

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 30, 2026 at River Club Amenity Center, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33543. It began at 1:00 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

Absent:

David Wilson	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel

Audience:

10 call-in users	Michelle
Shami Kaur	Shaikh Hoque
Fausto & Angelita	Larisa Maslic
Michelle Hickey	Prasad
Vardhan	Dr. Marta Rivera
Vamshi Gangidi	Kishar
Shruthi	Kishore
Kartheek	Venkatesh
Bhanu	

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 1:17 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Wilson, constituting a quorum. He apologized for being tardy; he was stuck in traffic. He introduced the Board of Supervisors.

SECOND ORDER OF BUSINESS**Notice of Advertisement****Notice of Advertisement of Public Hearings and Regular Meeting****THIRD ORDER OF BUSINESS****Consideration of Minutes****May 19, 2026 - Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes.

One correction was made.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, the May 19, 2026 Regular Meeting Minutes were approved as corrected.

FOURTH ORDER OF BUSINESS**FISCAL YEAR 2027 BUDGET**

Mr. Ward noted this was the public hearing for the fiscal year 2027 budget.

Mr. Ward: The District had an agreement with the Master Homeowner's Association which was maintaining all of the facilities and assets owned by the CDD (the District). Essentially the CDD owns the water management system, which is all your lakes, preserves, the drainage pipes which connect the lakes, and there are some small open space areas, grassed areas, which are part of the District's water management system that abut some of the lots within the community. A couple of months ago the Master Association transitioned from developer control to resident control. That Master Association Board advised us legally that they were terminating the agreement with the CDD, that they did not want to maintain any of the CDD assets going forward, so we have started to do some of the maintenance work with regard to the assets and facilities of the District itself. We have gone through and made a budget that adds the operations for the CDD assets for fiscal year 2027 which increases your assessment rate from \$401 dollars per unit per year to \$1,359 dollars per unit per year. The increase is only related to the fact that the HOA has terminated the agreement they had with the CDD and this budget now includes the operations and maintenance of the assets and facilities of the CDD. When an assessment rate goes up above what we call our cap rate, we send out mailed notice to all residents in the community and advise you of what the new assessment rate is going to be and provide you an opportunity to attend the public hearing we are having today and provide any comments or ask questions about the budget. He discussed the public hearing process.

Mr. Ward stated the assessment rate was \$1,359 dollars and the new cap rate was \$1,630.80. He explained if the CDD went above the cap rate in future budgets, the CDD would again send out mailed notice to the residents. He noted if the CDD did not go above the cap rate in future budgets, mailed notice would not be sent, but a public hearing would still be held, and the residents were always welcome to attend and speak.

I. Public Comment and Testimony

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

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

He asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget.

An unidentified female audience member asked if the CDD had a list of its assets and facilities.

Mr. Ward responded the CDD had a working list which showed where the water management system was located, the lakes, the pipes, etc.; however, the map was not completed yet. He said once the map was completed it would be posted on the CDD's website. He indicated the map should be completed and posted by October 2026.

An unidentified female audience member stated the HOA was struggling to determine what the HOA and CDD were each responsible for. She asked why the Master HOA Board terminated the agreement with the CDD.

Mr. Ward stated he did not know.

Mr. Matt Sawyer stated traditionally the Master HOA maintained all the assets, but the Master HOA indicated it no longer wished to do so and cancelled the maintenance agreement with the CDD.

An unidentified female audience member stated the HOA was struggling to asked if the homeowners should have been notified of this cancellation. She stated ultimately the homeowners suffered as a result because the homeowners would now have an increased tax bill.

Mr. Ward: *I don't know if the resident HOA sent that out to you. I am happy to post the letter that they sent to us on our website and you will be able to go to documents and see the letter.*

An unidentified female audience member stated the HOA was struggling to said essentially the Master HOA was saying it no longer wanted to maintain the CDD assets, put the onus back on the CDD, and now the residents would have to pay additional funds to the CDD.

Mr. Ward agreed; however, theoretically, HOA assessments would now decrease as a result.

An unidentified female audience member stated the HOA was struggling to stated this was very confusing and she felt the residents should have been notified by the HOA. She stated it was difficult to understand who was responsible for which assets when there was no map illustrating who owned what.

Mr. Ward stated the CDD would get a map posted as soon as possible showing exactly what the CDD owned and maintained. He said he would also post the letter from the Master HOA's attorney which terminated the maintenance agreement on the website. He offered to post anything else the residents wished, just contact him (Mr. Ward) with any requests.

An unidentified female audience member stated the HOA was struggling to said the HOA recently realized it was underinsured when the community had a fire. She asked if the CDD played any role in this matter. She noted the fire affected some CDD property.

Mr. Ward: *I cannot speak to the HOA's insurance, but the CDD is fully insured with respect to, for example, the fire in the preserves. We go through, on a yearly basis, an analysis of all our assets and make sure they are insured correctly. It is important to recognize that, for a CDD, underground facilities are not really insurable, so a lake is not something you can insure, neither is an underground pipe. It is really above ground assets you put insurance on. For you, it is really your streetlight system that the CDD owns.*

An unidentified female audience member stated the HOA was struggling to asked what part of the damage caused by the fire fell on the shoulders of the CDD. She asked if the residents could see the insurance policy and coverage.

Mr. Ward stated he would post the insurance policies on the website. *The only damage which has come to light - I've had about three inspections done by an engineering firm - is the damage you mentioned in that one area which was damaged by a fire. And at this point I don't know the answer to the question that you're asking, but I'm trying to figure out how we are going to deal with that particular problem, because I understand the HOA's insurance carrier is working on that issue, but we have also advised our insurance carrier of the issue.*

An unidentified female audience member stated the HOA was struggling to stated the preserve services were never included in past budgets. She asked if the preserves should have been mentioned somewhere in past budgets.

Mr. Ward explained the preserve services were not included in past CDD budgets because the CDD was not maintaining the preserves in the past; the CDD was not maintaining the lakes, the preserves, nothing of that nature. He explained the Master Association was performing all maintenance of those assets.

An unidentified female audience member stated the HOA was struggling to asked what the CDD had been doing in the past.

Mr. Ward: From an operating perspective the only thing the District was paying for was the streetlight system and the ongoing costs of keeping the CDD alive, the general administrative costs of a CDD.

An unidentified male audience member stated the HOA was struggling to asked what kind of study or analysis was performed to calculate the new CDD budget numbers.

Mr. Ward: As I indicated, I use an engineering firm that does maintenance work for a lot of my CDDs. I had that firm do an evaluation of the system, speak with your existing vendors with respect to the maintenance, and try to find out the contract costs you are currently paying for those facilities. They were relatively easy to determine. We did inspections of the facilities to see what we needed to budget for purposes of the fiscal year 2027 budget.

An unidentified male audience member displayed a map from the County showing what belonged to the CDD. He asked if the CDD was responsible for the walking trail area.

Mr. Ward responded he believed the walking trail area belonged to the CDD.

An unidentified male audience member noted there was nothing in the CDD budget for landscaping maintenance around the walking trail area.

Mr. Ward: Typically, the Association would maintain the lawn and landscaping down to the water's edge. If there was damage to a lake bank which needed restoration done, the CDD would take on the restoration work. But lawn cutting would be handled by either the homeowner directly or the HOA. The money for landscaping replacement in the budget is for the open spaces which had some natural landscaping elements in them which we noticed needed to be replaced. So, there was some money put into the budget to do that kind of landscaping. There was not any major landscaping going on.

Discussion continued regarding the landscaping maintained by the HOA versus the CDD; what areas belonged to the CDD versus the HOA; why the HOA assessments were not going down by the same amount that the CDD assessments were going up; the CDD budget being available for viewing on the CDD website; and how theoretically the HOA assessments should go down when the CDD assessments went up.

