

**MINUTES OF MEETING  
RIVER LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the River Landing Community Development District was held on Tuesday, December 21, 2021, at 11:00 A.M. at the Esplanade Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.

**Present and constituting a quorum:**

Robert Lee	Chairperson
Travis Stagnitta	Vice Chairperson
Jason Ford	Assistant Secretary
Gabriella Pelleova	Assistant Secretary

**Absent:**

David Wilson	Assistant Secretary
--------------	---------------------

**Also present were:**

James P. Ward	District Manager
Victor Barbosa	District Engineer
Kyle Clawson	District Engineer
Katie Ibarra	District Counsel
Ashley Ligas	District Counsel

**Audience:**

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE  
TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

District Manager James P. Ward called the meeting to order at approximately 11:03 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Wilson, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**September 15, 2021, Regular Meeting Minutes**

Mr. Ward asked if there were any corrections, additions, or deletions from the Minutes; hearing none, he called for a motion.

**On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert Lee, and with all in favor, the September 15, 2021, Regular Meeting Minutes were approved.**

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2022-1**

**Consideration of Resolution 2022-1, a Resolution of the Board of Supervisors of the River Landing Community Development District confirming and approving the actions of the Chairman and District staff regarding the acquisition of certain River Landing Phase 1B Utilities and Conveyance of River Landing Phase 1b Utilities to Pasco County, Florida**

*Ms. Ashley Ligas: This is for the Phase 1B acquisition of utilities and work products. This is being ratified because of the timeline of the turnover. That's what this Resolution does.*

*Mr. Kyle Clawson: This is the Phase 1B utility improvements that have been constructed. The developer is providing to the District and the District will in turn provide to Pasco County for utility dedication in line with the Master Engineer's Report.*

*Mr. Ward: This is subject to acquisition by the District either from existing bond proceeds or from future bond proceeds. I believe the cost of these utilities is right at \$921,000 dollars, of which we have about \$780,000 dollars in our existing construction account. Once all of this has been signed and turned over to the District, then the District will go ahead and process a requisition for payment for these facilities from what is remaining in the 2020 bond series and then will be subject to the remaining piece from future bond series.*

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Mr. Robert Lee, seconded by Mr. Travis Stagnitta, and with all in favor, Resolution 2022-1 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-2**

**Consideration of Resolution 2022-2, a Resolution of the Board of Supervisors of the River Landing Community Development District approving the Phase 1A Easement Agreement: (i) authorizing the Chairperson to execute the Phase 1A Easement Agreement; (ii) approving the conveyance of certain tracts on the Phase 1A Plats; and (iii) providing general authorization**

*Ms. Ashley Ligas: This is just wrapping up the Phase 1A acquisition package. It wasn't platted at the time, so this easement and deed is just tidying that up to complete that process for the Phase 1A portion.*

*Mr. Barbosa: There are two parts to this. One is authorizing the easement agreement between the developer and the HOAs and the CDD which will allow the District to traverse HOA property in order to maintain areas that are to be owned by the District. For example, the second part of this Resolution is the conveyance and acceptance of quit claim deeds from the developer to the District for the common areas and the various areas that the District is going to own and maintain. The easement agreement allows the District to cross HOA owned and maintained properties in order to get to those District*

*maintained properties. Those are the two parts to this Resolution. Are there any questions?* There were none.

**On MOTION made by Mr. Robert Lee, seconded by Mr. Jason Ford, and with all in favor, Resolution 2022-2 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS****Staff Reports****I. District Attorney**

No report.

**II. District Engineer**

No report.

**III. District Manager**

- a) Financial Statement for period ending September 30, 2021 (unaudited)**
- b) Financial Statement for period ending October 31, 2021 (unaudited)**
- c) Financial Statement for period ending November 30, 2021 (unaudited)**

*Mr. Ward: I had mentioned some time ago that there had been changes to Florida Law regarding all Districts' requirements to provide certain information relative to stormwater needs and utility needs on a long term basis to the State. Included in the package is a memo that Jere had prepared for you that outlines the District's requirements, but basically what we are required to do is provide long term capital infrastructure replacement costs for our stormwater system and long term operating costs for that system. Since we do not own any utilities, we do not have any requirements to provide information with respect to that particular item. These are due June 30, 2022, and then every 5 years thereafter. We have already authorized Waldrop to begin the preparation of that. Hopefully, that will be done in the new few months. That will then come back to you. You may take a look at it, and then we will go ahead and submit that to the appropriate State agencies. I believe these go to the County also at some point in time.* He asked if there were any questions; there were none.

**SIXTH ORDER OF BUSINESS****Supervisor's Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor's requests; there were none. Mr. Ward asked if there were any members of the audience present in person, by audio, or by video, with any questions or comments; there were none.

**SEVENTH ORDER OF BUSINESS****Adjournment**

Mr. Ward adjourned the meeting at approximately 11:13 a.m.

On MOTION made by Mr. Jason Ford, seconded by Mr. Travis Stagnitta, and with all in favor, the meeting was adjourned.

ATTEST:

River Landing Community Development District

  
\_\_\_\_\_  
James P. Ward, Secretary

  
\_\_\_\_\_  
Robert Lee, Chairperson