

**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 27, 2023 at 11:00 A.M. at the Rivers Edge Sales Center, 2542 Meander Cove, Wesley Chapel, Florida 33543.

Present and constituting a quorum:

Travis Stagnitta	Vice Chairperson
David Wilson	Assistant Secretary
Mike Piendel	Assistant Secretary
Matt Sawyer	Assistant Secretary

Absent:

Robert Lee	Chairperson
------------	-------------

Also present were:

James P. Ward	District Manager
Kyle Clawson	District Engineer
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 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 Lee and Supervisor Sawyer, constituting a quorum. He noted there were audience members present. He introduced himself, Jere Earlywine, and the Board Members. Mr. Sawyer arrived late but before the public hearing.

Mr. Jere Earlywine discussed the origination of CDDs as a taxing and financing mechanism, an asset managing entity, and the benefits of a CDD being able to take out tax exempt loans for infrastructure construction. He noted the CDD would eventually be a resident run Board. He indicated CDDs potentially could receive FEMA funding or statewide mutual aid assurance. He discussed other benefits of a subdivision having a CDD. He reported CDDs operated on the same fiscal year as cities and counties, running from October 1 through September 30, and there were two budget meetings annually, along with monthly meetings as needed. He explained when a budget went over the previously established

cap rate, then letters were sent to the residents, and this was done this year. He noted there was an increase in the assessments, but Mr. Ward would explain the reasons for the increase.

Mr. Ward asked if there were any questions.

A member of the Audience asked (indecipherable).

Mr. Ward: Yes. The Board Members at present are comprised of Taylor Morrison Board Members. They are elected every two years through a landowner's election. At the moment, Taylor Morrison controls the landowner's elections. This will change when we hit two thresholds: one is 250 qualified electors residing in the district and six years from the date of establishment, so we are probably going to be 2028 before we start that transition to a qualified elector board. Any landowner can choose – landowners elect the board members, so whoever they choose to put on the board. Taylor Morrison is the controlling interest, at the moment, but you all can come to a landowner's election and vote, but you get one vote for your particular lot. Taylor Morrison gets hundreds of votes because they own hundreds of lots.

Mr. Earlywine: Mike, what is your prediction as to how long you are going to be building and selling homes here?

Mr. Michael Piendel: I think we are probably looking at two to three years.

Mr. Earlywine: So, when they get closer to finishing up, they will probably start turning the seats over because they won't want to stay in the seats when they don't have any interest left. At that point, they may transition early. It's a lot like a homeowner's association in that the developer controls it earlier, and then it turns over to residents. The same thing is going to happen with this Board. I think Jim explained the election process right. All that said, they will probably start looking for resumes and other people to start populating their seats 2-3 years from now when they start finishing up the project.

A member of the Audience asked: *As a homeowner I feel, the HOA is a little mismanaged. When you're dealing with the people in the HOA, so they know that they are a part of this? It's like the (indecipherable) mailbox. (Indecipherable).*

Discussion ensued which was largely (indecipherable).

Mr. Piendel: *It's under construction right now, but the major delay in most mail kiosks is the post office.*

A member of the Audience asked: (indecipherable).

Mr. Piendel: *No. They are delivering the mail now. The amenity center will be finished in August. It will have lights in August.*

Discussion continued regarding mail kiosks, the amenity center, the HOA/management company.

A member of the Audience asked: what the rate of increase was tied to, inflation or development.

Mr. Ward: *In this particular budget, the increase is due to the fact that we are starting to put a little bit aside for reserves. I think we put \$50,000 dollars in the budget this year for a reserve which was the reason the assessment changed from \$203 dollars a year to \$260 dollars a year. That's for us to begin to*

establish a small reserve for any capital improvements that you might need in coming years, or storm events that may come along if you have damage from storm events to the infrastructure. Primarily what I see in the CDD world, lake banks, your water management system, your lake banks, need restoration after a period of time. You might see damage to other infrastructure, so we need some funds to do that. At the moment, we have an agreement with Master homeowner's association to maintain those assets, but generally speaking homeowner's associations do not reserve for CDD assets for restoration projects, so we are starting a small reserve in this budget which is the only reason you are seeing this increase. Across the State, my other CDDs, where we have maintenance going on, there has been a plethora of reasons for increases: inflation, labor rates area going up, material costs are changing, the ability to even find projects, delays in getting infrastructure, getting pieces of infrastructure that need to be maintained in place, plus those that are closer to the coastline we have had some major storm damage over the last year. Those are the reasons I see across the State, but this particular one, we are just setting up a small reserve going forward.

