

**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, October 21, 2025 at River Club Amenity Center 2345 Oxbow Boulevard, Wesley Chapel, Florida 33543. It began at 2:00 p.m. and was presided over by Mr. Mike Piendel, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Joshua Tepper	Chairperson
Mike Piendel	Vice Chair
Matt Sawyer	Assistant Secretary
Corinn Godlevske	Assistant Secretary

Absent:

David Wilson	Assistant Secretary
--------------	---------------------

Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel
Victor Barbosa	District Engineer

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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James Ward called the meeting to order at approximately 2:15 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Acceptance of Resignation

Acceptance of the Resignation of Mr. Marc Ferlita from Seat 3 [effective September 22, 2025] whose term is set to expire November 2026

- I. Appointment of individual to fill Seat 3**
- II. Oath of Office**
- III. Guide to the Sunshine Law and Code of Ethics for Public Employees**
- IV. Sample of E-filed Form 1 - Statement of Financial Interests; (Changes to the Law and filing requirements as of January 1, 2025)**

Mr. Ward called for the acceptance of the resignation of Mr. Marc Ferlita from Seat 3 effective September 22, 2025.

On MOTION made by Michael Piendel, seconded by Corinn Godlevske, and with all in favor, the resignation of Marc Ferlita was accepted into the record.

Mr. Ward explained the Board could appoint an individual to fill the unexpired term of Seat 3 by way of motion, second, and with majority in favor. He noted Seat 3's term would end November 2026. He stated two seats would transition to qualified elector seats next year in November.

The Board discussed the matter and chose to appoint Josh Tepper to the Board.

On MOTION made by Matt Sawyer, seconded by Corinn Godlevske, and with all in favor, Josh Tepper was appointed to fill the unexpired term of Seat 3.

Mr. Ward, as a notary public, administered the Oath of Office to Mr. Josh Tepper who filled out the Oath and returned it to Mr. Ward for notarization and inclusion in the record.

Mr. Ward indicated Mr. Tepper served on other CDD Boards and was familiar with the Sunshine Amendment, Code of Ethics, ethics training requirements, public record laws, as well as Form 1 and how to file Form 1. He provided Mr. Tepper with the required disclosure information and explained Mr. Tepper had to log into the ethics website and register for this CDD within 30 days of today's date. He recommended Mr. Tepper use his personal email address when registering, his Form 1 and ethics training.

The Board discussed ethics training requirements.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-1

Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors re-designating the officers of the River Landing Community Development District

Mr. Ward indicated Mike Piendel currently served as the Chairperson with David Wilson as Vice Chairperson. He asked how the Board wished to appoint the Officers of the Board.

The Board decided to appoint Josh Tepper as Chairperson, Mike Piendel as Vice Chairperson, the remaining Board Members as Assistant Secretaries and Mr. Ward as the Secretary and Treasurer.

On MOTION made by Matt Sawyer, seconded by Michael Piendel, and with all in favor, Resolution 2026-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Minutes

June 17, 2025 - Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corinn Godlevske, and with all in favor, the June 17, 2025 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report

II. District Engineer

Mr. Victor Barbosa stated he was working on the Statement of Completion through SWFMD, and he hoped to wrap this up soon.

Mr. Matt Sawyer asked if the Statement of Completion was for the entire property.

Mr. Barbosa responded yes, it was for all five phases.

III. District Manager

- a) Reminder: Annual Ethics Training: Due December 31, 2025**
- b) Financial Statements for period ending July 31, 2025 (unaudited)**
- c) Financial Statements for period ending August 31, 2025 (unaudited)**
- d) Financial Statements for period ending September 30, 2025 (unaudited)**

No report.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any supervisor's requests.

Mr. Sawyer asked if the CDD would be completely turned over by 2028, but he did not think the developer needed to retain control of the CDD until 2028. He said if everything were closed on Taylor Morrison's end, perhaps the CDD could be turned over in full before 2028.

Mr. Ward explained when the seats would be required to be turned over to qualified electors over the next few years but noted the seats could be turned over to qualified electors at any time the Board wished as long as there were qualified electors willing to fill the seats.

Mr. Sawyer asked if there was any benefit for retaining control of the CDD.

Mr. Jere Earlywine noted most developers would get off the Board once the project was completed, the Project Completion Resolution was done, and the permits were all turned over. He said once the permits were all wrapped up turning the Board over to residents could be revisited.

SEVENTH ORDER OF BUSINESS Public Comments

Mr. Ward asked if there were any public comments. There were no public comments; no members of the public were present.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 2:26 p.m.

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

River Landing Community Development District

James P. Ward

James P. Ward, Secretary

Josh Tepper
Josh Tepper (Jan 20, 2026 14:23:11 EST)

Josh Tepper, Chairperson