

North River Ranch Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

Phone: 407-723-5900, Fax: 407-723-5901

www.northriverranchcdd.com

The following is the agenda for the Board of Supervisors Meeting for the **North River Ranch Community Development District** scheduled to be held **Wednesday, September 8, 2021 1:30 p.m. at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 790 562 990 #

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

Business Matters

1. Consideration of the Minutes of the August 11, 2021 Board of Supervisors' Meeting
2. Ratification of Funding Requests # 33 -35
3. Review of District Financial Statements (under separate cover)

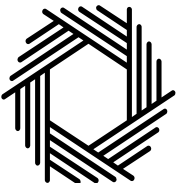
Other Business

Staff Reports

District Counsel
District Engineer
District Manager

Supervisor Requests and Audience Comments

Adjournment



pfm

**North River Ranch
Community Development District**

Consideration of the Minutes of the August 11,
2021 Board of Supervisors' Meeting

MINUTES OF MEETING

**NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING MINUTES**

Wednesday, August 11, 2021 at 1:30 p.m.

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

Board Members present via phone or in person:

Pete Williams	Chairperson
Ivory Matthews	Vice Chairperson
Dale Weidemiller	Assistant Secretary
John Blakley	Assistant Secretary

Also present via phone or in person:

Vivian Carvalho	District Manager- PFM Group Consulting LLC	
Venessa Ripoll	Assistant District Manager- PFM Group Consulting, LLC	(via phone)
Amanda Lane	District Accountant – PFM Group Consulting LLC	(via phone)
Christopher Fisher	District Engineer- Clearview Land Design, P.L.	(via phone)
Rob Engle	Stantec	(via phone)
Jonathan Johnson	Hopping Green & Sams	(via phone)
John McKay	Neal Communities	
Pam Curran	Neal Communities	
John Leinaweaver	Neal Communities	
Sandy Foster	Neal Communities	

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

Ms. Carvalho called to order at 1:35 p.m. the meeting of the Board of Supervisors of the North River Ranch Community Development District and proceeded with roll call. The persons in attendance are outlined above either in person or via speaker phone.

Public Comment Period

There were no members of the public present at this time.

**Review and Acknowledgment of
Priscilla Heim Resignation from
the Board of Supervisors for Seat
2**

Ms. Carvalho requested a motion to accept Ms. Heim’s resignation from the Board of Supervisors for Seat 2.

On MOTION by Mr. Williams, seconded by Ms. Matthews, with all in favor, the Board accepted Ms. Heim’s resignation from the Board of Supervisors for Seat 2.

**Consideration of Replacement for
Seat 2**

Ms. Carvalho called for nominations for a replacement for Seat 2.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board nominated Mr. John Leinaweaver to the Board of Supervisors for Seat 2.

**Administer Oath of Office to Newly
Appointed Board of Supervisors
for Seat 2**

Ms. Carvalho administered the oath of office to Mr. Leinaweaver. She asked him if he would like to receive or waive compensation and he chose to receive compensation.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of the Minutes of
the July 14, 2021 Board of
Supervisors’ Meeting**

The Board reviewed the Minutes of the July 14, 2021 Board of Supervisors’ Meeting.

On MOTION by Mr. Blakley, seconded by Ms. Matthews, with all in favor, the Board approved the Minutes of the July 14, 2021 Board of Supervisors' Meeting.

**Public Hearing on the Adoption of
the District's Annual Budget**

- a) Public Comments and
Testimony**
- b) Board Comments**
- c) Consideration of
Resolution 2021-11,
Adopting the Fiscal Year
2022 Budget and
Appropriating Funds**

Ms. Carvalho requested a motion to open the Public Hearing.

On MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board opened the Public Hearing.

Ms. Carvalho noted there were no members of the public present. Ms. Carvalho asked if there were any comments. Hearing none, she requested a motion to close the Public Hearing.

On MOTION by Mr. Williams, seconded by Mr. Matthews, with all in favor, the Board closed the Public Hearing.

Ms. Carvalho explained attached to the Resolution is the Budget and this District will be Developer Funded.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2021-11, Adopting the Fiscal Year 2022 Budget and Appropriating Funds.

**Consideration of Fiscal Year 2022
Developer Funding Agreement**

Ms. Carvalho presented the Fiscal Year 2022 Developer Funding Agreement. Haval Farms, LLC and North Manatee investments, LLC will be billed for the Developer contribution of the O&M expenses. She asked Mr. McKay to confirm the developer entity within the agreement. He will follow-up accordingly.

On MOTION by Mr. Weidemiller, seconded by Ms. Williams, with all in favor, the Board approved the Fiscal Year 2022 Developer Funding Agreement, subject to confirmation of the Developer Entity.

**Consideration of Resolution 2021-
12, Adopting the Annual Meeting
Schedule for Fiscal Year 2021-
2022**

Ms. Carvalho presented the Annual Meeting Schedule for Fiscal Year 2021-2022 which is the second Wednesday of the month at 1:30 p.m. at 8141 Lakewood Main Street, Bradenton, FL 34202.

On MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved Resolution 2021-12, Adopting the Annual Meeting Schedule for Fiscal Year 2021-2022.

**Review and Consideration of the
Arbitrage Rebate Compliance
Service Letter**

Ms. Carvalho stated this is a requirement per the Trust Indenture to have the Arbitrage Rebate Calculation done on the bonds. This report is completed at the anniversary of the bonds. Every five years, if there is a yield it must be reported to the IRS. The actual report is done on an annual basis and this particular entity PFM Asset Management is one of the providers of such report.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Arbitrage Rebate Compliance Service Letter with PFM Asset Management to proceed with the arbitrage calculation.

**Ratification of Funding Requests
28-32**

The Board reviewed Funding Requests #28-32.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board ratified Funding Requests # 28-32.

**Review of District Financial
Statements**

The Board reviewed the District's Financial Statements through July 31, 2021.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board accepted the District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Not Present

District Engineer – Mr. Fischer stated the construction is underway for Phase 4A. The Developer hope to start building homes toward the end of October.

District Manager – Ms. Carvalho noted for the record that the next scheduled meeting will be on September 8, 2021 but today's meeting will be continued to August 25, 2021.

**Audience Comments and
Supervisor Requests**

Ms. Matthews asked when the Stewardship District merger be finalized. Mr. Johnson provided an update on the merger. All the documents have been filed with the County. There has been some confusion at the County staff level which he finally sorted out. He had a productive call with the County Attorney on Friday afternoon and his direction was that they were going to have planning staff Rob Wiesel put together a report based on the filings that District Counsel provided. Mr. Johnson expressed to the County that the merger must be finalized before the end of September in order to conclude this Fiscal Year 2021. He has a call tomorrow afternoon with County staff to talk through the process now that the County attorney has reviewed the documents. Mr. Johnson hopes to have a quick path forward. The only thing the District needs the County to do is to repeal the two ordinances. A discussion took place by the Board no additional action was necessary in regard to this matter.

FOURTH ORDER OF BUSINESS

Continuance

There was no further business to come before the Board. Ms. Carvalho requested a motion to continue this meeting to August 25, 2021 at 12:00 and or immediately following the adjournment of Laurel Road CDD.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the August 11, 2021 Board of Supervisor's Meeting for the North River Ranch Community Development District was continued at 1:47pm to August 25, 2021 at 12:00 p.m. and or immediately following the adjournment of Laurel Road CDD.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

**North River Ranch
Community Development District**

Ratification of Funding Requests # 33 -35

NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

Funding Requests 2021-33 - 2021-35

FR #	Description	Amount	Total
2021-33	Clearview Land Design		
		\$ 92.63	
		\$ 430.00	
		\$ 1,266.07	
	PFM Group Consulting		
		\$ 1,666.67	
		\$ 41.40	
	Supervisor Fees - 07/14/2021 Meeting		
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	VGlobalTech		
		\$ 300.00	
		\$ 125.00	
			\$4,521.77
2021-34	McClatchy Company		
		\$177.84	
			\$177.84
2021-35	Clearview Land Design		
		\$ 215.00	
		\$ 98.25	
	PFM Group Consulting		
		\$ 1,666.67	
		\$ 33.96	
	Supervisor Fees - 08/11/2021 Meeting		
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	Vogler Ashton	\$631.50	
			\$3,645.38
		Total	\$8,344.99

North River Ranch Community Development District

Funding Request 2021-33

7/30/2021

Item No.	Payee	Invoice #	General Fund
1	Clearview Land Design		
	Reimbursables Through 07/16/2021	21-01631	\$ 92.63
	Services Through 07/16/2021	21-01633	\$ 430.00
	Reimbursables Through 07/16/2021	21-01634	\$ 1,266.07
2	PFM Group Consulting		
	DM Fee: July 2021	DM-07-2021-35	\$ 1,666.67
	June Reimbursables	OE-EXP-07-31	\$ 41.40
3	Supervisor Fees - 07/14/2021 Meeting		
	Priscilla Heim		\$ 200.00
	Pete Williams		\$ 200.00
	John Blakley		\$ 200.00
4	VGlobalTech		
	Quarter 2 ADA Audit	2800	\$ 300.00
	July Website Maintenance	2900	\$ 125.00
TOTAL			\$ 4,521.77

Venessa Ripoll

Secretary/Assistant Secretary

Chairman

Return to:
 North River Ranch CDD
 c/o PFM Group Consulting
 3501 Quadrangle Boulevard, Ste. 270
 Orlando, FL 32817
 (407) 723-5925 // LaneA@pfm.com

RECEIVED
 By Amanda Lane at 8:36 am, Aug 02, 2021

North River Ranch Community Development District

Funding Request 2021-34

8/6/2021

Item No.	Payee	Invoice #	General Fund
1	McClatchy Company Legal Advertising 07/27/2021 & 08/03/2021 (Ad: IPL0033537)	104123	\$ 177.84
TOTAL			\$ 177.84

Venessa Ripoll

Secretary/Assistant Secretary



Chairman

Return to:
North River Ranch CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
(407) 723-5925 // LaneA@pfm.com

RECEIVED
By Amanda Lane at 1:14 pm, Aug 10, 2021

North River Ranch Community Development District

Funding Request 2021-35

8/20/2021

Item No.	Payee	Invoice #	General Fund
1	Clearview Land Design		
	Services Through 08/13/2021	21-01899	\$ 215.00
	Reimbursables Through 08/13/2021	21-01900	\$ 98.25
2	PFM Group Consulting		
	DM Fee: August 2021	DM-08-2021-35	\$ 1,666.67
	July Reimbursables	OE-EXP-08-28	\$ 33.96
3	Supervisor Fees - 08/11/2021 Meeting		
	Dale Weidemiller		\$ 200.00
	John Leinaweaver		\$ 200.00
	Pete Williams		\$ 200.00
	John Blakley		\$ 200.00
	Ivory Matthews		\$ 200.00
4	Vogler Ashton		
	General Counsel Through 07/31/2021	7069	\$ 631.50
TOTAL			\$ 3,645.38

Vivian Carvalho

Secretary/Assistant Secretary



Chairman

RECEIVED

By Amanda Lane at 9:36 am, Aug 24, 2021

**North River Ranch
Community Development District**

Review of District Financial Statements
(under separate cover)