

**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, March 15, 2022 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
David Wilson	Assistant Secretary

Absent:

Gabriella Pelleova	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Kyle Clawson	District Engineer
Jere Earlywine	District Counsel
Andrew Gill	

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

Mr. Andrew Gill called the meeting to order at approximately 11:20 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Pelleova, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

December 21, 2021, Regular Meeting Minutes

Mr. Gill 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 Stagnita, seconded by Mr. David Wilson, and with all in favor, the December 21, 2021, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-3

Consideration of Resolution 2022-3, a resolution of the Board of Supervisors of the River Landing Community Development District approving the Proposed Fiscal Year 2023 Budget and setting the Public Hearing on Tuesday, May 17, 2022, at 11:00 A.M. at the Esplanade Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556

Mr. Gill indicated this Resolution approved the proposed budget for Fiscal Year 2023 and set the date, time, and location of the Public Hearing. He noted the date would be Tuesday, May 17, 2022 at 11:00 a.m., and the location would be changed to Rivers Edge Sales Center, 2542 Meander Cove, Wesley Chapel, FL 33543. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Jason Ford, seconded by Mr. David Wilson, and with all in favor, Resolution 2022-3 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of an agreement between the District and the River Landing Community Association, Inc, the Master Homeowners Association, for certain operation, maintenance, and repair services

Mr. Gill: This was for certain maintenance and repair operations for the stormwater management system.

Mr. Jim Ward: For a District where we have the operations in the homeowner's association, we do an agreement between the CDD and the HOA to maintain those homeowner's association facilities. That's what this particular agreement does. This agreement does have some significant reporting requirements that the HOA must comply with in order to be able to maintain the District's facilities. It's got to tell us that it did the work, it's got to certify when it was done. It has to do things like make sure it cleans the storm sewer systems that are run by the CDD, the lake banks are in good shape and littoral shelves are in place. Things of that nature. And it has to do that and make sure it complies with the requirements of the agreement itself on a going forward basis. This is kind of a new agreement because of problems I've had in other agreements recently with other CDDs, so it's been changed in order to try to prevent some of the problems I've seen and make sure the HOAs do this. We will be requiring your association to provide those compliance requirements and we will give that to whoever your HOA manager is. He or she will be required to do that on a periodic basis. It will include the street light system that the CDD has in place in the community and any other assets that we have purchased from your existing bonds. Jere, do you have anything to add?

Mr. Jere Earlywine: I think you got it. Waldrop did a nice job putting together the scope of services and the map, and just as Jim said, exhibit C is that affidavit of maintenance services done on an annual basis by the HOA. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. David Wilson, seconded by Mr. Travis Stagnita, and with all in favor, an agreement between the District and the River Landing Community Association, Inc, the Master Homeowners Association, for certain operation, maintenance, and repair services was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-4

Consideration of Resolution 2022-4, a resolution of the Board of Supervisors approving the assignment of the Engineering Services Agreement, dated September 1, 2020, from Waldrop, Inc. to Atwell, LLC

Mr. Gill: This is due to a recent merger between Waldrop and Atwell which precipitated the assignment for continued services. Included in the package is the assignment and also the original agreement.

Mr. Ward: The only comment I will make is with respect to the agreement. They did provide us a new rate schedule. I have asked Waldrop to remove the upcharge for reimbursables and to ensure that any travel that they do, related to that, is approved by the District in advance of that being done. There are a lot of other costs in there that we will never use, but just generally speaking those are the two changes. I will ask for the record if your firm is okay with the change to the amendment to the rate schedule?

Mr. Kyle Clawson: Yes, we agree with the two notes. There will be no markup on the reimbursables for the engineering and the miscellaneous charges will be preapproved through the District before submitting those requests.

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. David Wilson, and with all in favor, Resolution 2022-4 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

Mr. Gill noted the Stormwater Reporting requirements were being worked on and should hopefully be ready by the end of the month

Mr. Clawson: Yes, we are making progress on the stormwater work order. I'm just going through the Atwell final administrative review of the work order before providing that to the District for approval. We are going to get that document to you guys.

III. District Manager

- a) Financial Statement for period ending December 31, 2021 (unaudited)
- b) Financial Statement for period ending January 31, 2022 (unaudited)
- c) Financial Statement for period ending February 28, 2022 (unaudited)

No report.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Gill asked if there were any Supervisor's requests; there were none. He 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.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Gill adjourned the meeting at approximately 11:30 a.m.

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

River Landing Community Development District


James P. Ward, Secretary


Robert Lee, Chairperson