Mr. Shaikh Hoque asked why Mr. Matt Sawyer and the CDD gave the HOA maintenance responsibility and would this cost the residents more money.

Mr. Ward: Neither the CDD Board, nor Matt Sawyer, instituted this change. The HOA terminated the agreement it had with the CDD in which the HOA

maintained all of the CDD's facilities. Once they did that, we called them, and they basically said how the CDD maintained its assets was up to the CDD. So, we made a budget for the CDD which now maintains the CDD's assets. It's not what you said. It's the opposite of what you said. The CDD did not start this.

Mr. Shaikh Hoque: You misunderstand. My question goes back a year or two, when Matt, when he was the President of the HOA, representing the builder, Taylor Morrison, he took the work from the CDD, and gave it to the HOA, then that particular agreement was cancelled by the current HOA Board. I'm aware of that. My question was what was the logic, from Matt, to move it from CDD work to the HOA? Was it based on cost? Because if a piece of work needs to be done by the CDD it will be \$1.50 and if the HOA does it, it will be \$1 dollar, because of CDD overhead. I'm trying to get the logic of why it was transferred to the HOA two years ago. Matt did it under his leadership.

Mr. Matt Sawyer: When we establish CDDs, we take it out for infrastructure, ponds, long term, and then what we do, whether it's owned by the CDD or not, there is a maintenance agreement between the CDD and the HOA to maintain items that may or may not be owned by the CDD. HOAs have more flexibility and more control, especially with an onsite manager. With the CDD there is no onsite manager. They don't own the building. The HOA owns the building and the common areas, and you have an onsite manager where they have more control and oversight of the vendors. We have done this for many years, and this is the first time we have had an HOA come back and say they are terminating that agreement, that they don't want that control to maintain those assets, and they want the CDD to maintain those. Now we have to look at the contract we have with the management firm, we have to look at the engineers, we have to look at the attorney, the inspectors, because now all of them, where they are overseeing not the day to day operations, and they are not here on the ground like an HOA would be, now they are here 60 percent more. But your HOA should be operating at a lessor. But again, that's a question for the HOA that I cannot answer. But in reality, we have maintenance done through the HOA because there is more control over it on the HOA level.

Mr. Shaikh Hoque: What about the cost? Is it more expensive for the CDD to do the same work?

Mr. Earlywine: The cost should be the same. The savings that Matt's identifying is really a logistical thing, but because the HOA has people more on the ground, that's your efficiency. But you can literally take the HOA contracts that are in place now, swap them out and put them in the CDD's name. The vendors providing the work are not going to change the price just because they are going from HOA to CDD.

An unidentified male audience member asked if the HOA wanted to take back the maintenance would the CDD allow it.

Mr. Ward responded, at this point, no. He explained the budget had been redone twice, the HOA sent a notice from their attorney, this was now a public hearing, and the assessments had to be put on the roll in the next month. He noted the fiscal year ended September 30, 2026; this was the end of the fiscal year and the end of the new budget process.

Mr. Sawyer agreed.

An unidentified male audience member stated additional lighting was needed in some dark areas. He asked if the CDD would take care of this.

Mr. Ward indicated he received a couple of calls recently from residents. *This is a solar lighting system. It was designed to be a low light system. My response to the few people who have called me has been, let us get into the fall and we will reevaluate that for you. Maybe a couple of residents can help with the reevaluation process to see if there are some lights that need to go in somewhere. They are expensive these things. I think they are close to \$2,000 dollars apiece and they are not budgeted for. But, I think we should look at them in the fall, see what everybody wants to do, and then if it's not too expensive, we can afford a light or two, but if it's more than that it's going to have to go into the following year's budget.*

Mr. Dwayne Wright noted the CDD was taking over, and the assessment rate was going up. He asked if there was a way to submit a failure or ticket to the CDD.

