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, May 19, 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 Ms. Tina Golub, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Tina Golub	Chairperson
Mike Piendel	Vice Chairperson
Matt Sawyer	Assistant Secretary
Corrin Godlevske	Assistant Secretary
David Wilson	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel

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 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 2:07 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS **Notice of Advertisement**

Notice of Advertisement of Public Hearings and Regular Meeting

THIRD ORDER OF BUSINESS **Acceptance of Resignation**

Acceptance of the Resignation of Mr. Josh Tepper from Seat 3, which became effective May 19, 2026, whose term is set to expire November 2026. Discussion of individual to fill Seat 3

a) **Appointment of individual to fill Seat 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; (Changes to the Law and filing requirements as of January 1, 2026)

Mr. Ward called for a motion to accept Mr. Josh Tepper's resignation.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Mr. Josh Tepper's resignation was accepted into the record.

Mr. Ward stated the balance of the Board could appoint an individual to fill Mr. Tepper's unexpired term by simple motion and second. He noted Mr. Tepper's seat was a landowner's seat and as such could be filled by anyone who was a citizen of the United States, resident of the State of Florida, and not a convicted felon. He asked if the Board had an individual in mind.

The Board discussed the matter and decided to appoint Tina Golub to fill Mr. Tepper's unexpired term.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Ms. Tina Golub was appointed to fill Mr. Josh Tepper's unexpired term.

As a notary public, Mr. Ward administered the Oath of Office to Ms. Tina Golub.

Ms. Tina Golub signed the Oath and returned the Oath to Mr. Ward for inclusion in the record.

Mr. Ward noted Ms. Golub sat on other CDD Boards and was familiar with the Sunshine Law and Code of Ethics. He stated Ms. Golub would need to update her Form 1 with the Ethics Commission within 30 days.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-4

Consideration of Resolution 2026-4, a Resolution of the Board of Supervisors re-designating the officers of the River Landing Community Development District

Mr. Ward asked the Board to re-designate its officers.

The Board chose to appoint Tina Golub as the Chairperson, Mike Piendel as Vice Chairperson, the remaining Board members as Assistant Secretaries and Mr. Ward as Secretary and Treasurer.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS Consideration of Minutes

March 17, 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 Corrin Godlevske, and with all in favor, the March 17, 2026 Regular Meeting Minutes were approved.

SIXTH ORDER OF BUSINESS FISCAL YEAR 2027 BUDGET

a) FISCAL YEAR 2027 BUDGET

I. Public Comment and Testimony

II. Board Comment

III. Consideration of Resolution 2026-, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2027

b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

I. Public Comment and Testimony

II. Board Comment

III. Consideration of Resolution 2026-, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll

Mr. Ward stated he received an email from the River Landing Homeowner's Association that the Agreement was invalid and the Association no longer wanted to do the maintenance work related to the CDD under the agreement.

Mr. Jere Earlywine stated he spoke with the HOA. He indicated the HOA was going through the turnover process and did not want to continue to take care of the community's stormwater system. He said it was within the realm of the CDD to take over maintenance of the stormwater system; the CDD had the permits, the real estate rights, and it was the District's obligation to maintain the stormwater system. He noted, however, it would result in some changes to the budget.

Mr. Ward: We hurried to get a revised budget ready for you for today's meeting which basically takes over all of the facilities owned by the CDD, which essentially was the stormwater system which included the lakes and preserves. We do own the streetlight system in the community and there are some minor open spaces we are aware of which are owned by the CDD. We are going to do two things today; one is I'm going to ask you to not consider both Resolution 2026-5 and Resolution 2026-6. We are going to redo those resolutions, and we are going to renumber them. We are going to amend the date and time of the public hearing to Tuesday, June 30, 2026 at 1:00 p.m. here at the River Club. Basically, we are starting over at this point. Your current assessment levels for the *single family is $401 dollars. When we add all of the operations into this the assessment rate will be $1,374.91 dollars for fiscal year 2027. All we have done is move all of the operations into the CDD. We will have to send mailed notice to the community for this public hearing on June 30. I'm sure you will get the public here at that time with questions. The only reason this budget is changing is because of what we have been requested to do by the HOA.*

Speaker (male): It's a done deal?

Speaker (male): This is something they have been talking about for years. I have explained to them whether you go through the HOA or the CDD you are still paying for it. There is more control within the HOA, and I don't think the River Landing HOA cares. They just see that the CDD owns it and it needs to go out to the CDD. What I was asked was to look at the CDD budget. You've moved over everything and then because we had the maintenance exhibit where the onsite management team would manage those areas, now that they are doing it, we've also asked them to increase their contract because the day to day of their operations is also going to increase significantly. If they come back to the public hearing and they want it back, we are not going to do this flip flop thing where they want to take back the maintenance because they want more control over it. They have already indicated what they want, so we will adopt this on the 30th or June. For that meeting, it will be the public hearing. Do we adopt the budget first and then allow comment?

