

**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, June 17, 2025 at the River Club Amenity Center, 2345 Oxbow Drive, Wesley Chapel, Florida 33534. It began at 2:00 p.m. and was presided over by Marc Ferlita, Chairperson, with James P. Ward, as Secretary.

Present and constituting a quorum:

Marc Ferlita	Chairperson
Mike Piendel	Vice Chair
Matt Sawyer	Assistant Secretary
Corrin Godlevske	Assistant Secretary

Absent:

David Wilson	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel
Victor Barbosa	District Engineer

Audience:

All residents' 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

Mr. James Ward called the meeting to order at approximately 2:00 p.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

Notice of Advertisement

Notice of Advertisement of Public Hearings

THIRD ORDER OF BUSINESS**Consideration of Minutes****April 15, 2025 - Regular Meeting Minutes**

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

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, the April 15, 2025 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS**PUBLIC HEARINGS**

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

a) FISCAL YEAR 2026 BUDGET**I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, the Public Hearing was opened.

Mr. Ward noted there were no members of the public present in person. He asked if there were any members of the public present via audio or video with any questions; there were none. He called for a motion to close the public hearing.

On MOTION made by Corrin Godlevske, seconded by Matt Sawyer, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any questions or comments from the Board.

Mr. Sawyer asked if the preserve was taken care of and settled.

Mr. Ward stated it was settled administratively from a budget perspective.

III. Consideration of Resolution 2025-13, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2026

Mr. Ward called for a motion.

On MOTION made by Matt Sawyer, seconded by Marc Ferlita, and with all in favor, Resolution 2025-13 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2026 PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Corrin Godlevske, seconded by Matt Sawyer, and with all in favor, the Public Hearing was opened.

Mr. Ward noted there were no members of the public present in person. He asked if there were any members of the public present via audio or video with any questions; there were none. He called for a motion to close the public hearing.

On MOTION made by Matt Sawyer, seconded by Marc Ferlita, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward noted Resolution 2025-14 set the assessment rate and certified the assessment roll. He asked if there were any questions from the Board.

Mr. Sawyer asked if this was for the 2026 tax rolls.

Mr. Ward responded in the affirmative.

III. Consideration of Resolution 2025-14, a Resolution of the Board of Supervisors imposing special assessments, certifying an assessment roll, providing a severability clause; providing for conflict and providing an effective date

Mr. Ward called for a motion.

On MOTION made by Mike Piendel, seconded by Matt Sawyer, and with all in favor, Resolution 2025-14 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-15****Consideration of Resolution 2025-15, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026**

Mr. Ward noted the meeting dates would be the third Tuesday of each month at 2:00 p.m. at the River Club, 2345 Oxbow Drive, Wesley Chapel, Florida 33534. He noted the Resolution allowed the CDD to advertise all meetings once in September, it did not bind the Board to the use of these dates, it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2025-15 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-16****Consideration of Resolution 2025-16, a Resolution of the Board of Supervisors Ratifying, Confirming, and Approving the sale of the River Landing Community Development District Capital Improvement Revenue Bonds, Series 2025; Ratifying, Confirming, and approving the actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff regarding the sale and closing of the Bonds; determining such actions as being in accordance with the authorization granted by the Board; providing a severability clause; and providing an effective date**

Mr. Ward: We issued our series 2025 bonds in March of this year. This Resolution is a bring down resolution. What it does is it conforms the preliminary approval that you all did for purposes of issuance of the bonds to what we actually issued with respect to the series 2025 bonds.

Mr. Piendel: Can you send me that number?

Mr. Ward: I can. I will send you the closing documents. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Marc Ferlita, seconded by Matt Sawyer, and with all in favor, Resolution 2025-16 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-17**

Consideration of Resolution 2025-17, a Resolution of the Board of Supervisors confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain River Landing Phases 2 & 3 Improvements and conveyance of River Landing Phases 4 & 5 Utilities to Pasco County, Florida; and addressing severability and an effective date

Mr. Ward: This confirms and approves the actions of your Chairman and Staff regarding the acquisition of your Phase 2 and 3 improvements and the conveyance of the utilities for Phase 4 and 5 that have been transferred to Pasco County. These are standard form documents that you have seen in the past with respect to all previous improvements that were dedicated to the CDD and then ultimately to the extent they were utility improvements conveyed onto Pasco County for ownership, operations and maintenance. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Marc Ferlita, seconded by Matt Sawyer, and with all in favor, Resolution 2025-17 was adopted, and the Chair was authorized to sign.