A member of the Audience: *So, that wasn't put into the budget when you set it the first time for increases and so forth. Is this going to increase every year, every time something happens?*

Mr. Jere Earlywine: Unlike an HOA, CDDs don't actually have to have reserves by law. And most CDDs won't start reserving money for capital projects until after turnover, so this is a little earlier to do reserves than normal. In terms of expected increases, I think as we add infrastructure to the project, to our capital improvement plan, you are going to have maintenance expenses and those will probably go up, but then it sort of flattens out when you get to the end of the project term because what happens is, you've got your maintenance planned for, and there is no other new infrastructure, so then it's just annual increases as expected for inflation and such.

A member of the Audience asked: *So, is there a cap on this or is this unlimited?*

Mr. Jere Earlywine: It's determined each year through the Board of Supervisors. When the residents are sitting on the Board you guys will determine that. In the early years, your Board is populated by the developer just like a HOA would be. The expenses you are talking about, you were asking what the metric is, it is generally based on actual contract amounts. If you look at the budget right now, Jim's gone through and he has a list of contracts and what he expects to spend on each line item, and that's how it's determined. And again, I think the homeowner's association does a lot of the maintenance here which is why your CDD expenses -.

A member of the Audience asked: *In the rock cul-de-sac, there seems to be some type of grading issue. Is that something that you take care of? There is a lot of ponding even after rain on the sidewalks. That shouldn't be there. We can't walk on the sidewalks because there is a puddle of water. Who takes care of that?*

Mr. Piendel indicated he would take a look at the cul-de-sac in question.

Mr. Ward: As I mentioned the District's facilities are all maintained by the homeowner's association right now, so they are the entity you would normally contact, but since he is sitting here, he will help you out.

A member of the Audience: *At the sales office, when we signed our contract in 2021, and she said the CDD was (indecipherable). She said you could pay that off prior to you paying your house off. That doesn't make any sense.*

Mr. Ward: Okay. There are two components of the assessment that we place. One is called the capital debt assessment. It is a fixed assessment that's on everybody's tax bills. It's for 30 years from its initial assessment. That piece of the assessment you can prepay at any time that you want to. You can go to the District's website, you put in your parcel ID number, and it gives you what your payoff amount is, how to make the payment, where to send it too, it comes to my office, and then you are done with that. That is probably 95 or 96 percent of what is on your tax bill. The other part is the operating assessment which is what we are talking about today. It is \$308.02 for next year, so whatever your tax bill is, it will be \$308.02 dollars for your operating assessment, and the rest of it are the capital debt assessments which run from \$500 dollars to \$1,900 dollars depending on lot sizes. So, you can look at your tax bill, subtract \$300 dollars and then that's what you could pay off if you wanted to.

Discussion ensued about the capital debt assessment.

Mr. Ward indicated he could be reached on his cell phone if any resident had questions about the tax bill.

SECOND ORDER OF BUSINESS

Consideration of Minutes

May 16, 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 Matt Sawyer, seconded by Travis Stagnitta, and with all in favor, the May 16, 2023, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-8

Consideration of Resolution 2023-8, a resolution of the Board of Supervisors of the River Landing Community Development District ratifying, confirming and approving the sale of the River Landing Community Development District Capital Improvement Revenue Bonds, Series 2023A and Series 2023B; ratifying, confirming, and approving the action of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff regarding the sale and closing of the bonds; determining such actions as being in accordance with the authorization granted by the Board; providing a severability clause; and providing an effective date

Mr. Ward: Resolution 2023-8 ratifies the actions related to the issuance of your Series 2023-A and 2023-B bonds. We closed on those on June 5, 2023. I think we already started to fund some of the infrastructure related to those Series of bonds. This Resolution simply ratifies the actions that were

taken by the Chair and your professional staff to close the bond issue on June 5. He Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Michael Piendel, seconded by Matt Sawyer, and with all in favor, Resolution 2023-8 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Public Hearing

PUBLIC HEARINGS – FISCAL YEAR 2024 BUDGET AND SPECIAL ASSESSMENTS

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

a) FISCAL YEAR 2024 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Travis Stagnitta, seconded by Matt Sawyer, and with all in favor, the Public Hearing was opened.

Mr. Ward: The assessment this year would be \$308.02; it was \$233.41. it sets a new cap rate of \$320.50 dollars. The cap rate simply means, if the District Budget changes to an amount that goes over the \$320.50, then we have to do the same kind of mailed notice that we have done this year. The Board can adopt an assessment for operations up to the cap rate, but if we go over it, we do a mailed notice. We still have the same public hearing that we have today with respect to consideration of the budget; that's the normal process. The only change I will tell the Board that has been made to this, I have included in this one the debt service funds for your Series 2023A and 2023B bonds. Are there any members of the public with any specific questions on the budget itself?

A member of the Audience asked: *where can we find a copy of the Budget?*

Mr. Ward: They are on the District's website. You can pull a copy of it right from the District's website any time you want. There is a lot of information on there. All of our Agendas are published, the minutes of Board Meetings, all of our monthly financial statements, the audits are published on the website, the budgets are on there. There is a plethora of information on there. And if you don't see it, my contact information is on there, and you can always contact me and ask for it. He asked if there were any other questions; hearing none, he called for a motion.

