

**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 Wednesday, March 29, 2021 at 11:00 A.M. at the Esplanade at Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.

Present and constituting a quorum:

Robert Lee	Chairperson
Travis Stagnitta	Vice Chairperson
Barbara Wasinger	Assistant Secretary
David Wilson	Assistant Secretary

Absent:

Jennifer Gardner	Assistant Secretary
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Also present were:

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

Audience:

Drew Miller	Taylor Morrison
Gabriella Pelleova	Taylor Morrison

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 11:20 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Gardner, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Resignation

Consideration of acceptance of the resignation of Ms. Tracy Briones from Seat 4 effective November 20, 2020, whose term is set to expire November 2022

Mr. Ward: Her resignation is effective as of the date of her letter which is November 16, 2020. I will ask that you simply, by motion and second, accept it for purposes of inclusion in the record only.

On MOTION made by Mr. Robert Lee, seconded by Mr. Travis Stagnitta, and with all in favor, the Letter of Resignation was accepted for purposes of inclusion in the record.

- a) Appointment of individual to fill Seat 4**
- b) Oath of Office**
- c) Guide to the Sunshine Law and Code of Ethics for Public Employees**
- d) Form 1 – Statement of Financial Interests**

Mr. Ward explained the Board could now appoint an individual to fill the unexpired term of Ms. Briones by a simple motion and second. He explained the appointed individual was required to be a citizen of the United States, resident of the State of Florida and not a convicted felon. He asked if there were any appointments.

On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert Lee, and with all in favor, David Wilson was appointed to fill Seat 4.

Mr. Ward, as a notary public, administered the Oath of Office to Mr. David Wilson. He asked Mr. Wilson to sign the Oath of Office and return the signed Oath to himself for notarization and to be made part of the public record. He discussed the Form 1 – Statement of Financial Interests and noted Mr. Wilson should call himself (Mr. Ward) with any questions regarding Form 1. He encouraged Mr. Wilson not to forget to file Form 1 or risk incurring fees for late filing. He asked Mr. Wes Haber to review the Sunshine Law and Code of Ethics.

Mr. Wes Haber reviewed the Sunshine Law explaining Board Members were prohibited from communicating about CDD business outside of a publicly noticed meeting. He explained “communicating” included email, text, social media, phone calls, etc., and Board Members needed to be particularly careful about commenting on social media posts regarding CDD business. He indicated if there were any questions about communications, he and Mr. Ward would be happy to answer any questions. He reviewed public record law explaining CDD records were public records, Mr. Ward’s office kept all records, and what happened when a public record request was made. He recommended Mr. Wilson set up a separate email account for CDD business as email communications with the CDD would be public record. He reviewed Chapter 112, Code of Ethics, explaining what constituted a conflict of interest, including personal financial gain. He recommended asking himself or Mr. Ward if there were any questions regarding conflict of interest prior to a vote.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2021-5

Consideration of Resolution 2021-5 re-designation the officers of the River Landing Community Development District

Mr. Ward explained, currently Mr. Lee served as Chairperson, Mr. Stagnitta served as Vice Chair, Ms. Wasinger and Ms. Gardner served as Assistant Secretaries and he served as Secretary and Treasurer. He noted Mr. Wilson could simply be added as an Assistant Secretary or the officer's positions could be reorganized as the Board deemed appropriate. He stated if the Board wished to simply add Mr. Wilson as an Assistant Secretary and leave the remaining positions as they were, approval of Resolution 2021-5 would be in order.

On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert Lee, and with all in favor, Resolution 2021-5 was adopted as amended, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Minutes

November 18, 2020 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 David Wilson, seconded by Mr. Robert Lee, and with all in favor, the November 18, 2020 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-6

Consideration of Resolution 2021-6, a Resolution of the River Landing Community Development District amending the Fiscal Year 2021 Budget which began on October 1, 2020 and ends on September 30, 2021

Mr. Ward: The sole purpose of the amendment was to include the improvements for the street lighting program that the District is now undertaking within the District itself because of the amount it requires in amendment to your actual adopted budget for the general fund. It is all funded by contributions from private sources, essentially Taylor Morrison funds the full operating budget for 2021. He 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 2021-6 was adopted as amended, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-7

Consideration of Resolution 2021-7 Approving the Proposed Fiscal Year 2022 Budget and setting the Public Hearing on Wednesday, May 19, 2021 at 11:00 A.M. at the Esplanade Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556

Mr. Ward: You are required to approve a budget solely for the purpose of setting your public hearing. The public hearing is scheduled for May 19, 2021, Wednesday, at 11:00 a.m. at the Esplanade Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556. The approval of the budget does not bind you to anything in the Budget, it merely allows you to move forward through the process. The budget is similar to what you have seen in the prior years for your general fund. Obviously, the difference being streetlights for operations for purposes of next year. The debt service fund is a new fund that you have this year. It is related to your series 2020A and 2020B bonds. Your 2020A bonds are permanent assessments that stay on all of the units and they will go on roll this coming year for all platted property within the District. Any that we have off roll can be billed directly by the District itself, but that decision will be made later in the year. The 2020B bonds are what can be paid off by property owners, and in this instance, Taylor Morrison is choosing to do so. That is billed directly to Taylor Morrison during the year and to the extent that they do pay off any lots during the year, then they will be reflected in those payments on a going forward basis. He asked if there were any questions; hearing none, he called for a motion. He asked the Board Members to put the public hearing date on the calendar to ensure attendance.

On MOTION made by Mr. Robert Lee, seconded by Mr. David Wilson, and with all in favor, Resolution 2021-7 was adopted as amended, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals

Consideration of Proposals for providing Audit Services to the District for the Fiscal Years 2021 – 2025

Mr. Ward: With the issuance of your 2021 bonds the District is required to have audits prepared on a going forward basis. I did go through the process of advertising pursuant to the requirements of the Statute. The auditors submit proposals to you which are both price-based and qualification-based. You are required to rank them to the extent that you have the proposals to do that. I provided a ranking form for you to use. My staff chose to fill that out for you in case you would like to use the ranking form in your bid package. There are two bidders: Grau and Associates, and Berger, Toombs, Elam, Gaines, and Frank. The Grau firm came in with total technical and price points of 34. The Berger firm came in with a total technical and price points of 32. When I look at the ranking form the fee structure for Grau was \$20,000 over the five-year period and \$19,175 for the Berger firm. Obviously, we think that the Grau firm is a little bit better qualified than the Berger firm. I don't particularly care which one you use. It is your choice to choose what you want. If you want to accept this ranking you can do so, and we will enter into the agreement with Grau. If you want to change it around, you are welcome to do that also.

On MOTION made by Mr. Robert Lee, seconded by Mr. Travis Stagnitta, and with all in favor, the ranking as provided by staff was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- a) **Financial Statement for period ending November 30, 2020 (unaudited)**
- b) **Financial Statement for period ending December 31, 2020 (unaudited)**
- c) **Financial Statement for period ending January 31, 2021 (unaudited)**
- d) **Financial Statement for period ending February 28, 2021 (unaudited)**

No report.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests.

Ms. Barbara Wasinger: I would like to put my resignation in effective immediately.

Mr. Ward: They don't need to accept it. So, you are just resigning from the Board effective as of you are speaking on the record today. I will give you the appropriate Form 1 apps after the meeting and get you to sign a little note to that effect. With her resignation, that does set up the procedure which we did earlier which means that the remaining Board members may appoint someone to fill the unexpired term of Barbara which is set to expire November of 2022. As I said before the person must be a US citizen, a resident of the State of Florida and not a convicted felon. You may do that today or at your next meeting. I will let you all discuss that.

Mr. Travis Stagnitta: Taylor Morrison would like to see Gabi if you would accept that.

On MOTION made by Mr. Travis Stagnitta, seconded by Mr. David Wilson, and with all in favor, Gabriella Pelleova was appointed to fill Seat 1.

Mr. Ward indicated as Ms. Pelleova was present via phone, he would swear Ms. Pelleova in prior to the next Board Meeting.

Mr. Ward asked if there were any audience questions or comments.

Mr. Drew Miller: We are in the middle of permitting for SFWMD and adding onsite mitigation areas. I believe the current engineer report does discuss the stormwater and some of these other features, but we will be looking to potentially have the CDD co-permittee, but at the very least we will be turning over the mitigation sites to the CDD for perpetual maintenance. Just wanted to give the Board that heads up.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 11:43 a.m.

On MOTION made by Mr. David Wilson, seconded by Mr. Robert Lee, and with all in favor, the meeting was adjourned.

River Landing Community Development District



James P. Ward, Secretary



Robert Lee, Chairperson