MINUTES OF MEETING

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES
Wednesday, June 10, 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	(left at 1:42 p.m.)
John Leinaweaver	Assistant Secretary	

Also present:

Vivian Carvalho	PFM MS – District Manager	
Kwame Jackson	PFM MS – 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)
Jim Schier	Neal Land & Neighborhoods – Developer	
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	(via phone)
Chris Fisher	Clearview Land Design	(via phone)
Cori Morgan	Lifestyle Director	(via phone)

Various audience members present in person and 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 1:17 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

There were no public comments at this time.

Consent Agenda

1. **Minutes of the May 13, 2026, Board of Supervisors' Meeting**
2. **Adopted NRRISD Rules and Regulations V9 with Addendum**
3. **Bliss Products Proposal for Wildleaf Park Playground Surface Repair**
4. **County Materials Corp Revised Purchase Order for Phase 4C-2 Material**
5. **Impact Proposal for Ferns at Brightwood Entry**
6. **Kimley-Horn Proposal for Directional Bore General Permit Application**
7. **Maddtraxx Proposal for Brightwood Bridge Sidewalk Repair**
8. **Maddtraxx Proposal for Brightwood Shell Trail Maintenance**
9. **Maddtraxx Proposal for Recutting 4B Western Boundary Swale**
10. **Maverick Building Solutions Proposal for Mailbox Kiosk & Shade at Phase 4C-2**
11. **Premier Outdoor Lighting Proposal for Brightwood Monument Light Repair**
12. **Payment Authorizations Nos. 175 – 178**
13. **Funding Requests Nos. 685 – 703**
14. **District Financial Statements**

The Board reviewed the items.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Consent Agenda Items 1 – 14.

Mr. Jackson noted that Item No. 6 should be omitted and removed from the Consent Agenda as it does not relate to this District.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board omitted Item No. 6 from the Consent Agenda.

Appointment of Auditor Selection Committee

Ms. Carvalho presented the item.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board appointed the full Board to the Auditor Selection Committee.

SECOND ORDER OF BUSINESS **Business Matters**

Review of Letter from Supervisor of Elections, Manatee County

Ms. Carvalho gave an overview of the letter. It was noted there are 2,144 registered voters within the District.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board accepted the Letter from the Supervisor of Elections, Manatee County.

Consideration of Change Orders 2 & 3 with Frederick Derr & Company, Inc. for NRR Phase 4-2C

Mr. Engel gave an overview of the change orders and noted these are related to Phase 4-2C. It was noted Change Order 2 is for an increase of $17,457.90.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Change Order 2 with Frederick Derr and Company, Inc. for NRR Phase 4-2C.

Mr. Engel noted Change Order 3 is for an increase of $0.

Mr. Fisher gave an overview and noted it is for asphalt lifts.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Change Order 3 with Frederick Derr and Company, Inc. for NRR Phase 4-2C.

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

1. **Vitti**
2. **Duty**

This was discussed earlier within the agenda.

Mr. Williams gave an overview of the Rule Hearing process.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board opened the Rule Hearing for Resident Violations for the Vitti Family.

Ms. Vitti gave an overview of the violation of having glass in the pool area. It was noted that Mr. Vitti and their son entered the pool area with a glass bottle that was put into a plastic cup. While picking Ms. Vitti up from the pool area, the cup disconnected from the bottle, causing the bottle to fall. Ms. Vitti noted she and her family cleaned the area and broken glass, but did not notify staff. She apologized for this mistake.

It was noted there was a second incident with the Vitti family having alcohol in the pool area. Dario Vitti gave an overview of the incident and noted he was 15 years old. Ms. Morgan notified the residents of the issue at that time.

It was noted this is not the first incident, but the first time Ms. Morgan has written an incident report.

Ms. Carvalho noted the suspension has been in force since the incident in April.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board closed the Rule Hearing for Resident Violations for the Vitti Family.

There was brief discussion regarding the cultural differences.

Mr. Williams noted there is no alcohol allowed in the pool area or in the Amenity Center, unless it is served at a special regulated event. He noted the privileges have been suspended long enough and as of Monday the suspension should be lifted. In the future, if there are similar incidents, there will be longer suspensions put in place.

It was noted any broken glass, or debris should be immediately reported to the Staff.

There was a recommendation to have the family discuss the policies and procedures with Ms. Morgan. The Board did not agree with the recommendation and noted rules and regulations must be followed regardless of opinion.

Ms. Snow noted the rules and regulations are posted throughout the community and should have been received when purchasing the home.

Ms. Vitti noted that the family would reread the rules and regulations. Any questions or clarification needed can be directed to Ms. Morgan.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board lifted the Vitty Family's Privilege Suspension as of June 15, 2026.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board opened the Rule Hearing for Resident Violations for the Duty Family.

Mr. Duty provided the police report to the Board and gave an overview of the violation incident. He noted the Attendant told them to leave the Game Room Pavilion area due to the storm taking place. Mr. Duty noted he felt it was unsafe to leave. The Attendant called law enforcement to remove them.

It was noted there were other parties that stayed in the area as well and spoke to the Attendant.

Mr. Duty noted he is involved in the community and Ms. Morgan does a great job with all the events and amenities.

Ms. Morgan noted that the Attendant did advise the family that they should go into the Fitness Center for safety purposes. She also noted there were comments made by several parties that were disrespectful to the Staff.

There was discussion regarding the safety protocols and comments made to the Staff. It was noted the parties should have gone into the Fitness Center at the request of the Attendant.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board closed the Rule Hearing for Resident Violations for the Duty Family.

Mr. Williams noted there has been gossip regarding this incident.

It was noted the Staff is doing what they are directed to do.

There was discussion regarding the incident and safety protocols.

Mr. Duty noted that if a similar incident were to happen, they would enter the Fitness Center.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board lifted the Duty Family's Privilege Suspension as of June 15, 2026.

Update on Final Assessment Notice Letter to Resident Gildin

Ms. Carvalho gave an overview and noted this letter was sent out to the resident and is the final notice they will receive prior to the assessment being placed on the tax roll.

Update on Zones 3 & 7 Second RFP Process

Mr. Engel gave an overview of the RFP process related to landscape and irrigation contracts for Zones 3 and 7. It was noted there were some discrepancies in the original bid documents and therefore, the RFP process will need to be completed again. Proposals should come before the Board at the August meeting.

Mr. Jackson noted the RFP process, and documents were previously approved by the Board.

Mr. Johnson noted no contract was entered into prior to this process.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Second RFP Process for Zones 3 and 7.

Mr. Johnson gave an overview of the notification process and recommended District Management to send notices to the proposers. District Management will follow up with District Counsel.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho noted the next meeting is scheduled for July 8, 2026.

Field Operations Manager – No report.

Lifestyle Director – Ms. Morgan gave an update and noted Triva and Bingo is a big hit in the community! It was noted June was a busy month!

Mr. Williams noted the Board will support Ms. Morgan with issues related to residents.

Audience Comments and Supervisor Requests

There was brief discussion regarding the Auditor Selection Committee.

There were no 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 June 10th, 2026, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 2:11 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson