

MINUTES OF MEETING

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

Wednesday, May 13, 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)
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	
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
Cori Morgan	Lifestyle Director	(via phone)
Various audience members present via phone		

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 1:23 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

A resident, Mr. Shields, commented regarding an email that was previously sent on the possibility of non-digital means to access the amenities. He noted his concern with the Propia program and

the security and financial burdens. He noted that he has requested an exception.

Mr. Williams noted the request for exemption was denied. No other residents have noted their opposition to the new amenity access program. He also gave an overview of previous issues with the fob access. A formal denial will be forthcoming.

There were no further public comments at this time.

Consent Agenda

- 1. Minutes of the April 8, 2026, Board of Supervisors' Meeting**
- 2. Core and Main Purchase Order for Phase 4C-2 Material**
- 3. Cornerstone Proposal for Phase 4C-2 Stormwater Pollution Prevention Plan**
- 4. County Materials Corp Purchase Order for Phase 4C-2 Material**
- 5. Detweilers Proposal for Brightwood Firepit Control Valve Replacement**
- 6. Geopoint Proposal for Work on Swale**
- 7. Impact Proposal for Grand River Plant Replacement**
- 8. Impact Proposal for Mulch at Zones 1, 2 & 7**
- 9. Maddtraxx Proposal for Phase 4B Halls Stream Sidewalk Repair**
- 10. Maddtraxx Proposal for Phase 4C-1 West PL Swale Clean-up**
- 11. Oldcastle Purchase Order for Phase 4C-2 Material**
- 12. Parrish Bike Repair Proposal for Bicycle Maintenance**
- 13. Premier Lighting Proposal for Wildleaf NE and NW Monument Lights**

- 14. Steadfast Proposal for Oak Tree Removal at Camp Creek
- 15. Steadfast Proposal for Palm Replacement at Bike Park
- 16. Yellowstone Proposal for Palm and Plant Replacements
- 17. Payment Authorizations Nos. 171 – 174
- 18. Funding Requests Nos. 670 – 684
- 19. 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 – 19.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Resolution 2026-03, Approving a Preliminary Budget for Fiscal Year 2027, and Setting a Public Hearing Date

Ms. Carvalho noted the recommended date for the Public Hearing of August 12, 2026, at the Library Meeting Room.

There was brief discussion regarding the timing of the meeting. The Board agreed to hold the Public Hearing at 2:00 p.m.

Ms. Carvalho gave an overview of the preliminary budget process and noted it has been reviewed by District Staff and the Development Team.

Ms. Lane noted the net revenue for the budget is \$4,578,613.18.

Ms. Carvalho noted the budget will be reviewed prior to the Public Hearing. The budget can be decreased, but not increased.

There was brief discussion regarding the landscaping line item.

Ms. Carvalho noted the assessments will increase and residents will receive notice.

There was brief discussion regarding the budget increase and the surplus. It was noted the surplus can be used for unexpected expenses and possible reserves.

Ms. Snow noted the Developer is still subsidizing the Lifestyle Budget.

There was brief discussion regarding the reserves.

Ms. Carvalho gave an overview of the Debt Service payments.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2026-03, Approving a Preliminary Budget for Fiscal Year 2027, and Setting a Public Hearing Date for August 12, 2026, at 2:00 p.m., at the Lakewood Ranch Library.

Review of Letter from Supervisor of Elections, Manatee County

There was brief discussion regarding the letter and the threshold. It was noted it was not included in the agenda.

This item was deferred.

Consideration of Resolution 2026-04, Designating a Date, Time and Location for the 2026 Landowner's Meeting

Ms. Carvalho noted the District has not reached the threshold as of yet for the General Election. The recommended date for the Landowner's Meeting is November 18, 2026. Seat 1, currently held by Mr. Weidemiller, Seat 2, currently held by Ms. Snow, and Seat 3, held by Mr. Leinaweaver, will be up for the Landowner's Meeting.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2026-04, Designating a Date, Time, and Location for the 2026 Landowner's Meeting as November 18, 2026.

Consideration of Resolution 2026-05, Setting Public Hearing Date on Rules of Procedure

Mr. Johnson gave an overview of the resolution and noted Florida Legislature has updated their statutes regarding the Rules of Procedure. A red line document will be provided to the Board at the Public Hearing. The recommended date for the Public Hearing is August 12, 2026, at 2:00 p.m., at the Lakewood Ranch Library.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2026-05, Setting Public Hearing Date on Rules of Procedure, for August 12, 2026, at 2:00 p.m., at the Lakewood Ranch Library.

Consideration of Frederick Derr & Co. Change Order 1 for Phase 4-2C

Mr. Engel gave an overview of the change order and is for an increase of \$15,143.00.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Frederick Derr and Co. Change Order 1 for Phase 4-2C.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

- District Counsel –** No report.
- District Engineer –** Mr. Engel noted he is working with Mr. Fisher on the questions from the audit report and will follow up.
- District Manager –** Ms. Carvalho noted the next meeting is scheduled for June 10, 2026, at 1:15 p.m., at the current location.
- Field Operations Manager –** No report.
- Lifestyle Director –** Ms. Morgan gave an update and noted there are new fitness classes taking place. She just hired two new full time employees.

Audience Comments and Supervisor Requests

Ms. Snow noted that Del Webb Explore is starting their presale program and they need to know how much the annual user fee will be for the North River Ranch amenities. Their amenities will not be available until 2028. They will be contributing to the O&M budget and pay their portion of the debt.

Mr. Williams recommended taking the cost related to the amenity in the budget and taking the EAU factors that are assigned, in order to determine that cost.

There was brief discussion regarding the user fee and the rule making process.

Mr. Johnson noted there should be no issues with the user fee as presented. There will be a Public Hearing required and it could be held at the July meeting.

Ms. Carvalho gave an overview of the access control process.

ON MOTION by Mr. Williams, seconded by Mr. Leinawaver, with all in favor, the Board authorized the Chair to review the cost based on the methodology noted and to work with District Management and District Counsel to publish those rates for the Del Webb community.

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. Williams, with all in favor, the May 13th, 2026, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:58 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson