

**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 28, 2020 at 11:00 A.M. at the Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.

Present and constituting a quorum:

Robert Lee	Chairperson
Travis Stagnita	Vice Chairperson
Tracy Briones	Assistant Secretary
Jennifer Gardner	Assistant Secretary
Barbara Wasinger	Assistant Secretary

Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel
Jeremy Fireline	District Engineer
Denise Ganz	Bond Counsel
Brett Sealy	MBS Capital Markets, LLC

Audience:

Drew Miller	Taylor Morrison
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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

District Manager James P. Ward called the meeting to order at approximately 11:11 a.m. He indicated the Supervisors appointed pursuant to the Ordinance were Barbara Wasinger, Robert Lee, Travis Stagnita, Tracy Briones, and Jennifer Gardner. He conducted a formal roll call; all Members of the Board were present constituting a quorum.

ORGANIZATIONAL MATTERS FOR THE DISTRICT

SECOND ORDER OF BUSINESS

Initial Board Members

Initial Board Members named in Ordinance 20-27 of the Board of County Commissioner's establishing the River Landing Community Development District

- a) **Oath of Office – Provided for Record**
- b) **Guide to the Sunshine Amendment and Code of Ethics**
- c) **Form 1 – Statement of Financial Interests**

Mr. Ward indicated typically he would administer the Oath of Office to the Board Members during the meeting; however, as the meeting was being conducted via communication media technology he instead collected signed copies of the Oaths of Office from the five appointed Members pursuant to Ordinance 20-27. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112, 20-114, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, and June 23, 2020, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was held utilizing communication media technology due to the current COVID-19 public health emergency. He stated all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2020-1****Consideration of Resolution 2020-1 Designating certain officers of the River Landing Community Development District**

Mr. Ward asked the Board Members to discuss and appoint an individual as a Chairperson and Vice Chairperson. He indicated the remaining Board Members would serve as Assistant Secretaries and he would serve as Secretary and Treasurer. He asked all speakers to state their name for the record prior to speaking, as well as prior to making and seconding motions.

On MOTION made by Ms. Jennifer Gardner, seconded by Ms. Barbara Wasinger, and with all in favor, Robert Lee was appointed as Chairperson, Travis Stagnita was appointed as Vice Chairperson, while Barbara Wasinger, Tracy Briones and Jennifer Gardner were appointed to serve as Assistant Secretaries.

RETENTION OF PROFESSIONAL STAFF FOR THE DISTRICT

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2020-2****Consideration of Resolution 2020-2 Designating JPWard & Associates, LLC as the District Manager**

Mr. Ward explained the next five Resolutions were to appoint the Professional Staff for the District. He indicated Resolution 2020-2 designated JPWard & Associates, LLC (his firm) as the District Manager. He noted each Resolution included forms of Agreement which were standard in nature. He stated Resolution 2020-3 designated Hopping Green as District Counsel, Resolution 2020-4 appointed MBS Capital Markets as District Underwriter, and Resolution 2020-5 appointed Greenspoon Marder as Bond Counsel and Resolution 2020-6 appointed Waldrop Engineering as interim District Engineer. He asked for individual motions to be made for each resolution.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-2 was adopted, and the Chairperson was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2020-3****Consideration of Resolution 2020-3 Appointing Hopping Green & Sams as District Counsel**

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-3 was adopted, and the Chairperson was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-4

Consideration of Resolution 2020-4 Appointing MBS Capital Markets as District Underwriter

On MOTION made by Ms. Tracy Briones, seconded by Ms. Jennifer Gardner, and with all in favor, Resolution 2020-4 was adopted, and the Chairperson was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2020-5

Consideration of Resolution 2020-5 Appointing Greenspoon Marder as Bond Counsel, and authorizing the execution of an Agreement with Taylor Woodrow Communities of River Landing LLC, and Bond Counsel waiving any conflict of interest, relative to Greenspoon Marder LLP representation of Taylor Morrison of Florida, LLC in various transactions unrelated to the District

Mr. Ward asked if there were any questions regarding this Resolution or the waiver; hearing none, he called for a motion.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-5 was adopted, and the Chairperson was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2020-6

Consideration of Resolution 2020-6 appointing Waldrop Engineering as interim District Engineer and authorizing the preparation of the District's Engineer's Report for the Capital Improvement Program for the District

Mr. Ward explained in order to retain a permanent District Engineer, it was required to send out Requests for Proposals which the Board would review at a future Meeting and a Contract would be awarded to an Engineering firm; in the interim period an agreement was made with an Engineering Firm to assist with the initial stages of the Capital Improvement Program which was on the Agenda later today. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-6 was adopted, and the Chairperson was authorized to sign.

ADMINISTRATIVE MATTERS OF THE DISTRICT

NINTH ORDER OF BUSINESS

Consideration of Resolution 2020-7

Consideration of Resolution 2020-7 Designating the Registered Agent, Designating the office of the Registered Agent, and Designation as the office of record for River Landing Community Development District

Mr. Ward explained the Registered Agent was himself, the Registered Office was his office and the local office was Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556. He stated the Registered Agent and Registered Office were primarily used for administrative matters such as invoices, correspondence, etc. He stated in the case of a law suit the attorney was noticed outside of the context of the Registered Agent and Office. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-7 was adopted, and the Chairperson was authorized to sign.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2020-8****Consideration of Resolution 2020-8 Setting forth the policy with regard to the support and legal defense of the Board of Supervisors and District officers**

Mr. Wes Haber: This Resolution was in place to provide the circumstances under which should a Board Member ever be sued in a Board Member capacity, working in their official duties on behalf of the Board, as there are circumstances in which the Board would provide that defense. In my experience with CDDs it rarely comes up, but to the extent that it does it essentially mimics the common law which provides that as long as a public official, which all of you are, was acting within the scope of their responsibility, and was not acting maliciously or in bad faith, the unit of government that they represent is obligated to provide the defense, including the legal fees associated with that defense. This Resolution puts that in effect and provides you some peace of mind that in, hopefully, the unlikely event that any such lawsuit is filed, you will have that defense provided by the CDD. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-8 was adopted, and the Chairperson was authorized to sign.

ELEVENTH ORDER OF BUSINESS**Consideration of Resolution 2020-9****Consideration of Resolution 2020-9 Adopting an electronic records policy and policy on the use of electronic signatures**

Mr. Ward indicated a number of years ago the State amended the records law for all governments, including CDDs, to permit a method of electronic record keeping. He noted his firm kept records completely electronically and had done so for over eight years. He explained this simply meant all records were kept in electronic format and no paper records were kept. He noted Resolution 2020-9 mirrored State Law requirements regarding electronic record requirements and permitted the District to utilize an electronic signature on its documents pursuant to the Electronic Signatures Act. He asked if there were questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Ms. Jennifer Gardner, and with all in favor, Resolution 2020-9 was adopted, and the Chairperson was authorized to sign.

TWELFTH ORDER OF BUSINESS**Consideration of Resolution 2020-10****Consideration of Resolution 2020-10 Designating a Qualified Public Depository pursuant to Chapter 280 Florida Statutes, authorizing signatories on the account, authorizing the number of the signatories on the qualified depository account**

Mr. Ward: The State provides you a plethora of banks which can hold the General Fund monies for the District. This is differentiated from who will be the Trustee when we get to a future Item with respect to your Bond Funds. There are hundreds of banks on the qualified public depository list in Florida. The one I am recommending is SunTrust. It is just the bank I use for all of my CDDs for the purposes of our General Fund Operations. For this particular CDD I don't expect your General Fund to carry much money in them whatsoever at any point in time. The Statute does require that you select one. The only difference between a qualified public depository pursuant to this list and SunTrust as a bank that I personally, or you personally, can go put your personal funds in, is the fact that a qualified public depository pursuant to 280 has higher deposit insurance limits on it for governmental agencies than the bank does for its regular individual or corporate customers. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-10 was adopted, and the Chairperson was authorized to sign.

THIRTEENTH ORDER OF BUSINESS**Consideration of Resolution 2020-11****Consideration of Resolution 2020-11 Authorizing the District Manager to advertise a Request for Qualification (RFQ), pursuant to the Chapter 287.055 F.S. (Consultants Competitive Negotiations Act) for a District Engineer**

Mr. Ward: The Consultants Competitive Negotiations Act requires governmental agencies to advertise for certain services, including Engineering Services, to the extent that they need a Request for Proposal which evaluates both the qualifications from the firm and the pricing structure of the firm with respect to the advertisement. This Resolution authorizes us to go through the process of advertising for an Engineer pursuant to Chapter 287. Those proposals will come back to you at a future Board Meeting. You will evaluate them for both price and qualifications, rank them, and then Staff will enter into discussions and negotiations with whoever you rank the number 1 firm to hire. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-11 was adopted, and the Chairperson was authorized to sign.

