

**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, June 21, 2022 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
Mike Piendel	Assistant Secretary
Matthew Sawyer	Assistant Secretary

Also present were:

James P. Ward	District Manager
Kyle Clawson	District Engineer
Jere Earlywine	District Counsel
Tony Grau	Grau and Associates
Andrew Gill	JP Ward and Associates

Audience:

**Rakesh G.
Tammy Stewart**

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. Andrew Gill called the meeting to order at approximately 11:16 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Resignations

Consideration of acceptance of the resignation letters of Mr. Jason Ford from Seat 5 effective March 15, 2022, whose term is set to expire November 2022, Ms. Gabriella Peolleova from Seat 1 Effective May 25, 2022, whose term is set to expire November 2022

- a) Appointment of individual to fill Seats 1 & 5
- 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. Gill explained the District’s Charter Florida Statute 190 provided the mechanism to replace members who resigned by a simple majority vote of the remaining Board Members. He asked if the Board had any nominations for appointment.

The Board nominated Matthew Sawyer and Mike Piendel for fill the two open Seats.

On MOTION made by Mr. Robert Lee, seconded by Mr. David Wilson, and with all in favor, Matthew Sawyer was appointed to fill Seat 1.

On MOTION made by Mr. Robert Lee, seconded by Mr. David Wilson, and with all in favor, Mike Piendel was appointed to fill Seat 5.

Mr. Gill, as a notary public, administered the Oath of Office to Mr. Sawyer and Mr. Piendel. He asked Mr. Sawyer and Mr. Piendel 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 noted Mr. Sawyer and Mr. Piendel were provided a copy of the Guide to the Sunshine Law, the Code of Ethics, as well as a Form 1 – Statement of Financial Interests. He discussed the Form 1 – Statement of Financial Interests and encouraged Mr. Sawyer and Mr. Piendel not to forget to file Form 1 or risk incurring fees for late filing.

Mr. Ward discussed the Sunshine Law explaining it essentially indicated no two Members of the Board could do business outside of an open noticed public meeting. He indicated the Board Members were welcome to contact himself or Jere Earlywine with any questions.

Mr. Jere Earlywine asked if the new Board Members had served on other CDD Boards.

Mr. Sawyer and Mr. Piendel responded in the affirmative.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-5

Consideration of Resolution 2022-5, a resolution of the Board of Supervisors re-designation the officers of the River Landing Community Development District

Mr. Gill indicated Resolution 2022-5 set Matt Sawyer as Assistant Secretary in Seat 1, Mike Piendel as Assistant Secretary in Seat 5, Robert Lee as Chairperson in Seat 2, Travis Stagnita as Vice Chair in Seat 3, and David Wilson as Assistant Secretary in Seat 4 with James Ward as Secretary and Treasurer. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Mike Piendel, seconded by Mr. David Wilson, and with all in favor, Resolution 2022-5 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Minutes

March 15, 2022, Regular Meeting Minutes

Mr. Gill 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 March 15, 2022 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-6

Consideration of Resolution 2022-6, a resolution of the Board of Supervisors of the River Landing Community Development District approving the Proposed Fiscal Year 2023 Budget and setting the Public Hearing on Tuesday, July 19, 2022, at 11:00 A.M. at the Rivers Edge Sales Center, 2542 Meander Cove, Wesley Chapel, Florida 33543

Mr. Gill: The District's Legislation requires the District Manager to submit the proposed Budget to the Board by June 15 for approval which was done. The approval of this Budget is only intended to permit us to proceed through the Budget process and adoption of the Budget at the Public Hearing. The Public Hearing, we have set right now, is scheduled for Tuesday, July 19, 2022 at 11:00 a.m. in this location.

On MOTION made by Mr. Mike Piendel, seconded by Mr. David Wilson, and with all in favor, Resolution 2022-6 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Agreement

Acceptance of the Audited Financial Statements of the River Landing Community Development District for Fiscal Year 2021

Mr. Gill introduced Tony Grau with Grau and Associates.

