

**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, July 16, 2024 at 11:00 A.M. at the River Club, 2345 Oxbow Drive, Wesley Chapel, Florida 33534.

Present and constituting a quorum:

Marc Ferlita	Chairperson
Mike Piendel	Vice Chair
Matt Sawyer	Assistant Secretary
David Wilson	Assistant Secretary
Corinne Godlevski	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 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, constituting a quorum. He discussed when members of the public would be given an opportunity to speak during each item and at the end of the meeting regarding any subject matter not on the agenda.

SECOND ORDER OF BUSINESS

Notice of Advertisement of Public Hearing

The Public Hearing was duly noticed.

THIRD ORDER OF BUSINESS

Consideration of Appointment

Consideration of Appointment of Individual to Seat 2, whose term is set to expire November 2024

a) Appointment of individual to fill Seat 2

- 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 (2024 Changes to the Law and filing requirements)

Mr. Ward indicated the Board could fill the vacancy in Seat 2 by simple motion and second. He asked if the Board had a candidate to fill the vacancy.

On MOTION made by Matt Sawyer, seconded by David Wilson, and with all in favor, Corinne Godlevski (ph) was appointed to fill Seat 2.

Mr. Ward, as a notary public, administered the Oath of Office to Ms. Corinne Godlevski. He discussed the Sunshine Law and the Code of Ethics. He noted he and Mr. Jere Earlywine were available to answer any questions in this regard. He discussed the filing of Form 1, and how to file Form 1.

Mr. Earlywine asked if Ms. Godlevski had served on a CDD type board in the past.

Ms. Godlevski responded in the negative.

Mr. Earlywine further discussed the Sunshine Law explaining board supervisors were not permitted to speak or communicate in any manner with each other outside of board meetings regarding any subject matter which might be discussed during a board meeting. He discussed public records laws noting Ms. Godlevski should keep any emails or documents regarding board business. He noted Ms. Godlevski would learn more about the Ethics Laws during the mandatory ethics training. He further discussed Form 1 and the three types of disclosures: income, gift and conflict disclosures. He discussed the various prohibitions such as not approving something for personal gain and not forwarding the interests of friends and family through the District. He noted he was available if Ms. Godlevski had any questions.

Mr. Ward discussed the ethics training requirement noting he would send Ms. Godlevski links to access free ethics training classes which were required to be completed this year and reported on the 2024 Form 1 which Ms. Godlevski would file in 2025.

Mr. Earlywine noted this was a self-reporting requirement, so Ms. Godlevski would not receive a certificate upon completion of the training courses.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-6

Consideration of Resolution 2024-6, a Resolution of the Board of Supervisors re-designation the officers of the River Landing Community Development District

Mr. Ward asked the Board how it would like to re-designate the Board officers. He stated currently Mike Piendel served as Chairperson, David Wilson as Vice Chair, and the remaining Board Members as Assistant Secretaries with Jim Ward as Secretary and Treasurer. He asked how the Board would like to designate the officers of the CDD.

The Board chose to appoint Mark Ferlita as Chairperson, with Mike Piendel as Vice Chair, and the remaining Board Members as Assistant Secretaries with Jim Ward as Secretary and Treasurer.

On MOTION made by David Wilson, seconded by Matt Sawyer, and with all in favor, Resolution 2024-6 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Minutes

April 10, 2024 – 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 David Wilson, seconded by Matt Sawyer, and with all in favor, the April 10, 2024, Regular Meeting Minutes were approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-7

Consideration of Resolution 2024-7, a Resolution of the Board of Supervisors of River Landing Community Development District ratifying the actions of the District Manager in setting a Public Hearing thereon pursuant to Florida Law; providing for severability; providing for conflict and providing for an effective date

Mr. Ward stated Resolution 2024-7 ratified the decision to re-set the public hearing for today’s date, July 16, 2024, at the River Club. He noted the public hearing was originally set for one month ago but had to be rescheduled and readvertised. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by David Wilson, and with all in favor, Resolution 2024-7 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Public Hearings

PUBLIC HEARINGS – FY 2025 BUDGET AND SPECIAL ASSESSMENTS

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

e) FISCAL YEAR 2025 BUDGET

I. Public Comment and Testimony

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

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

Mr. Ward indicated the rate for Fiscal Year 2025 was \$364.24 per unit per year for the single-family homes; the rate last year was \$308.02 per unit per year. He explained the only reason for the change was certain District assets, primarily the open spaces and preserves, currently being maintained by the Master homeowner's association, would transfer out of the Master HOA for maintenance and into the District's operating budget for Fiscal Year 2025. He stated this was the only change. He asked if there were any questions.