FOURTEENTH ORDER OF BUSINESS**Consideration of Resolution 2020-12****Consideration of Resolution 2020-12 providing for the Public's opportunity to be heard, designating a public comment period, designating a procedure to identify individual seeking to be heard, addressing public decorum, addressing exceptions**

Mr. Wes Haber: This Resolution will play a larger roll in your meetings when you have members of the public who are looking to participate. Generally speaking, it gets referred to when you have a large number of people who, unless a specific procedure is put in place, may want to continue to comment on every single item. Florida law requires that members of the public be entitled to comment, and they can comment on every single item, but the units of government also have the right to put reasonable limitations on such comments and it's been found that such limitations include a 3 minute time limit being reasonable for such comments. This resolution in the first few years, or until you start seeing large numbers of residents, probably won't come into effect, but it sets forth the policy

as it relates to public comment so that it can be conducted in a friendly fashion and in a timely fashion so you are able to run your meetings. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-12 was adopted, and the Chairperson was authorized to sign.

FIFTEENTH ORDER OF BUSINESS Consideration of Resolution 2020-13

Consideration of Resolution 2020-13 designating the Regular Meeting Dates, time, and location for Fiscal Year 2021

Mr. Ward indicated this Resolution named the third Wednesday of each month at 11:00 a.m. at the Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556 as the Regular Meeting date, time, and location. He asked if the Board would prefer a different date/time. He noted this Resolution simply set a standard meeting schedule; the schedule was not binding; meetings could be adjusted as the Board deemed appropriate.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-13 was adopted, and the Chairperson was authorized to sign.

SIXTEENTH ORDER OF BUSINESS Consideration of Resolution 2020-14

Consideration of Resolution 2020-14 granting the authority to the Chairperson, Vice Chairperson to execute real and personal property conveyances and dedications documents, and plats and other document related to the development of the District’s improvements, subject to the approval of the District Manager, District Engineer and District Counsel is legal, consistent with the District’s improvement plan and necessary for the development of the Improvements

Mr. Haber: As the Board moves forward with the construction of the improvement plan and the platting of the property within the community there are a number of conveyances that will need to take place, either from the developer to the CDD for the CDD to continue to own and maintain the particular improvement, or from the developer to the CDD with the expectation that the CDD would then further convey the improvement to another unit of government. Oftentimes, those conveyances arise between meetings and this Resolution designates authority to the Chair and Vice Chair to review and approve such conveyances between meetings. To the extent such conveyance needs to take place on a relatively quick basis we can rely on this resolution. Oftentimes even if a conveyance takes place under the authority of this Resolution, we will still include the conveyance documents for the next meeting so the Board is aware of the conveyance taking place, although there is no further approval that is necessary. He asked if there were any questions; there were none.

On MOTION made by Mr. Travis Stagnita, seconded by Ms. Tracy Briones, and with all in favor, Resolution 2020-14 was adopted, and the Chairperson was authorized to sign.

SEVENTEENTH ORDER OF BUSINESS Consideration of Resolution 2020-15

Consideration of Resolution 2020-15 designating a date, time, and location of a public hearing regarding the District's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem special assessments as authorized by Section 197.3632, Florida Statutes

Mr. Ward: In Florida, Chapter 197, the Statute which governs the Districts ability to put its assessments, either for capital or for operations, on the tax bill is guided by this particular Statute which requires the District to have a public hearing to utilize the uniform method of collection which simply means putting the assessments on the tax bills. After that public hearing that sets up a procedure where we notify the Tax Collector and Property Appraiser in the county where the District is located and also someone at the State Department of Revenue, of our intent to use this. From there then we will get an agreement from the Property Appraiser and Tax Collector which will come back before you after the public hearing that will require the Tax Collector and Property Appraiser to then put our assessments on the tax bill. This public hearing is just the very first step in a couple of month's procedures to be able to utilize the uniform method of collections. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-15 was adopted, and the Chairperson was authorized to sign.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Resolution 2020-16

Consideration of Resolution 2020-16 – ratifying the date, time, and location for the landowner's meeting for Monday, August 10, 2020 at 11:30 A.M., at the Starkey Ranch Amenity Center 4495 Myrica Drive, Odessa, Florida 33556

Mr. Ward indicated the five Members of the Board today were considered interim Board Members. He explained within 90 days of the date of establishment the District was required to hold a Landowner's Meeting where the landowners would elect five individuals to serve as the permanent Board for either two-year or four-year terms. He indicated due to COVID and the need for videoconference meetings, the Landowner's Meeting would be followed by a Regular Meeting and the newly elected permanent Board Members would be required to take new Oaths of Office for the permanent positions. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-16 was adopted, and the Chairperson was authorized to sign.