Mr. Ward stated if Mr. Wright had an issue or question, he could contact Mr. Ward directly. He noted his phone number was on the website.

Mr. Wright asked if the CDD would be taking care of the landscaping along the wall moving forward.

Mr. Ward noted he believed the HOA owned that landscaping, but he would double check.

Mr. Wright asked about the dead trees from Hurricane Milton.

Mr. Ward responded the HOA was responsible for those trees.

An unidentified male audience member asked about Hurricane Milton debris which was supposedly CDD's responsibility.

Mr. Ward: *That is CDD property, and we are in the process of getting a vendor quote for getting that area cleaned up. I cannot promise to get that done before October 1, because we really don't have money through September 30 to do any work. This budget does not go into effect until October 1, 2026. But I am aware of that problem and a few other problems and if they are not overly pricy, and we can stick it in the budget, I'm going to try to get all of that fixed for you.*

Remember, I just heard about these problems two months ago. You have to give us a little time.

An unidentified male audience member asked if assessments costs were adjusted according to lot sizes.

Mr. Ward explained this was an operational budget assessment, so it was the same assessment for every type of unit. He noted the capital assessment (bonds) were a different number based upon lot size.

An unidentified female audience member asked about the townhomes.

Mr. Ward: *Townhomes are in the CDD, but not in your Master Association. The townhouse community called us and asked us to do the same thing, so we have a separate assessment, a separate budget, for them, for the maintenance of their water management system. The townhome HOA called me directly and worked with me over the last couple of months to transition maintenance to the CDD this coming October. They have a separate budget. It's not in your Master HOA.*

An unidentified male audience member asked how much was budgeted for overhead costs.

Mr. Ward: *I usually use about 6 percent or 7 percent.*

An online male audience member asked if the HOA Board performed a cost benefit analysis of this decision. He asked if the overall cost for residents was increasing between CDD and HOA dues.

Mr. Ward stated he did not know whether the HOA performed a cost benefit analysis.

Mr. Shaikh Hoque asked how much the assessment rate was rising.

Mr. Ward responded the assessment rate was going up a little more than \$900 dollars.

Mr. Shaikh Hoque asked if the HOA dues would then decrease by over \$900 dollars.

Mr. Ward recommended asking the HOA Board about potential HOA due reductions.

Mr. Shaikh Hoque stated the HOA dues should go down if the cost was going from the HOA to the CDD. He said basically the CDD was simply transferring the work done by the HOA to the CDD.

An unidentified male audience member asked about the wetland maintenance performed by the CDD in 2026 for \$95,000 dollars.

Mr. Ward: *There was some wetland maintenance required by the permit which the CDD was doing, which wasn't being done by the HOA. That's what that originally was for.*

An unidentified male audience member asked if \$95,000 dollars was again needed for wetland maintenance in fiscal year 2027.

Mr. Ward responded in the affirmative.

Ms. Michelle Hickey asked if she could see the original maintenance agreement between the CDD and the HOA. She asked if there was a cost associated with the HOA at the time of the agreement.

Mr. Ward: *When you do an agreement with a Master HOA and a CDD, it's just an agreement to allow them to maintain the District's facilities at whatever level of service they determine to be appropriate as long as they meet the requirements of any permits, so there are no cost estimates in there. But if you would like to see the agreement, I will put it on the website also.*

Ms. Michelle Hickey asked if it was normal for an HOA to bill back a CDD for maintenance costs.

Mr. Ward responded in the negative. He explained the HOA billed the residents; if the HOA billed the CDD, then the CDD would bill the same residents, so that never happened. He asked if there were any additional questions; hearing none, he called for a motion to close the public hearing.

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

II. Board Comment

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

III. Consideration of Resolution 2026-11, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Mr. Ward called for a motion to adopt the budget for Fiscal Year 2027.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2026-11 was adopted, and the Chair was authorized to sign.

