

**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, April 10, 2024 at 10:00 A.M. at the Rivers Edge Sales Center, 2542 Meander Cove, Wesley Chapel, Florida 33543.

Present and constituting a quorum:

Mike Piendel	Chairperson
David Wilson	Vice Chair
Matt Sawyer	Assistant Secretary
Marc Ferlita	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel
Ben Steets	Grau and Associates

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 10:12 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Resignations

Acceptance of the Resignation of Mr. Robert Lee from Seat 2 effective December 15, 2023, whose term is set to expire November 2024, and Mr. Travis Stagnitta from Seat 3 effective April 2, 2024, whose term is set to expire November 2024

- a) Appointment of individual to fill Seats 2 and 3
- b) Oath of Office
- c) Guide to the Sunshine Law and Code of Ethics for Public Employees
- d) Sample of E-filed Form 1 – Statement of Financial Interests (2024 Changes to the Law and filing requirements)

On MOTION made by Matt Sawyer, seconded by David Wilson, and with all in favor, the Resignations of Mr. Robert Lee from Seat 2 effective December 15, 2023, whose term is set to expire November 2024, and Mr. Travis Stagnitta from Seat 3 effective April 2, 2024, whose term is set to expire November 2024 were accepted.

Mr. Ward indicated the Board could appoint individuals to fill the vacant seats.

The Board appointed Mr. Marc Ferlita to fill Seat 3.

On MOTION made by David Wilson, seconded by Matt Sawyer, and with all in favor, Marc Ferlita was appointed to fill Seat 3.

Mr. Ward indicated he would swear Mr. Ferlita in before the next meeting.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-1

Consideration of Resolution 2024-1, a resolution of the Board of Supervisors re-designation the officers of the River Landing Community Development District

Mr. Ward asked the Board how it would like to re-designate the Board officers.

The Board chose to designate Mike Piendel as Chairperson, David Wilson as Vice Chair, the remaining Board Members as Assistant Secretaries and Jim Ward as Secretary and Treasurer.

On MOTION made by Matt Sawyer, seconded by David Wilson, and with all in favor, Resolution 2024-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Minutes

June 27, 2023 – Regular Meeting

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 June 27, 2023, Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS

Consideration of Audited Financial Statements

Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2023

Mr. Ward introduced Ben Steets with Grau and Associates.

Mr. Ben Steets with Grau and Associates indicated this audit was performed in accordance with the standards set by the Florida Auditor General and the generally accepted auditing standards. He declared the auditor’s opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP). He stated there were no instances of noncompliance with Florida Statutes and there were no findings. He concluded the District was in compliance, Grau issued a clean opinion, and there were no findings.

On MOTION made by Matt Sawyer, seconded by David Wilson, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2023 were accepted.

THE RECORDING ENDS HERE.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-2

Consideration of Resolution 2024-2, 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 1b, 2 and 3 Stormwater Improvements; and addressing severability and an effective date

On MOTION made by David Wilson, seconded by Matt Sawyer, and with all in favor, Resolution 2024-2 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-3

Consideration of Resolution 2024-3, a Resolution of the Board of Supervisors Reaffirming, Restating and Re-Establishing the District’s adoption of an Electronic Records Policy and a policy on the use of Electronic Signatures; addressing severability, conflicts, and an effective date

On MOTION made by Matt Sawyer, seconded by David Wilson, and with all in favor, Resolution 2024-3 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-4

Consideration of Resolution 2024-4, a Resolution of the Board of Supervisors Approving the Proposed Fiscal Year 2025 Budget and setting the Public Hearing on Tuesday, June 18, 2024, at 11:00 A.M. at the Rivers Club, 2345 Oxbow Blvd, Wesley Chapel, Florida 33543

On MOTION made by David Wilson, seconded by Matt Sawyer, and with all in favor, Resolution 2024-4 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-5

Consideration of Resolution 2024-5, a Resolution of the Board of Supervisors Designating a date, time and location for a Landowners' Meeting and Election; Providing for publication; Establishing forms for the Landowner Election; and providing for severability and an effective date

On MOTION made by David Wilson, seconded by Matt Sawyer, and with all in favor, Resolution 2024-5 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

- a) New performance reporting requirements for CDDs.

II. District Engineer

III. District Manager

- a) Update on Ethics Training for Public Officials
- b) *Important Board Meeting Dates for Balance of Fiscal Year 2024:*
 - 1) Proposed – June 18, 2024, Public Hearings – Approval of Budget Fiscal Year 2025
 - 2) Landowners Election – November 19, 2024 (Seat 1, 2, & 3)
- c) Financial Statement for period ending January 31, 2024 (unaudited)
- d) Financial Statement for period ending February 29, 2024 (unaudited)
- e) Financial Statement for period ending March 31, 2024 (unaudited)

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

TWELVTH ORDER OF BUSINESS

Adjournment

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

River Landing Community Development District



 James P. Ward, Secretary



 Marc Ferlita, Chairperson