NINETEENTH ORDER OF BUSINESS

Consideration of Resolution 2020-17

Consideration of Resolution 2020-17 of the Board of Supervisors of the River Landing Community Development District, Adopting the Alternative Investment Guidelines for Investing Public Funds in excess of amount needed to meet current operating expenses, in accordance with Section 218.415(17), Florida Statutes

Mr. Ward: In Florida, when we hold public funds, (those are the funds that will go into that SunTrust bank account that I referenced earlier), (these guidelines are not applicable to bond funds which are being held pursuant to trust indentures), a governmental agency is required to adopt guidelines for investing public funds. They can be whatever you want them to be. For purposes of a CDD, and in this instance River Landing, your average amount of cash you have on hand over the next couple of years will be in the \$20,000 dollar to \$40,000 dollar range, so there is an alternative investment procedure in Chapter 218 that allows for the investment of those funds. I will tell you they just sit in that SunTrust account and earn whatever minimal there is in that account, but there is a requirement to adopt the alternative investment guidelines pursuant to 218.415(17). He recommended adoption of the Resolution.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-17 was adopted, and the Chairperson was authorized to sign.

FISCAL YEAR 2020 AND FISCAL YEAR 2021 BUDGET MATTERS

TWENTIETH ORDER OF BUSINESS Consideration of Resolution 2020-18

Consideration of Resolution 2020-18 Approving the Proposed Budget for Fiscal Year 2020 and Fiscal Year 2021 and setting a Public Hearing for Tuesday, September 29, 2020 at 11:00 a.m., at the Starkey Ranch Amenity Center 4495 Myrica Drive Odessa, Florida 33556

Mr. Ward: Although you are more than three quarters of the way through the Fiscal Year, there is still a requirement under the Statute for the adoption of a Budget for the current year, and the adoption of a Budget for 2021 which begins on October 1, 2020 and ends on September 30, 2021. Although we are out of the mandated time frames within the State for purposes of approving a proposed Budget and the adoption, it is also noteworthy that the date of establishment for the District also was out of the Statutorily mandated guidelines. We will have a public hearing scheduled for Tuesday, September 29, 2020 at 11:00 a.m. at the Starkey Ranch Amenity Center. I have enclosed essentially a very minimal Budget for purposes of the General Fund for the current year. That will obviously change going into next year to the extent the District issued bonds for its Master Capital Improvement Program, which we will get to in a minute. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-18 was adopted, and the Chairperson was authorized to sign.

TWENTY-FIRST ORDER OF BUSINESS Consideration of Agreement

Consideration of Agreement with Taylor Morrison of Florida, LLC to fund the District’s Fiscal Year 2020 and Fiscal Year 2021 General Fund Operating Budgets in lieu of the District levying assessments

Mr. Ward: Enclosed in your Agenda is the Standard Form Agreement for handling those necessary expenses for the District for Fiscal Year 20 and 21. He asked if there were any questions.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, the Agreement with Taylor Morrison of Florida, INC was approved.

CAPITAL IMPROVEMENT PROGRAM

TWENTY-SECOND ORDER OF BUSINESS Consideration of Resolution 2020-19

Consideration of Resolution 2020-19 declaring special assessments, designating the nature and location of the proposed improvements, declaring the total estimated cost of the improvements the portion to be paid by assessments, and the manner and timing in which the assessments are to be paid, designating the lands upon which the assessments shall be levied, providing for an assessment plat and a preliminary assessment roll, addressing the setting of a public hearing and providing for publication

Mr. Ward: Attached to this Resolution are two reports. The first is the Engineering Report prepared by Waldrop Engineering for the Capital Improvement Plan. He asked Mr. Fireline to review the Engineering Report.

Mr. Jeremy Fireline: The overall Master Engineer's Report includes various components of the public infrastructure that are necessary to provide special benefit to the District. The components you will see in the report include the public potable water system, wastewater, public irrigation facilities, stormwater management facilities, including lake excavation down to the water level that's necessary to comply with the Water Management District permit. It includes environmental preservation, mitigation, public roadway improvements, as well as a fairly substantial amount of offsite facilities that are required to be extended to the development to be able to provide for the public services in the development. The total estimated cost of the improvements plan is \$37.3 million dollars. It is our opinion that these costs are reasonable based on the current unit cost that we are seeing in the construction industry in and around Pascal County in the Tampa Bay area. Furthermore, these improvements are necessary and sufficient to be able to provide the benefit to the District to allow it to function in the way it is designed and permitted. He asked if there were any questions; there were none.