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

Mr. Ward indicated this public hearing imposed the assessment rate and certified an assessment roll.

I. Public Comment and Testimony

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

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

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions.

An unidentified female audience member asked if there was an opportunity for residents to prevent the assessment rate from increasing. She said this was too much of an increase.

Mr. Ward: *The Boards do transition to resident run boards over time. This District will transition later this year; at least 2 or 3 of the seats would transition to residents and that's when your say increases. The final seats would transition in 2028 and 2030 and then the whole Board would be residents. You will have a resident sitting on this Board later this year.*

An unidentified male audience member asked if the Board Members were all Taylor Morrison now.

Mr. Sawyer responded in the affirmative.

Mr. Ward noted he was not with Taylor Morrison, nor was he a member of the Board; he was staff. He stated two seats would transition to qualified electors (residents) in November this year as a matter of law. He explained the two seats would be appointed to residents by the Board this year because the qualification period to run for a position ended; however, he believed in 2028 two more seats would transition to residents and the residents would have an opportunity to run for election if they qualified during the qualification period.

Mr. Sawyer stated if any resident was interested in serving on the CDD Board to speak with any Board Member or with Mr. Ward.

An unidentified male audience member asked if CDD fees ever went down after a transition.

Mr. Ward stated in his very extensive experience it was very rare for CDD fees to go down. He said when CDDs transitioned from developer to resident, the fees almost always went up. He stated typically the residents wanted to increase or improve services, and that typically increased costs. He discussed the process of transitioning maintenance from the HOA to the CDD. He stated residents were welcome to call him (Mr. Ward) with any questions or concerns about CDD things which needed to be done in the community and he would work to address said concerns. He asked if there were any additional questions; hearing none, he called for a motion to close the public hearing.

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

II. Board Comment

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

III. Consideration of Resolution 2026-12, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll

Mr. Ward called for a motion.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2026-12 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-13

Consideration of Resolution 2026-13, a Resolution of the Board of Supervisors Establishing an Operation and Maintenance Assessment Cap for Notice Purposes Only

Mr. Ward stated this Resolution set the cap rate for notice purposes only at \$1,630.80 dollars; if the assessment rate went above the cap rate, mailed notice would be sent to all homeowners. 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 2026-13 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- a) June/July - Look for Commission on Ethics Email (Form 1 Financial Disclosure)**
- b) Important Meeting Dates for Fiscal Year 2026**
 - NEXT MEETING: Tuesday, July 21, 2026**
- c) Financial Statements for period ending May 31, 2026 (unaudited)**

Mr. Ward reminded the Board to file Form 1 before July 1, 2026.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

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

EIGHTH ORDER OF BUSINESS

Public Comments

Mr. Ward asked if there were any public comments.

An unidentified female audience member asked (indecipherable).

Mr. Sawyer: *That is a great question and a question for Taylor Morrison.*

Mr. Piendel: *(Indecipherable).*

Mr. Sawyer: *Once the LOMR is approved, we will communicate with the HOA Board, that way they can send it out.*

An unidentified male audience member asked a questions that was *(Indecipherable).*

Mr. Sawyer: *It takes years.* He discussed the LOMR process. He recommended reaching out to FEMA with additional questions.

An unidentified male audience member asked about paying off the CDD debt.

Mr. Ward explained residents could pay off the capital debt (bond debt) early, but the operations assessment was annual. He explained how to pay off the capital assessment by going to the CDD website, using a parcel ID number (found on the tax bill) to determine the par debt outstanding. He noted there were instructions on how to pay this par debt outstanding, but he recommended calling him (Mr. Ward) before doing any of this.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 2:16 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 (Sep 18, 2026 12:50:02 EDT)

Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Michael Piendel
Michael Piendel (Oct 2, 2026 13:17:47 EDT)

Email: mpiendel@taylormorrison.com
Michael Piendel, Vice-Chairperson

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Final Audit Report

2026-10-02

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