

**MINUTES OF MEETING**

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

**Wednesday, April 8, 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	(via phone @1:20 p.m.)
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 Panaseny	Neal Communities – Developer	(via phone)
Jim Schier	Neal Communities - Developer	
John McKay	J.H. McKay, LLC – Consultant	
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
Tyree Brown	Arborist	(via phone)
Jeff Ramer	Field Services Operation Manager	(via phone)
Cori Morgan	Lifestyle Director	(via phone)
Brightview Landscape Representatives		
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 1:17 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

Brightview introduced themselves and gave an overview of their landscaping services.

There were no further public comments at this time.

## Consideration of Stantec Letter of Recommendation for Zones 3 and 7 Landscape & Irrigation Maintenance Services Vendors

This item was moved to the first item within the agenda.

Mr. Engel gave an overview of the RFP and the seven proposals received. These proposals were received on March 13<sup>th</sup>, 2027.

The Evaluation Committee met on March 18<sup>th</sup>, 2027. Mr. Engel reviewed the evaluation criteria and rankings. The recommendation is to award Zone 3 to Impact Landscaping and Irrigation in the amount of \$206,774.10 (this includes parts 1-4), and to award Zone 7 to Steadfast Alliance in the amount of \$160,506.00.

Mr. Brown reviewed the reasoning for needing landscaping within Zones 3 and 7. It was noted Zone 3 was being serviced by the previous vendor and Zone 7 was being serviced by a temporary vendor.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Stantec Letter of Recommendation for Zones 3 and 7 Landscape and Irrigation Maintenance Services Vendors, and authorized the Chair to have final agreement execution.

## Consent Agenda

1. Minutes of the March 11, 2026, Board of Supervisors' Meeting
2. Florida Environmental Proposal for Phase 2 Lake 3 Littoral Plantings
3. Impact Proposal for Fort Hamer Berm Gap Plantings
4. Impact Proposal for Little River Way Berm Plantings
5. Lewis Consulting Proposal for Surveillance Camera Rental
6. Maddtraxx Proposal for 4C-1 Model Row Sidewalk

7. Maddtraxx Proposal for Phase 2 Tree Removal at Little River Way
8. Maddtraxx Proposal for Riverfield Ditch Clearing
9. Maddtraxx Proposal for Wildleaf Wetland Tree Work
10. Premier Outdoor Lighting Proposal for Monument Repairs
11. S&G Pools Proposal for Brightwood Pool Phosphate and Filter Replacement
12. S&G Pools Proposal for Riverfield Pool Phosphate and Filter Replacement
13. Stantec Letter of Recommendation for Contractor for Phase IV-C2
14. Symbiont Service Proposal for Pool Heater Maintenance Plan
15. Yellowstone Proposal for Fort Hamer Median Plant Replacements
16. Yellowstone Proposal for Richmond Trail Sabal Palm Replacement
17. Yellowstone Proposal for Vibernum Replanting on Wappinger Way
18. Yellowstone Proposal for Additional Vibernum Replanting on Wappinger Way
19. Payment Authorizations Nos. 168 – 170
20. Funding Requests Nos. 657 – 669
21. District Financial Statements

The Board reviewed the items.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Consent Agenda Items 1 – 21.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Consideration of Including Street Sweeping on O&M Budget for Remaining FY 2026 and Future Budgets**

Ms. Carvalho gave an overview and noted this project usually takes place when construction is happening.

Mr. Williams noted this can be included in the current fiscal year's budget and moving forward.

There was brief discussion regarding clarifying the line item and the timing of the street sweeping. It was noted this can be done regularly within the community.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Including Street Sweeping on O&M Budget for Remaining FY 2026 and Future Budgets.

**Driggers Engineering Proposal for Phase 4-C2 Testing, Engineering & Inspection Services**

Mr. Engel gave an overview of the proposal in the amount of \$79,580.00. It was noted this is a reasonable amount.

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

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel –**

No report.

**District Engineer –** Mr. Engel noted the proposals for the construction of Phase 4C-2 regarding the earthwork. The Chair has signed the proposal.

**District Manager –** Ms. Carvalho noted the next meeting is scheduled for May 13, 2026, at 1:15 p.m., at the current location. This will be the preliminary budget meeting.

**Field Operations Manager –** No report.

**Lifestyle Director –** Ms. Snow noted it has been a great month with a great Spring Saturday event. Ms. Morgan noted the Canteen is fully stocked.

**Audience Comments and Supervisor Requests**

Mr. Jackson gave an update on the off-duty sheriff patrols regarding improper use of the event field and e-bike issues on the shell path. The reports note there have so far been 10 visits to those locations. There have been no recent violations. Ms. Carvalho noted this will be discussed within the budget FY 2027 budget.

There was brief discussion regarding the FY2027 budget.

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. Williams, seconded by Mr. Leinaweaver, with all in favor, the April 8<sup>th</sup>, 2026, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:45 p.m.

  
Secretary / Assistant Secretary

  
Chairperson / Vice Chairperson