Mr. Ward: The Master Special Assessment Report is also attached to the Resolution. The purpose of a Special Assessment Methodology has two goals: to determine the special and peculiar benefits that flow to the properties from the construction of all of the infrastructure required for the project and to apportion those special benefits on a fair and reasonable basis for the Capital Improvement Program identified by Waldrop Engineering. Noteworthy: The Land Use Plan for this project is identified in table 1 of the Report and shows the Master Development Plan of 870 units in various types, from 20-foot-wide townhomes to 79-foot-wide single-family homes. It is important to note the Land Use Plan is an anticipated Land Use Plan and is capable of being changed as the development and the developer decide to proceed forward to move forward with changes that may be necessary for the Land Use Plan. When we levy assessments, it is first done on an acreage basis pursuant to the number of acres within the District, which in this instance is plus or minus 511 acres. As property is then platted, and pursuant to this methodology, the assignment of the assessments is generally based on a front foot requirement for each type of product that you have hear with an estimated \$44,770,000 dollars in bond financing for the Capital Improvement Program that Waldrop has identified for you pursuant to their report. Based on this methodology, what happens is as property is either platted or a form of a declaration of condominium is filed, the property enters a state which then the assessments are moved off unplatted property onto that platted lot or condominium unit pursuant to this methodology, which I noted for you is a front foot methodology and those assessments are then fixed at that time. The methodology also provides the method to what we call, for lack of a better term, true-up these assessments, which means at some point, if and to the extent the development plan changes significantly enough to require a payment by the developer where the per acre assessment goes over the unplatted acre charge, then we would do that true-up at that particular time. We call that an inventory adjustment determination as provided in the methodology. For purposes of this program, the District has an estimated source of bonds for its master CIP in the amount of \$44,770,000 dollars that will be broken up into stages as the property is developed. It equates to annual assessments for each type ranging anywhere from roughly \$20,600 dollars per unit, upwards to \$77,300 dollars per unit for the larger lots, and assessments that range anywhere between \$1,400 dollars and \$5,400 dollars per unit. As I said, these are assessments that we will put in place as a Master Program once we get to the point of actually doing a supplemental Engineer's Report and Methodology for a specific issue, those numbers will be brought down to whatever the new Capital Program and Methodology determines them to be. This kind of sets the bar at the top end of what we can never go over on a going forward basis. The public hearing is scheduled for Tuesday, September 1, 2020, at 11:00 a.m. at the Starkey Ranch Amenity Center. If we are still in COVID 19 under the emergency orders of the Governor, it will be done the same way this meeting was done. If not, then we will have that public hearing at the location which will be advertised pursuant to the resolution. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-19 was adopted, and the Chairperson was authorized to sign.

TWENTY-THIRD ORDER OF BUSINESS**Consideration of Resolution 2020-20**

Consideration of Resolution 2020-20 authorizing the issuance of its capital improvement revenue bonds, in one or more series, in an aggregate principal amount of not exceeding \$50,000,000.00 to finance the cost of public infrastructure and facilities benefitting District lands and/or acquiring related interests in land and for refunding purposes, approving the form of a master trust indenture relating to the bonds and authorizing execution of the master trust indenture, providing for indentures supplemental thereto, appointing a trustee, paying agent and bond registrar for the bonds, approving the form of and authorizing execution of the bonds, authorizing the application of the proceeds of the bonds, authorizing judicial validation of the bonds

Mr. Ward asked Ms. Denise Ganz with Greenspoon Marder, LLC, Bond Counsel, to review Resolution 2020-20.

Ms. Denise Ganz: This Resolution is the first step in moving towards the issuance of bonds from time to time. Under Chapter 190, pursuant to which the District was established, any bonds that have a maturity of more than five years must be judicially validated. The first thing we have to do to get the clock running on the judicial validation process is file for validation which your District Counsel will handle once you've considered, and assuming you approve, this Resolution. What this Resolution does is it authorizes not exceeding \$50 million dollars of bonds to be issued to finance various infrastructure facilities, potentially acquire interest in land, and approve the form of a master trust indenture pursuant to which these bonds would be issued from time to time. Each bond issue would have a supplemental indenture supplementing the master indenture that would come back to you for approval. The step here first is to approve this form of master indenture, appoint US Bank National Association as the trustee, and authorize your District Counsel, your District Manager, Bond Counsel, etc., to take the steps necessary to move forward with judicial validation and also to take certain other steps, like getting a letter of representation with the depository trust company and so on. This is the really the first step towards getting the bonds validated. Any specific bond issue will come back before you for specific authorization.