A female audience member asked a question that was indecipherable.

Mr. Ward: Currently the facilities that the District owns are maintained by the Master HOA. A portion of those facilities, primarily all of the reserve areas, which had been maintained by the HOA, will now come into the CDD for operations of maintenance. By that I mean the cost of maintenance is coming to the CDD and we will be maintaining them. That's the reason for the change in the assessment rate.

A female audience member asked a question that was indecipherable.

Mr. Sawyer: So, you have the cocoa brown mulch which is handled by the Association for setbacks. The pine straw areas you see, so like when you are coming in the entrance to the right where you have the natural growth, those areas, those are currently in the River Landing HOA, but when we get to our budget review in October, that's an item we are going to be (indcipherable), so reducing, it's coming out of that budget. And that's something we will talk about at the HOA meeting. But, yes.

Mr. Ward asked if there were any other public comments; there were none. He called for a motion to close the Public Hearing.

On MOTION made by Matt Sawyer, seconded by David Wilson, 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 2024-8, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2025

Mr. Ward called for a motion to approve the budget beginning October 1, 2024 and ending on September 30, 2025.

On MOTION made by David Wilson, seconded by Mike Piendel, and with all in favor, Resolution 2024-8 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2025 IMPOSING SPECIAL ASSESSMENTS; ADOPTING THE ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Mr. Ward indicated this public hearing was related to the imposition of the special assessments.

I. Public Comment and Testimony

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

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

Mr. Ward explained this public hearing was related to adoption of the assessment rate, the rate for Fiscal Year 2025 which was \$364.24 per unit per year. He asked if there were any members of the public with any comments or questions.

Ms. Godlevske: Are there any future changes, like from which pot the money comes, between the CDD and HOA which would cause a rate increase to the CDD?

Mr. Ward: There are other facilities being maintained by the Master HOA. That is done by agreement. So, both the District and the Master HOA at any time can make changes to that agreement and move the balance of the facilities, which are primarily your lake system. Your streetlights are already in the District for operations and maintenance, so primarily the water management system, all of the lakes and lake banks, those sorts of things. That can change, but that is at the option of both the District and the Master HOA.

Female Audience Member: So, when those changes happen (indecipherable) does that mean there could be a decrease in the HOA dues since we were just raised with our HOA dues?

Mr. Sawyer: I will be happy to talk about it after the meeting, but I don't want to say the HOA fee is going down. Maybe that line item is being reduced, but something else is going to go up, so I don't want to say yes, it's going to go down because it's not realistic.

He asked if there were any other questions or comments; there were none. He called for a motion to close the Public Hearing.

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

II. Board Comment and Consideration

Mr. Ward explained Resolution 2024-9 imposed and set the assessment rate, certified the assessment roll for Fiscal Year 2025. He asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2024-9, a resolution of the Board of Supervisors imposing special assessments, and adopting an assessment roll

Mr. Ward called for a motion.

On MOTION made by David Wilson, seconded by Matt Sawyer, and with all in favor, Resolution 2024-9 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2024-10, a resolution of the Board of Supervisors setting an operations and maintenance cap rate for notice purposes only

Mr. Ward indicated the cap rate would be \$437.09. He explained the cap rate: the assessment rate can be raised up to the cap rate amount without having to send individualized mailed notice to the residents of River Landing; if the assessment rate went over the cap rate amount, then mailed notice would be sent. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by David Wilson, seconded by Mike Piendel, and with all in favor, Resolution 2024-10 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-11

Consideration of Resolution 2024-11, a Resolution of the Board of Supervisors designating the dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2025

Mr. Ward explained Resolution 2024-11 set the dates, time, and location of the Board's meetings for Fiscal Year 2025 for the third Tuesday of each month at 11:00 a.m. at the River Club, 2345 Oxbow Drive, Wesley Chapel, Florida 33534. He noted the Resolution did not bind the Board to the meetings; the meetings could be changed or canceled as the Board deemed appropriate. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by David Wilson, seconded by Matt Sawyer, and with all in favor, Resolution 2024-11 was adopted, and the Chair was authorized to sign.

