

**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 21, 2023 at 11:00 A.M. at the Rivers Edge Sales Center, 2542 Meander Cove, Wesley Chapel, Florida 33543.

Present and constituting a quorum:

Robert Lee	Chairperson
Travis Stagnitta	Vice Chairperson
David Wilson	Assistant Secretary
Matt Sawyer	Assistant Secretary

Absent:

Mike Piendel	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Kyle Clawson	District Engineer
Jere Earlywine	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

Mr. James Ward called the meeting to order at approximately 11:11 a.m. He conducted roll call; all Members of the Board were present, with the exception of Mike Piendel, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

November 1, 2022 - Landowners Meeting

November 1, 2022 – Regular Meeting

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

On MOTION made by Robert Lee, seconded by David Wilson, and with all in favor, the November 1, 2022, Landowners Meeting Minutes were accepted for purposes of inclusion in the record.

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

On MOTION made by David Wilson, seconded by Matt Sawyer, and with all in favor, the November 1, 2022, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-4

Consideration of Resolution 2023-4, a resolution of the Board of Supervisors of the River Landing Community Development District ratifying, confirming and approving the appointment of Legal Counsel for the District; authorizing compensation; and providing for an effective date

Mr. Ward: As you remember, Jere Earlywine switched law firms a year or so ago, from Hopping Green to KE Law, and he has moved on to Kutak Rock, which when the Hopping Green firm split apart, it split into two firms: Kutak Rock and KE Law. Jere is now moving over to the Kutak Rock firm. The agreement that he has proposed to you is consistent with the agreement we had before. The Resolution before you ratifies the actions of my office to move the services to the Kutak Rock firm, prior to today's date, since we needed a lawyer prior to then. He asked if there were any questions; hearing none, he called for a motion.

Mr. Jere Earlywine: Thank you for considering this, and I really appreciate the chance to work with Taylor Morrison and the District.

On MOTION made by Matt Sawyer, seconded by David Wilson, and with all in favor, Resolution 2023-4 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-5

Consideration of Resolution 2023-5, a resolution of the Board of Supervisors of the River Landing Community Development District approving the Proposed Fiscal Year 2024 Budget and setting the Public Hearing on Tuesday, June 27, 2023, at 11:00 A.M. at the Rivers Edge Sales Center, 2542 Meander Cove, Wesley Chapel, Florida 33543

Mr. Ward: The budget is essentially the same as it was in the prior year with one notable exception. I included in this budget \$50,000 dollars to begin establishment of a reserve account in the event that you all have any future needs for repairs, maintenance, or restoration work associated with the assets that belong to the CDD. I've added it this year to all of my CDD budgets specifically along the west coast because I had a number of CDDs that had a lot of damage from Hurricane Ian and no money to pay for any of the restoration work this past year. It does raise the assessment rate over the cap rate which means we will be doing mailed notice to all residents in the community and they will have the opportunity to appear here and ask any questions that they want with respect to this budget.

Apparently the last time we did this, they all showed up and asked questions on unrelated matters to the budget, but we will get through it. The assessment rate is going to \$308.02 dollars next year; it is \$233.41 in the current year. The cap rate will go to \$320.50 next year. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Travis Stagnitta, seconded by Matt Sawyer, and with all in favor, Resolution 2023-5 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

Mr. Kyle Clawson: We are working with Jim and Jere on the utility acquisition for Phases 2 and 3. I will be following up on a couple of documents to work with the District on the acquisition of utilities.

III. District Manager

- I. Important Board Meeting Dates for Balance of Fiscal Year 2023**
 - 1. Public Hearings – FY2023 Budget Adoption – June 27, 2023, 11:00 A.M.**
- II. Financial Statement for period ending December 31, 2022 (unaudited)**
- III. Financial Statement for period ending January 31, 2023 (unaudited)**
- IV. Financial Statement for period ending February 28, 2023 (unaudited)**

No report.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

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

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 11:17 a.m.

On MOTION made by David Wilson, seconded by Travis Stagnitta, and with all in favor, the meeting was adjourned.

River Landing Community Development District


James P. Ward, Secretary


Robert Lee, Chairperson