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

No report.

II. District Engineer

No report.

III. District Manager

- a) Supervisor of Elections Qualified Elector Report: 700 as of April 15, 2025**
- b) Special District Reporting: Goals and Objectives for Fiscal Year 2026**
- c) Important Board Meeting Dates for Balance of Fiscal Year 2025**
 - i. June/July - Look for Commission on Ethics email (Form 1 Financial Disclosure)**
- d) Financial Statements for period ending April 30, 2025 (unaudited)**
 - a) Financial Statements for period ending May 31, 2025 (unaudited)**

Mr. Ward reported there were 700 qualified electors in the District as of April 15, 2025. He indicated the transition to a qualified elector board would begin in July 2026. He stated the seats up for election were Mr. Marc Ferlita's seat, David Wilson's seat and Mike Piendel's seat; two of these seats would be for qualified electors and the third seat would be a landowner's seat for four years. He discussed the qualified elector's election and how the Board would be responsible for appointing qualified electors to the Board if no one qualified for the seats. He stated the two remaining landowner seats would transition to qualified electors in 2028.

Mr. Sawyer asked if the Board could transition earlier if it wished.

Mr. Ward: Each of you as an individual member can resign at any time and what happens is the remaining Board Members fill the seat. The 2028 seats don't turn over until 2028, so if you resign and fill those seats before then, it can be filled with either a qualified elector or just a resident within the State of Florida.

Mr. Sawyer: So, do we need to wait until 2028 to turn it over, or can we turn it over earlier?

Mr. Ward: You can turn it over earlier if you have enough qualified electors. Okay, next, your goals and objectives for next year are the same as what we had before. He asked if there were any questions; hearing none, he called for a motion to approve the goals and objectives.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, the goals and objectives for Fiscal Year 2026 were approved.

Mr. Ward reminded the Board to file Form 1 by July 1, 2025 and check the ethics training box. He reminded the Board to complete the ethics training for this year by December 31, 2025. He said he would send out links for free ethics training modules. He recommended utilizing personal email addresses on the ethics website for the Form 1 filing to ensure communications from the ethics website were received.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any supervisor's requests; there were none.

TENTH ORDER OF BUSINESS

Public Comments

The public comment period is for items not listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Mr. Ward asked if there were any public comments. There were no public comments; no members of the public were present.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 2:11 p.m.

On MOTION made by Matt Sawyer, seconded by Marc Ferlita, and with all in favor, the meeting was adjourned.

James P. Ward

James P. Ward, Secretary

River Landing Community Development District

Josh Tepper

[Josh Tepper \(Oct 22, 2025 14:16:40 EDT\)](#)

Josh Tepper, Chairperson

RL - Meeting Minutes 6/17/2025

Final Audit Report

2025-10-24

Created:	2025-10-22
By:	Trisha O'Brien (trishaobrien@jpwardassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzL-bHeP-2pFgkHrI7cna-KMjI7Pt5DWh

"RL - Meeting Minutes 6/17/2025" History

-  Document created by Trisha O'Brien (trishaobrien@jpwardassociates.com)
2025-10-22 - 6:08:02 PM GMT
-  Document emailed to James Ward (jimward@jpwardassociates.com) for signature
2025-10-22 - 6:08:06 PM GMT
-  Document emailed to Josh Tepper (jtepperr@taylormorrison.com) for signature
2025-10-22 - 6:08:07 PM GMT
-  Email viewed by James Ward (jimward@jpwardassociates.com)
2025-10-22 - 6:09:00 PM GMT
-  Email viewed by Josh Tepper (jtepperr@taylormorrison.com)
2025-10-22 - 6:16:21 PM GMT
-  Document e-signed by Josh Tepper (jtepperr@taylormorrison.com)
Signature Date: 2025-10-22 - 6:16:40 PM GMT - Time Source: server
-  Email viewed by James Ward (jimward@jpwardassociates.com)
2025-10-24 - 7:11:50 PM GMT
-  Document e-signed by James Ward (jimward@jpwardassociates.com)
Signature Date: 2025-10-24 - 7:13:02 PM GMT - Time Source: server
-  Agreement completed.
2025-10-24 - 7:13:02 PM GMT