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

On MOTION made by Ms. Tracy Briones, seconded by Ms. Jennifer Gardner, and with all in favor, Resolution 2020-20 was adopted, and the Chairperson was authorized to sign.

TWENTY-FOURTH ORDER OF BUSINESS**Consideration of Resolution 2020-21**

Consideration of Resolution 2020-21 approving the District's post-issuance compliance guide for tax-exempt bonds

Ms. Ganz: All issuers of tax-exempt obligations must file with the IRS. Generally speaking it is a form 8038-G which was modified by the IRS to include two boxes that they want you to check, if in fact they could be checked, which indicated the issuer had adopted written policies and procedures to track certain requirements of the codes with respect to tax exempt bonds, mainly relating to private use and bond arbitrage and rebate. So, we have developed forms that are used by cities, counties, and in this case districts, to be able to have in place those policies and procedures so that you have the ability to check those boxes on that form 8038-G and the District Manager, the party who acts as the District Manager from time to time, is appointed as the tax compliance officer to administer these policies and procedures, so basically this is really a ministerial thing to make sure you have adopted those policies and procedures, and of course your District Manager is always working with all his Districts in making sure the rebate requirements are complied with, as well as covenants and the documents continuing disclosure, etc., requirements that are also addressed in these policies and procedures.

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

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-21 was adopted, and the Chairperson was authorized to sign.

TWENTY-FIFTH ORDER OF BUSINESS**Consideration of Agreement****Consideration of Bond Financing Team Fund Agreement**

Mr. Ward: This is an Agreement between the District and Taylor Morrison, basically to fund any expenses associated with the issuance of your bonds, prior to the issuance of the bonds. They will be reimbursed or paid back to the developer at the time that the District issues bonds. In a general sense, it is an agreement that we put in place, but is not used because all of us really work on an issuance basis for purpose of the bonds, meaning that none of us will get paid by the District until such times that bonds are actually issued. Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, the Agreement with Taylor Morrison of Florida, INC was approved.

TWENTY-SIXTH ORDER OF BUSINESS**Staff Reports****a) District Attorney**

Mr. Wes Haber stated he had no report unless there were questions; there were none.

b) District Engineer

Mr. Jeremy Fireline stated he had no report unless there were questions; there were none.

c) District Manager**I. Board Meeting Dates for Balance of Fiscal Year 2020**

- i. Landowner's Meeting – August 10, 2020, 11:00 A.M.**
- ii. Public Hearings:**
 - 1. Capital Assessments – September 1, 2020, 11:00 A.M.**
 - 2. Uniform Method of Collection - September 29, 2020, 11:00 A.M.**
 - 3. FY 2020 & 2021 Budget – September 29, 2020 11:00 A.M.**

Mr. Ward asked Mr. Brett Sealy with MBS Capital Markets to introduce himself.

Mr. Brett Sealy: We have worked on a number of other Community Development Districts for which Taylor Morrison served as the master developer. We are thrilled to be a part of the working group on this team and would be very happy to answer any question that anybody might have, but again, look forward to working with everyone.

Mr. Ward asked the Board Members to take note of the dates of the Landowner's Meeting and Public Hearings. He indicated staff would send out calendar invites to the Board Members today; he asked for the Board Members to accept these invites.

River Landing Community Development District

July 28, 2020

TWENTY-SEVENTH 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. Drew Miller with Taylor Morrison indicated he was excited to be present and moving forward with the development.

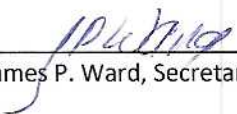
TWENTY-EIGHTH ORDER OF BUSINESS Adjournment

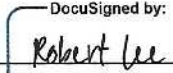
Mr. Ward adjourned the meeting at approximately 12:06 p.m.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, the meeting was adjourned.

ATTEST:

**RIVER LANDING COMMUNITY
DEVELOPMENT DISTRICT**


James P. Ward, Secretary

DocuSigned by:

Robert Lee, Chairman