A member of the Audience asked: *What happens if we don't do the hurricane reserve? Do we need to do that now?*

Mr. Ward explained not doing the hurricane reserve would lower the assessment; however, he recommended the reserve because there was no money for reserves in this District and it was important to start reserving funds for capital restoration.

On MOTION made by Matt Sawyer, seconded by Travis Stagnitta, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2023-9, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2024

Mr. Ward called for a motion to approve the budget beginning October 1, 2023 and ending on September 30, 2024 setting the assessment rate at \$308.02 dollars and the cap rate would be \$320.50 dollars.

On MOTION made by Matt Sawyer, seconded by Travis Stagnitta, and with all in favor, Resolution 2023-9 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2024 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY AND SETTING AN OPERATIONS AND MAINTENANCE CAP FOR NOTICE PURPOSES

Mr. Ward indicated this public hearing was related to two resolutions; one would put the assessment in place and second it would adopt the cap rate for this year.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Michael Piendel, seconded by Matt Sawyer, and with all in favor, the Public Hearing was opened.

Mr. Ward explained this process bifurcated the adoption of the budget and the adoption of the rate itself. *So, by adoption of the budget and the rate, this resolution simply implements that rate for the purposes of ensuring that it goes on the tax bills. The rates are as I noted before.*

Mr. Ward asked if there were any questions; hearing none, he called for a motion to close the Public Hearing.

On MOTION made by Michael Piendel, seconded by Matt Sawyer, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2023-10, a resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll, and approving the General Fund Special Assessment Methodology

Mr. Ward called for a motion.

On MOTION made by Matt Sawyer, seconded by Michael Piendel, and with all in favor, Resolution 2023-10 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2023-11, a resolution of the Board Of Supervisors establishing an Operation and Maintenance Assessment CAP for Notice purposes

Mr. Ward called for a motion.

On MOTION made by Matt Sawyer, seconded by Travis Stagnitta, and with all in favor, Resolution 2023-11 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-12

Consideration of Resolution 2023-12, a resolution of the Board of Supervisors designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2023

Mr. Ward indicated Resolution 2023-12 sets the meeting dates to be held once a month, on Tuesday at 11:00 a.m. at the Rivers Edge Sales Center, 2542 Meander Cove, Wesley Chapel, Florida 33543. He indicated the dates and times could be changed if necessary. He noted if a meeting were canceled it would be noted on the website. He indicated Agendas were posted seven days in advance on the website for upcoming Board Meetings. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Travis Stagnitta, seconded by Matt Sawyer, and with all in favor, Resolution 2023-12 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Earlywine: We just finished the last bond issuance. We are working to acquire the infrastructure and I think we have already acquired a bunch of it. So, we will finish up the balance of that and the real estate work related to it.

II. District Engineer

Mr. Kyle Clawson: We are working with Jere and Jim on the upcoming River Landing Phases IV and V plat and are currently in review of that document. Like Jere noted, we did just go through the bond issuance and are working with the developer on the appropriate acquisitions and requisitions of eligible improvements. At this time, I have nothing else to report.

III. District Manager

- a. Update on Ethics Training for Public Officials**
- b. Form 1 – Statement of Financial Interests 2022, due July 1, 2023**
- c. Financial Statement for period ending May 31, 2023 (unaudited)**

Mr. Ward: The State implemented a new Ethics Provision for Board Members this year that goes into effect January 1, 2024. You will be required on your next year's Form 1 filing to have four hours of continuing education on ethics related to your position as a Board Member. I'm guessing we will hear something later this year about how you will be able to do that.

Mr. Earlywine: We will have a memo out later this fall. I don't know that you can do the training before January 1st, so we will have a memo as it leads up and we know more about it. This will be an annual thing.

Mr. Ward: And it does have a checkbox on your Form 1, so every year you will be required to certify that you did the continuing education. The due date for the Form 1 is July 1, so it's coming up. I know some of you have not filed. I have extra Form 1's here for you. I will ask you to please make sure they get filed. They go to the Supervisor of Elections in the county in which you reside by July 1. You may email it to them. Make sure you keep a copy of your Form 1 filing.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests. He asked if there were any members of the public present in person, by audio, or by video with questions or comments.

A member of the Audience asked: *(Indecipherable)*.

Mr. Earlywine: A lot of times when we get closer to transitioning to the resident board, we will have a CDD 101 and talk about the roles of supervisors, how the CDD works, and go into that earlier discussion which was very short and basic, but maybe spend an hour with the new supervisors and educate everyone.

Mr. Ward asked if there were any additional questions; there were none.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 11:42 a.m.

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

River Landing Community Development District



James P. Ward, Secretary



Name: Michael Bendel
Chairperson / Vice-Chairperson