Mr. Ward: You open the public hearing, allow comment, close the public hearing, and then adopt the budget. So, the first thing I will ask is for a motion to adopt what we will revise as Resolution 2026-5; it is amending the date and time of the public hearing to June 30th, 2026 at 1:00 p.m.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Resolution 2026-5 was adopted, and the Chair was authorized to sign.

Mr. Ward: The second will be Resolution 2026-6 which approves your proposed amended budget which we just discussed.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Resolution 2026-6 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Consideration of Resolution 2026-7

Consideration of Resolution 2026-7, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027

Mr. Ward noted the meeting dates would be the third Tuesday of each month at 2:00 p.m. at the River Club Amenity Center. He noted the Resolution did not bind the Board to the use of these dates; it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions.

On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS Consideration of Resolution 2026-8

Consideration of Resolution 2026-8, a Resolution of the Board of Supervisors of the River Landing Community Development District Designating a Date, Time and Location for a Landowners' Meeting and Election for Thursday, November 17, 2026, at 2:00 P.M. at the River Club, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33543; Providing for publication; establishing forms for the Landowner Election; and providing for severability and an effective date

Mr. Ward stated Resolution 2026-8 designated the date, time and location of the Landowner's Meeting for Thursday, November 17, 2026 at 2:00 p.m. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS Consideration of Resolution 2026-9

Consideration of Resolution 2026-9, a Resolution of the Board of Supervisors of River Landing Community Development District implementing Section 190.006(3), Florida Statutes, and requesting that the Pasco County Supervisor of Elections begin conducting the District's General Elections; providing for compensation; setting forth the terms of office; authorizing notice of the qualifying period; and providing for severability and an effective date

Mr. Ward stated Resolution 2026-9 implemented Chapter 190.006(3) requesting Pasco County Supervisor of Elections to conduct the general elections. He indicated there were two seats up for election. He stated if anyone qualified, they would go on the November ballot and would be sworn in two weeks after the general election. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS Consideration of Resolution 2026-10

Consideration of Resolution 2026-10, a Resolution of the Board of Supervisors Approving the agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; Authorizing the Chairperson to execute the agreements; providing general authorization; and addressing conflicts, severability, and an effective date

Mr. Ward stated he sold his firm to PFM Management Services LLC and PFM Financial Advisors LLC. He noted he would remain with PFM for a year or so before he transitioned out. He explained Resolution 2026-10 transferred the JPWard and Associates LLC agreement over to PFM. He explained PFM separated his single agreement into two agreements, one with PFM Management Services and one with PFM Financial Advisors; however, the scope of services and fee structures remained the same. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2026-10 was adopted, and the Chair was authorized to sign.

ELEVENTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Supervisor of Elections Qualified Elector Report dated April 15, 2026
b) 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)
c) Financial Statements for period ending March 31, 2026 (unaudited)
d) Financial Statements for period ending April 30, 2026 (unaudited)

Mr. Ward indicated the Supervisor of Elections reported the District had 955 qualified electors as of April 15, 2026. He noted the District had two seats transitioning to qualified electors this year, and there would also be a landowner's election for the last landowner's seat in November.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

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

Speaker (male): asked if the HOA provided a date as to when it would stop maintaining the CDD assets.

Mr. Ward responded he did not know. He asked if Mr. Earlywine knew.

Mr. Earlywine: They have just given us notice. I think we have a period of time to absorb that, but it's only 30 or 60 days. I think we probably want to get contractors up and running pretty quickly. I can reach back out to them. They were very cordial. They were open to having further conversations about it too, but it didn't sound like something they were interested in doing long term.

Speaker (male): If the costs are not in this fiscal year's budget, and obviously they are not going to be, we are going to consider a special assessment against the District to cover those costs as well.

Mr. Ward: Okay.

THIRTEENTH ORDER OF BUSINESS Public Comments

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

FOURTEENTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 2:25 p.m.

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

River Landing Community Development District

Signature: James Ward
James Ward (Jul 7, 2026 07:59:24 EDT)
Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Tina Golub
Tina Golub (Jul 13, 2026 13:21:52 EDT)
Email: tgolub@taylormorrison.com
Tina Golub, Chairperson

RL - Minutes 05 19 2026 - To Sign

Final Audit Report 2026-07-13

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