Mr. Tony Grau with Grau and Associates reviewed the Audited Financial Statements for the Fiscal Year ended September 30, 2021. He reported pages 1 and 2 reflected a clean opinion with respect to the financial statements of the District. He stated page 3 was the management discussion and analysis which was a recap of the financial activity during the Fiscal Year. He indicated page 5 showed the condensed statement of net position and next was the income statement (changes in net position) which showed revenues, expenses, and the change in net position. He noted the prior year had not been audited, there was very little activity as the District had just been created. He stated as of September 30, 2021, the net position was negative \$8,019,000 dollars due to conveyance of infrastructure. He noted there were also bond issue costs and interest which contributed to the deficit. He noted this was not unusual in this type of situation. He indicated next were the financial statements with the statement of net position. He stated next was the statement of activity (income statement). He stated the balance sheet for the governmental funds was on page 9; there were three funds, the general fund, debt service fund, and capital project fund. He noted the general fund had no equity, assets were equal to its liability as of the balance sheet date, and for the other two funds, the entire amounts were restricted. He stated the income statement was on page 11 and showed the revenues, prepaid assessments, developer contributions, bond issuance and ending fund balances. He reported on

page 13 were the footnotes to the financial statements which were standard. He indicated on page 19 were the changes in the capital assets. He stated page 20 showed the long term debt which reflected additions for the new loans; nothing was paid in principle; the first principal payment would be next year for \$155,000 dollars. He reported budget to actual was on page 22 and starting page 24 was the new schedule required by Florida Statute and the Auditor General. He stated the remainder of the report contained the various reports required under government auditing standards and by the Auditor General. He reported there were no findings and only clean opinions.

Mr. Gill asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. David Wilson, seconded by Mr. Travis Stagnita, and with all in favor, the Audited Financial Statements of the River Landing Community Development District for Fiscal Year 2021 were accepted for purposes of inclusion in the record.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-7

Consideration of Resolution 2022-7, a resolution of the Board of Supervisors designating a new location for the remainder of regular meetings of the Board of Supervisor's for Fiscal Year 2022

Mr. Gill indicated the remaining meetings for Fiscal Year 2022 were set at the Rivers Edge Sales Center; this was the only change. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. David Wilson, seconded by Mr. Robert Lee, and with all in favor, Resolution 2022-7 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-8

Consideration of Resolution 2022-8, a resolution of the Board of Supervisors establishing the date, time, and location for regular meetings of the Board of Supervisor's for Fiscal Year 2023

Mr. Gill indicated the meetings for Fiscal Year 2023 were set for the third Tuesday of each month at 11:00 a.m. at the Rivers Edge Sales Center. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Mike Piendel, seconded by Mr. David Wilson, and with all in favor, Resolution 2022-8 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-9

Consideration of Resolution 2022-9, a resolution of the Board of Supervisors designating the date, time, and location for a landowners' meeting and election; providing for publication; and establishing forms for the landowner's election

Mr. Gill explained because this was the first landowners' election following establishment of the District it was required to be held on the first Tuesday of November, on November 1, 2022, at 11:00 a.m. at the Rivers Edge Sales Center. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Mike Piendel, seconded by Mr. David Wilson, and with all in favor, Resolution 2022-9 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2022-10

Consideration of Resolution 2022-10, a resolution of the Board of Supervisors of adopting the Revised Master Engineer's Report

Mr. Gill asked Mr. Kyle Clawson to speak.

Mr. Clawson: The Master Engineer's Report noted the townhome roads previously identified as private have been updated to public per coordination with the developer, District Counsel, and District Manager.

Mr. Gill asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Mike Piendel, seconded by Mr. David Wilson, and with all in favor, Resolution 2022-10 was adopted, and the Chair was authorized to sign.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-11

Consideration of Resolution 2022-11, a resolution of the Board of Supervisors re-ratifying the actions of the District Chairman and District staff related to the acquisition of the Improvements, the execution of documents relating to such acquisition of the Improvements, and all actions taken in the furtherance of the acquisition, related to the acquisition and conveyance of townhomes roadway improvement.

Mr. Gill: Just to confirm, this Resolution follows Resolution 2022-10.

Mr. Earlywine: Resolution 2022-11 is actually the acquisition of the townhome improvements themselves so that the District can pay for them under the Acquisition Agreement.

On MOTION made by Mr. David Wilson, seconded by Mr. Mike Piendel, and with all in favor, Resolution 2022-11 was adopted, and the Chair was authorized to sign.

TWELFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Earlywine: We are working on the acquisition and making sure you guys get paid. That's all I have right now.

II. District Engineer**a) 20 -Year Stormwater Needs Analysis – Completed**

Mr. Clawson: We have prepared the Stormwater Needs Analysis and coordinated with Andrew Gill, provided that document. He was able to provide it to the County and meet the requirements. We have met the June 30 deadline. I have no other items to report.

III. District Manager

- a) Report on the Number of Registered Voters as of April 15, 2022**
- b) Financial Statement for period ending March 31, 2022 (unaudited)**
- c) Financial Statement for period ending April 30, 2022 (unaudited)**
- d) Financial Statement for period ending May 31, 2022 (unaudited)**

Mr. Gill: The District currently has 22 qualified electors only. It was established in 2022. Pursuant to Florida Statute 190 we still fall under the 250 requirement and six year mark, so we will continue to have landowners' elections as opposed to qualified electors' elections.

SEVENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

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

Mr. Rakesh G.: It's about the sewage pipes we have on the sidewalks. Does the CDD address those issues or is it the HOA that addresses those issues?

Mr. Earlywine: If they are asking about the sewer utilities, those would have been turned over to the County. If he has an issue there, that's probably where he needs to direct his question. If it is impacting our road or stormwater improvements or something like that though, I think it would be helpful to know.

Mr. Rakesh G.: Mine is on my yard, but I see some of the pipes on the sidewalks. Is it still going to be the County's responsibility? Because if the County comes, they will break the sidewalks, but they won't rebuild the sidewalks. I don't think County rebuilds it. And mine is sticking up in my lawn.

Mr. Matt Sawyer: Oh, because the old County detail. They have to cut those down and put a metal cap on them.

Mr. Rakesh G.: Will the County do it?

Mr. Matt Sawyer: We are doing it.

Discussion ensued regarding the pipes, the developer cutting down the pipes and capping the pipes, and the pipes not being the CDD's responsibility.

Mr. Rakesh G.: One other thing, the drainpipes across the road. The gap is more than 6-7 inches. (Indecipherable). Is that the owner's responsibility?

Mr. Matt Sawyer: If it's on your lot, it's your responsibility.

Discussion ensued regarding the road, and the gap, which was largely (indecipherable).

Ms. Tammy Stewart: I am in lot 153 in River Landing. I wanted to check. I'm a little confused about the pathway to communicate with the Board. I think there is poor communication back to us as far as any warranty repairs being requested. So, before we are inundated, I know you may or may not be aware that Snyder Electric (ph) has done a major recall on the circuit breaker panels and everybody that I've spoken to in River Landing all fall within manufacture between February 2020 and January 2022, so is there a mass warranty that's going to be –

Mr. Matt Sawyer: That's not a CDD thing, that's a Taylor Morrison warranty.

Ms. Stewart: Yeah, that's the question. Is everyone to put in a warranty claim for each of the 27 residents, or however many we have, or is Taylor Morrison aware that this is a problem across every house you put in River Landing, and probably in Rivers Edge? Is it going to be something that they are going to look at whole rather than individual warranties?

Mr. Matt Sawyer: I honestly don't have an answer. None of us are with the builders. They would be the ones to handle this.

Ms. Stewart: Who is they? I have Ashley Pons (ph) email address, but I don't know that that's an email she wants to be shared with everyone. I think we were told to go through the portal. If that's what you want us to do, that's what we should do, but I feel like it needs to be addressed. Somebody needs to tell us as a whole, is it going to be addressed, or everybody takes care of their own.

Mr. Matt Sawyer: I don't know that answer.

Mr. Ward: The questions you are asking are all developer related questions, none of which the Community Development District does control or would have information on. Although I know you see the Board Members who are Taylor Morrison representatives, I'm sure we can get you contact information after the meeting on things you want, but the Board would have no ability to do anything about the kinds of questions you are asking. We will try to get with you. Andrew is sitting in front of you, so we will get your contact information and maybe get you a phone number so you might be able to contact the appropriate representative of Taylor Morrison.

Ms. Stewart: Thank you.

Mr. Gill: I also see we have an audience member on audio who has raised their hand.

Mr. _____ 28:53: You can hear me now? Awesome. I had a couple of questions about the streetlights. There are very minimal streetlights on High Tides Way, even though there were a bunch of streetlights set up on the Castaway Loop. What's that like? And the other one was the gate situation. Because the gate seems to be broken most of the time and I'm not sure if you guys are responsible for that, but any insight into these two would be helpful.

Mr. Rob Lee: The developer is going to look at the streetlight situation. The gates are maintained by the HOA I believe. I don't know what's broken.

Discussion ensued regarding the gates being broken and left open most of the time.

Mr. Matt Sawyer: I can pass that information along to (indecipherable).

Mr. Rob Lee: (Indecipherable).

Mr. Rakesh G. asked about pond cleanup.

Mr. Matt Sawyer: Are you guys signed up for those eblasts to get every week? There is contact information at the bottom of that. Please reach out to them.

Mr. Gill: If there are no further questions related to CDD matters, I will ask for a motion to adjourn.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Gill adjourned the meeting at approximately 11:47 a.m.

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

River Landing Community Development District


James P. Ward, Secretary


Robert Lee, Chairperson