budget**

Ms. Carvalho reviewed the resolution and noted this will aid in easier tracking of line items.

Mr. Williams gave an overview of the revisions.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2026-02, Adopting a Revised Fiscal Year 2026 O&M Budget.

**Consideration of Contractor for Phase IV-C-2 (Longmeadow Phase 2) Site Development**

Mr. Engel gave an overview. He noted two bids have been received and Frederick Derr & Company submitted the lower bid. However, the scope of work within the contracts needs to be clarified prior to awarding a contract. Mr. Engel is not recommending an award to a specific contractor at this time.

There was brief discussion regarding authorization for the Chair to execute the contract outside of a meeting and bringing back for Board ratification.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Contractor for Phase IV-C-2 (Longmeadow Phase 2) Site Development, based on the District Engineer's recommendation, and authorized the Chair to execute outside of a meeting.

**Consideration of Clearview Land Design Certification Regarding Improvements to Phases IV-A & IV-B**

Ms. Lane gave an overview and noted this is for completion of the Series 2020 bonds.

Mr. Fisher noted this is to certify that all improvements for North River Ranch IV-A and IV-B have been completed in compliance with the approved plans, and the county has accepted all the infrastructure improvements.

There was brief discussion regarding approving an additional resolution.

Ms. Lane noted certifying the project as complete will close the construction account. Any further charges will have to be paid for by the Developer.

Ms. Carvalho gave an overview of the process.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Clearview Land Design Certification Regarding Improvements to Phases IV-A and IV-B.

**Consideration of Clearview Land Design Change Orders**

- 1) CO #1 – Weir Revisions
- 2) CO #3 – Engineering Supervision

Mr. Fisher gave an overview of the change orders. He noted Change Order #1 is regarding modifying control structures within the wetlands and Change Order #3 is regarding Amenity Center field visits.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Clearview Land Design Change Orders #1 and #3.

**Consideration of Clearview Land Design Proposal for Engineering Design & Permitting Services – Phase IV-D**

Mr. Fisher gave an overview and noted this is the next phase to be designed.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the Clearview Land Design Proposal for Engineering Design and Permitting Services – Phase IV-D.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

- District Counsel –** No report.
- District Engineer –** Mr. Engel noted bid proposals for landscape and irrigation contractors will open this Friday.
- District Manager –** Ms. Carvalho noted the next meeting is scheduled for April 8, 2026, at 1:15 p.m., at the normal location. The budget process will be reviewed and completed over the next few meetings.
- Field Manager –** No report.
- Mr. Williams commented on the monument and landscape lighting.
- It was noted there have been various electrical issues.
- Lifestyle Director –** No report.

**Audience Comments and Supervisor Requests**

It was noted that Ms. Morgan and North River Ranch was awarded the National Award for Best Lifestyle Program.

Ms. Snow noted digital access to amenities has been approved and should be implemented by March 31<sup>st</sup>. However, the policy's language has to be updated to reflect the digital access credentials instead of physical fobs.

There was brief discussion regarding the policy update.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the policy update regarding access to amenities based on review by District Counsel, and authorized the Chair to have final approval and execution.

Mr. Williams noted the facility is awesome.

There was brief discussion regarding holding a mobile workshop to view the facilities. Ms. Carvalho will follow up.

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. Leinaweaver, seconded by Mr. Williams, with all in favor, the March 11<sup>th</sup>, 2026, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 10:26 a.m.

  
Secretary / Assistant Secretary

  
Chairperson / Vice Chairperson