Mr. Ward indicated he would send out calendar invites for all meetings in Fiscal Year 2025.

Ms. Godlevske asked when public notice was sent out, was it possible to include the web link for the meeting.

Mr. Ward responded in the affirmative; he could include the web link with public notice letters.

Ms. _____25:34: (Indecipherable).

Mr. Ward: They can change them any time that they want. This is just a normal meetings calendar. If they decide to move to night meetings, they can do that also.

Mr. Sawyer: The Board just set the meetings for the next year, but if there are specific questions you can always reach out to Jim Ward. His contact information is right down there and readily available on the CDD’s website. Regardless of when the meetings are set, we still have access to the CDD Manager. There are a lot of people that we also have to get here, being landowner’s meetings as well, so we have to work inside our professional calendars as well.

Female Audience Member : (Indecipherable)

Mr. Sawyer: Going forward, after we start to transition, that’s years down the road, that’s something you can look at, but during the control period which it is in now, it will be during the day.

Mr. Ward: I manage a ton of CDDs and it’s pretty rare they have night meetings. They are usually in the afternoon or at this time. It’s pretty rare. Usually when a Board transitions from developer to homeowners, they decide at that time what they want to do, but it’s rare they go to night meetings.

Male Audience Member: (Indecipherable)

Female Audience Member: Does the Board transition happen the same way as the HOA?

Mr. Sawyer: Let’s hold these questions until the end of the meeting.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-12

Consideration of Resolution 2024-12, a Resolution of the Board of Supervisors, Designating the firm of Holland & Knight LLP, as Bond Counsel; Providing for severability and invalid provisions; providing for conflict and providing for an effective date

Mr. Ward: Each time we need to do additional financing for the District, we have to retain bond counsel a second time. Your bond counsel is currently Denise Ganz. She has changed firms to Holland & Knight, so Resolution 2024-12 moved your existing bond counsel, Denise Ganz, over to her new firm which is Holland & Knight. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by David Wilson, and with all in favor, Resolution 2024-12 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Earlywine: I think we have another bond issuance coming up for the next phases towards the end of this year or the beginning of next year.

II. District Engineer

No report.

III. District Manager

a) Important Board Meeting Dates for Balance of Fiscal Year 2024:

- 1) Landowners Election – November 19, 2024 (Seat 1, 2, & 3)**
- b) Financial Statement for period ending April 30, 2024 (unaudited)**
- c) Financial Statement for period ending May 31, 2024 (unaudited)**
- d) Financial Statement for period ending June 30, 2024 (unaudited)**

No report.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ward asked if there were any supervisor’s requests; there were none. He asked if there were any audience comments.

Mr. Sawyer asked when the CDD Board would transition to the homeowners.

Mr. Ward explained the transition would occur when the District hit two thresholds: six years after date of establishment; this District was established in 2020, and when you have 250 qualified electors residing within the District. He stated a qualified elector was a citizen of the United States, a resident of the State of Florida registered to vote in Pasco County, and a resident of the River Landing District. He stated the River Landing District met the 250 qualified elector qualification, but not the 6 years from date of establishment qualification. He noted River Landing would reach the 6th year after establishment in 2026 and the transition to a homeowner CDD would begin. He explained two seats would transition in 2026 to residents, and then two more seats would transition to residents in 2028 and the final seat would transition in 2030.

Male Audience Member: How long is the bond?

Mr. Ward: Your assessment is in two parts. One is an operating assessment; that never goes away; that’s always on your tax bill. The other part is the capital assessment. This bond issue that you live in will end in 2051; it is a 30-year bond from the date of issuance.

Female Audience Member: (Indecipherable).

Mr. Ward: It depends on the size of your property. They are all different rates for whatever the size is. You can go to the District’s website, there is a property search feature on the website. Using the parcel identification number that’s on your tax bill; it’s on the home page on the bottom right, it will give you a printable page telling you your principal balance, what the annual assessment amount is for the capital,

what the operating assessment is for your property. It breaks it out for you. He asked if there were any other questions; there were none.

TWELVTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 11:33 a.m.

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

River Landing Community Development District


James P. Ward, Secretary


Michael Piendel, Chairperson