MINUTES OF MEETING

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES
Wednesday, July 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)
John Leinaweaver	Assistant Secretary	(via phone)

Also present:

Vivian Carvalho	PFM MS LLC – District Manager	
Jim Schler	Neal Communities - Developer	
Kwame Jackson	PFM MS LLC – ADM	(via phone)
Amanda Lane	PFM MS 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)
John McKay	J.H. McKay, LLC – Consultant	
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
Cori Morgan	Lifestyle Director	(via phone)
Jeff Ramer	Field Services Operation Manager	(via phone)
Racheal Meade	PFM MS LLC – District Manager	
Kristen Oriente		

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 1:15 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

It was noted that no one from the public was present.

Consent Agenda

1. **Minutes of the June 10, 2026, Board of Supervisors' Meeting**
2. **Minutes of the June 10, 2026, Auditor Selection Committee Meeting**
3. **Advanced Aquatic Proposal for Midge Fly Treatment at Pond 21**
4. **Brown's Tree Service Proposal for Brightwood Pavillion Palm and Oak Tree Trimming**
5. **Clearview Change Order #1 Regarding Environmental Permitting Support for FL Hamer Ext. Jones Buckeye Project**
6. **Cortex Engineering Proposal for Fort Hamer Roundabout Design and Construction**
7. **Glass Doctor Proposal for Window Replacement at Brightwood Game Room**
8. **Kimley-Horn Agreement for Environmental Permitting Support for FT Hamer Ext**

Jones Buckeye Project

9. **Kimley-Horn Agreement for Environmental Permitting Support for Jones Buckeye Project**
10. **Maddtraxx Proposal for Vacuum Cleaning of Storm Drainpipe**
11. **Parrish Bike Repair Proposal for Bike Maintenance**
12. **Pool Table Pros Proposal for Brightwood Pool Table Re-felt**
13. **Rayco Electric Proposal for East Monument Underground Electrical Installation**
14. **Safetouch Proposal for Brightwood Backup UPS Replacement**
15. **Southern Land Services Proposal for Seeding Phase 2 Swales**
16. **Steadfast Proposal for Landscape Installation at Erast End Little River**
17. **Yellowstone Proposal for Riverfield Verandah Irrigation Faceplate Replacement**
18. **District Financial Statement**

The Board reviewed the Consent Agenda Items

ON MOTION by Mr. Williams seconded by Ms. Snow, with all in favor, the Board approved the Consent Agenda Items 1 – 18.

SECOND ORDER OF BUSINESS **Business Matters**

Consideration of Change Order #4 with Frederick Derr & Company for NRR Phase 4-2C

Mr. Engel gave an overview and noted that there was a zero-change order with a $518 decrease.

There was brief discussion regarding the change order. It was noted a corrected change order needs to be provided to the Chair and District Management.

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

Consideration of Maverick Proposal for Phase 4-2C Mail Kiosk and Shade

Mr. Richardson gave an overview and noted the need for Mail Kiosks to match previous phases.

ON MOTION by Mr. Williams, seconded by Ms. Snow with all in favor, the Board approved Consideration of Maverick Proposal for Phase 4-2C Mail Kiosk and Shade.

Consideration of Maverick Proposal for Riverfield Pool Awning Replacement

Mr. Ramer noted the need to replace the awnings due to ripped fabric on three separate structures.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Consideration of Maverick Proposal for Riverfield Pool Awning Replacement.

Consideration of Impact Landscaping Hurricane Plan Pricing

It was noted that the Hurricane Plan Pricing from Impact was the only pricing received.

Mr. Williams requested additional quotes from vendors for the other sections within the community.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Consideration of Impact Landscaping Hurricane Plan Pricing.

<u>THIRD ORDER OF BUSINESS</u> **Other Business**

Staff Reports

District Counsel – No report.

District Engineer – Mr. Engel noted that they have advertised for the re-bid of the irrigation and maintenance contracts for zone 3 and 7. There will be a mandatory pre-bid meeting on Friday, July 10, 2026. Opening bids are anticipated on July 29, 2026, and a recommendation of award to the August 12, 2026, Board Meeting.

District Manager – Ms. Carvalho noted the next meeting is scheduled for August 12th, which will include the Public Hearing on the budget. The meeting will be held at the library.

Ms. Carvalho stated that mail notices will go out to the District due to the budget increase.

Field Operations Manager – No report.

Lifestyle Director – No report.

Audience Comments and Supervisor Requests

No request.

FOURTH ORDER OF BUSINESS **Adjournment**

There was no further business to be discussed.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the July 8, 2026, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:29 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson