

**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, April 15, 2025 at 11:00 A.M. at the River Club, 2345 Oxbow Drive, Wesley Chapel, Florida 33534.

Present and constituting a quorum:

Marc Ferlita	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
Jere Earlywine	District Counsel
Victor Barbosa	District Engineer

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 11:00 a.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

February 18, 2025 – Regular Meeting Minutes

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

On MOTION made by David Wilson, seconded by Matt Sawyer, and with all in favor, the February 18, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Agreement

Consideration of an Agreement between the River Landing Community Development District and the River Landing Community Association, Inc. for routine operation, maintenance and repair of various improvements and facilities for the community that the District serves

Mr. Ward noted this was discussed at the last meeting but was deferred in order to clarify what would not be included. He stated the conservation preserve areas were removed from the Agreement as the CDD was maintaining these assets. He explained the lakes, the stormwater, the stormwater lakes, the drainage pipes, the culvert pipes, etc., and the streetlight system remained in the Agreement to be maintained by the Master HOA, exclusive of any damage done by hurricanes. He indicated there was a revised exhibit included. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corinn Godlevske, and with all in favor, the Agreement between the River Landing Community Development District and the River Landing Community Association, Inc. was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-8

Consideration of Resolution 2025-8, a Resolution of the Board of Supervisors Approving the Proposed Fiscal Year 2026 Budget and setting the Public Hearing on Tuesday, June 17, 2025, at 2:00 P.M. at the River Club, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33534

Mr. Ward indicated Resolution 2025-8 began the fiscal year 2026 budget process. He stated approval did not bind the Board to anything within the budget. He stated the budget had not changed much since fiscal year 2025; the townhouse assessment rates for fiscal year 2026 would be \$229.51 dollars; the assessment rates for fiscal year 2025 were \$192.47. He indicated the single family assessment rate would be \$401.29 in fiscal year 2026; the single family assessment rate was \$364.29 in fiscal year 2025. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Marc Ferlita, and with all in favor, Resolution 2025-8 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-9

Consideration of Resolution 2025-9, a Resolution of the River Landing Community; authorizing the execution and delivery of a Promissory Note; Authorizing The Proper Officials to do all things deemed

necessary in connection with the execution of such Promissory Note; and providing for severability, conflicts, and an effective date

Mr. Ward asked Jere Earlywine to discuss Resolution 2025-9.

Mr. Earlywine: The developer always puts in more infrastructure than there are bond proceeds for and there are also bond proceeds available at the beginning for construction purposes and there are some which are tucked away in a reserve account that can come available later. In this case, with the 2025 bonds, we've got about \$88,000 dollars in a reserve account. I think it's actually set at 25% of maximum annual debt service and it will reduce down to 10% when certain conditions are met. Which means there will be a release of around \$50,000 dollars or so for construction purposes. Katie, in my office, has tallied about \$400,000 dollars plus that we owe the developer. Obviously, we will have enough money to pay for that and the developer has done more than that as well. This is what we have on the books. But the idea behind this resolution is it approves a promissory note such that when the \$50,000 dollars comes available from the reserve account and goes into the construction account, we can basically pay part of that IOU back and use that money to pay of part of that \$400,000 dollars. The promissory note is going to be in the amount of the reserve release which is roughly \$50,000 dollars and is basically 60% of the \$88,000 dollars. That's what the promissory note is for.

On MOTION made by Marc Ferlita, seconded by Corinn Godlevske, and with all in favor, Resolution 2025-9 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-10

Consideration of Resolution 2025-10, a Resolution setting forth the specific terms of the District's Capital Improvement Revenue Bonds, Series 2025; making certain additional findings and confirming and/or adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority To Prepare Final Reports And Update This Resolution; Confirming the maximum assessment lien securing the Bonds; addressing the allocation and collection of the assessments securing the Bonds; Addressing prepayments; addressing true-up payments; providing for the supplementation of the Improvement Lien Book; and providing for conflicts, severability and an effective date

Mr. Ward: This Resolution sets forth the final terms of your series 2025 bonds issued most recently. The final par amount issued was \$4,990,000 dollars. The average coupon is 575. The reserve requirement is 25% of annual debt service. We will be on role for these units in November of this year. We have capitalized interest through November 1 of 2025. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Marc Ferlita, seconded by Matt Sawyer, and with all in favor, Resolution 2025-10 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-11

Consideration of Resolution 2025-11, a Resolution of the Board of Supervisors of the River Landing Community Development District confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain River Landing Phases 2 & 3 Improvements and conveyance of River Landing Phases 4 & 5 Utilities to Pasco County, Florida; and addressing severability and an effective date

Mr. Ward: This confirms and approves the actions of your Chairman and Staff regarding the acquisition of your Phase 2 and 3 improvements and your Phase 4 and 5 that have been transferred to Pasco County. This is similar to what you have seen for other facilities in the past. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Corinn Godlevske, seconded by Matt Sawyer, and with all in favor, Resolution 2025-11 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-12

Consideration of Resolution 2025-12, a Resolution of the Board of Supervisors of the River Landing Community Development District Re-Designating Dates, Time, and Location for Regular Meetings of the Board of Supervisors of the District; providing for conflict; providing for severability and providing an effective date

Mr. Ward: This redesignates the regular Board Meeting dates, time, and location for the balance of the fiscal year. The date and location will not change, but the time will change to 2:00 o'clock in the afternoon. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corinn Godlevske, and with all in favor, Resolution 2025-12 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Earlywine: I was going to ask for a project update. I was curious about the last phases and when you think you might be wrapping up those for project completion purposes.

Mr. Piendel: The package for 4 and 5 is under review for the County, so that should be completed here in the next few weeks. Hopefully, we can get that back by the end of the month and we should have everything we need for 4 and 5, and then that would be everything.

Mr. Earlywine: Have all the permits been turned over and that kind of thing? Have all the water management permits been turned over in the process?

Mr. Piendel: I will have to check.

Mr. Earlywine: Jim, it sounds like we can do this at the next meeting for budget purposes. We can run the project completion at the same time if you think that works.

Mr. Ward: I think that's a great idea.

II. District Engineer

No report.

III. District Manager

a) Important Board Meeting Dates for Balance of Fiscal Year 2025:

- 1) June 17, 2025 – Proposed Fiscal Year 2026 Budget Public Hearings**
- b) Financial Statement for period ending February 28, 2025 (unaudited)**
- c) Financial Statement for period ending March 31, 2025 (unaudited)**

No report.

TENTH ORDER OF BUSINESS

Supervisor's Requests

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

ELEVENTH ORDER OF BUSINESS

Public Comments

The public comment period is for items not listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Mr. Ward asked if there were any public comments. There were no public comments; no members of the public were present.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 11:09 a.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


James P. Ward, Secretary


Mike Piendel, Chairperson