

**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 17, 2026 at River Club Amenity Center 2345 Oxbow Boulevard, Wesley Chapel, Florida 33543. It began at 2:00 p.m. and was presided over by Mr. Mike Piendel, Chairperson, and James P. Ward as Secretary.

**Present and constituting a quorum:**

Joshua Tepper	Chairperson
Matt Sawyer	Assistant Secretary
Corinn Godlevske	Assistant Secretary

**Absent:**

Mike Piendel	Vice Chair
David Wilson	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Ashley Ligas	District Counsel
Victor Barbosa	District Engineer
Ben Steets	Grau & Associates

**Audience:**

Christine  
Michelle  
Lina Alvadallah  
Sanjiv Parikh  
Greg Burleson

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 these minutes may be transcribed in verbatim.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Ward called the meeting to order at approximately 2:09 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Piendel and Supervisor Wilson, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**January 20, 2026 - 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 Corinn Godlevske, and with all in favor, the January 20, 2026 Regular Meeting Minutes were approved.**

### **THIRD ORDER OF BUSINESS**

### **Consideration of Resolution 2026-2**

**Consideration of Resolution 2026-2, a Resolution of the Board of Supervisors River Landing Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for Tuesday, May 19, 2026, at 2:00 P.M. at the River Club Amenity Center, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33543**

Mr. Ward stated Resolution 2026-2 approved the proposed budget for Fiscal Year 2027, and set the public hearing date for Tuesday, May 19, 2026, at 2:00 P.M. at the River Club Amenity Center, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33543. He indicated the budget was essentially the same as the prior year; the only change was the added townhouse maintenance for the single family preserve areas which added roughly \$30 dollars to the assessment rate. He explained the HOA asked the CDD to take on the preserve maintenance. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Matt Sawyer, seconded by Josh Tepper, and with all in favor, Resolution 2026-2 was adopted, and the Chair was authorized to sign.**

### **FOURTH ORDER OF BUSINESS**

### **Consideration of Resolution 2026-3**

**Consideration of Resolution 2026-3, a Resolution of the Board of Supervisors of the River Landing Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date**

Mr. Ward stated this was a program the State had in place which would allow the CDD to be reimbursed, possibly, for repair of damaged assets after a hurricane event. He noted the CDD was not required to use this program, and it was not worthwhile to try to use it for any amount under \$100,000 dollars, but it would be good to have the Agreement in place just in case.

**On MOTION made by Matt Sawyer, seconded by Corinn Godlevske, and with all in favor, Resolution 2026-3 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) Important Meeting Dates for Fiscal Year 2026**

- **Tuesday, May 19, 2026 - Public Hearing: Proposed Budget for FY 2027**
- **General Election - Qualifying period June 8 - 12, 2026 (Seat 4 and Seat 5)**

**b) Financial Statements for period ending January 31, 2026 (unaudited)**

**c) Financial Statements for period ending February 28, 2026 (unaudited)**

Mr. Sawyer asked about Seat turnover.

Mr. Ward indicated Seats 4 and 5 (Mr. Wilson’s and Mr. Piendel’s seats) would turn over this year; the qualifying period was June 8 through June 12 of 2026. He stated any individual who resided in the community, was registered to vote in this County, could qualify for one of the Seats, be listed on the ballot in November 2026 and take the Seat in December. He indicated Mr. Tepper’s Seat was also up this year but would go to a landowner election.

*Mr. Earlywine: Matt, we've already done all the project completion stuff, all of the permits are turned over, so I don't think there is anything else to do on your end other than turn the Board over when you're ready.*

*Mr. Sawyer: Can we put it on the agenda just to ensure at our next meeting that everything is done, all the completions are done?*

*Mr. Ward: Yes.*

*Mr. Earlywine: Matt, maybe it's worth us getting on the phone with the Engineer and checking to make sure the last permits got turned over. That's the thing that typically lingers. I'll set a call up if you want.*

*Mr. Sawyer: Please do. I'll represent Taylor Morrison on the call.*

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests**

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

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

Mr. Ward asked if there were any public comments; there were none.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 2:14 p.m.

**On MOTION made by Matt Sawyer, seconded by Corinn Godlevske, and with all in favor, the meeting was adjourned.**

River Landing Community Development District

**Signature:** *James Ward*  
James Ward (May 19, 2026 17:26:20 EDT)

**Email:** wardj@pfm.com

James P. Ward, Secretary

**Signature:** *Tina Golub*  
Tina Golub (May 19, 2026 15:56:48 EDT)

**Email:** tgolub@taylormorrison.com

Tina Golub, Chairperson









# RL - Minutes 03 17 2026 - PDF for Sigs

Final Audit Report

2026-05-19

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