

**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, November 19, 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
Corinn Godlevske	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Jere Earlywine	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 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 11:05 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of Advertisement of Landowners and Regular Meetings**

**THIRD ORDER OF BUSINESS**

**Oath of Office**

**Administration of Oath of Office for the Board of Supervisors of the River Landing Community Development District**

**a) Oath of Office**

- b) Guide to the Sunshine Amendment and Code of Ethics**
- c) Form 1 – Statement of Financial Interests**
- d) Sample of E-filed Form 1 – Statement of Financial Interests. (2024 Changes to the Law and filing requirements)**

Mr. Ward noted Mr. Matt Sawyer, Ms. Corinn Godlevske, and Mr. Marc Ferlita were elected at the Landowner’s Meeting. As a notary public, Mr. Ward administered the Oath of Office to Mr. Sawyer, Ms. Godlevske, and Mr. Ferlita. Mr. Sawyer, Mr. Ferlita, and Ms. Godlevske signed and returned the Oath to Mr. Ward for notarization and inclusion in the record.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-1**

#### **Consideration of Resolution 2025-1, a Resolution of the Board of Supervisors canvassing and certifying the results of the landowners’ election of Supervisors held pursuant to Section 190.006(2), *Florida Statutes***

Mr. Ward stated Resolution 2025-1 canvassed and certified the results of the Landowner’s Meeting held just prior to today’s regular meeting. He stated in section 1, Matt Sawyer would hold Seat 1 with 344 votes; in Seat 2 would be Corinn Godlevske with 344 votes; and in Seat 3 would be Marc Ferlita with 343 votes. He noted Matt Sawyer and Corinn Godlevske would serve four-year terms, and Marc Ferlita would serve a two-year term. He asked if there were any questions.

A Female Audience member (2) asked whether a resident could become part of the Board. She asked when this could happen as there were some concerns.

Mr. Ward asked for general questions to be asked during the public comments part of the meeting. He asked if there were any questions directly related to Resolution 2025-1.

Male Audience member (1) of the audience inquired as to when the voting took place.

Mr. Ward explained Taylor Morrison had 344 votes at today’s election; Taylor Morrison controlled the voting process at this point.

**On MOTION made by Matt Sawyer, seconded by Marc Ferlita, and with all in favor, Resolution 2025-1 was adopted, and the Chair was authorized to sign.**

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-2**

#### **Consideration of Resolution 2025-2, a Resolution of the Board of Supervisors Re-Designating Certain Officers of the River Landing Community Development District following the Landowners’ Election**

Mr. Ward indicated Resolution 2025-2 redesignated the officers of the Board. He asked how the Board would like to designate the officers.

The Board chose to appoint Mike Piendel as Chairperson, David Wilson as Vice Chairperson, the remaining Board Members as Assistant Secretaries while James Ward would serve as Secretary and Treasurer.

**On MOTION made by Mike Piendel, seconded by David Wilson, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes**

**July 16, 2024 – Public Hearings and Regular Meeting**

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

**On MOTION made by David Wilson, seconded by Matt Sawyer, and with all in favor, the July 16, 2024, Public Hearings and Regular Meeting Minutes were approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-3**

**Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors Ratifying, Confirming and Approving the request to transfer Environmental Resource and/or State 404 Program Permits; Providing general authorization; and providing for severability and an effective date**

Mr. Ward stated Resolution 2025-3 confirmed and approved the request to transfer an Environmental Resource permit to the District. He asked Mr. Barbosa, the District Engineer, to discuss Resolution 2025-3.

*Mr. Victor Barbosa: We have been working with South Florida Water Management District. Now that all of the infrastructure is complete for phases 1, 2, 3 and fairly soon 4 will be complete, we are in the process of submitting the Statement of Completion for each of those phases and transferring all of those permits to the operations phase. For the portions that are already completed, those have been submitted to SFWMD and for phases 4 and 5, they will be submitted shortly. If there are any questions on that I'm here to answer, but this is all contemplated in the Master Engineer's Report and the permits themselves when they were originally approved.*

**On MOTION made by Mike Piendel, seconded by Matt Sawyer, and with all in favor, Resolution 2025-3 was adopted, and the Chair was authorized to sign.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

No report.

**II. District Engineer**

No report.

**III. District Manager**

- a) **Goals and Objectives reporting requirements for CDDs**
- b) **Important Board Meeting Dates for Balance of Fiscal Year 2025:**
- c) **Financial Statement for period ending August 30, 2024 (unaudited)**
- d) **Financial Statement for period ending September 30, 2024 (unaudited)**
- e) **Financial Statement for period ending October 31, 2024 (unaudited)**

*Mr. Ward: There was a change to the statute this year which requires the District to set performance measures and standards reporting for CDDs. It is a self-reporting process which means that all we do is set the standard, we make sure we meet the goal or not as the case may be, and then by December 1 of each year we are required to post this report on the District's website. There is no external reporting. By that I mean it does not go to the State or any of its agencies. It's just an internal process. I suspect in the future this will change. It does not bind you to the use of these standards. You may change them year after year. This District has no operations in it, so at this point the standards are really, did you meet your public meeting compliance of two meetings a year, did we post the meetings as required on the District's website, did we do the budget preparation as required by the statute, are we meeting the requirement to have the District's audits done and published on the District's website including our financial statements and budget. He asked if there were any questions; hearing none, he called for a motion to approve the standards.*

*A Female Audience member (1) asked: When you talk about posting meetings, are you talking about these meetings?*

*Mr. Ward explained the District had a website, RiverLandingCDD.org, on which the meetings were posted; today's meetings were posted on the website.*

*Female Audience member (1) asked: The CDD's meeting schedule, is the only place where it's posted the CDD website?*

*Mr. Ward: Yes.*

*Female Audience member (1) asked: So, the only other time that there is public notice of the meeting is when? Because we received notice before. Like when the CDD increases we receive a separate notice. But for the standard meetings, there is no other notification?*

*Mr. Ward: No. All governments post their meetings on their governmental website, and they are advertised in a newspaper, but that's a year in advance.*

Female Audience member (2) asked: *I would like to formally request, since you are all on the same HOA Board as the CDD, that we do get information out to our community. This impacts our community, and we would like it to be published regularly through the Town Hall, or whatever it is that you guys are going to use to communicate. You're on both boards, you should be responsible to all of us in the community and we would like to request that.*

Male Audience member (2) asked: *So, members need to take accountability and also review the information. We can publish information, but it is the District's responsibility to put it out there on their website. There are some separate entities. You have the River Landing CDD and then you have the River Landing Community HOA. Completely separate entities.*

Female Audience member (2) asked: *We understand that. The comment I'm making is you now sit on both boards. As a community, and I've lived in HOA communities in several states, this is the first time it's been run differently, and our fees for the CDD can go up. My understanding is it's a bond and things are supposed to be financed off of the interest on the bond, and in the 28 years that I've lived in CDD communities we've never seen increases. We've also never had this division. As a community, our community has an interest in participating and making sure that our community stays the beautiful community that we all bought into. I'm saying it's the passing of the buck that this is separate. I'm asking since you're on both boards now, that there be a communication that goes out regularly so that the community can participate when there are budget meetings. We would like to understand what is causing our fees to go up because that is a high concern of many of the people who have been living in the community for the last two years. I only moved in in June and I'm trying to understand the infrastructure and what we are missing as a community that is going to drive some of our fees. That's why I'm asking the follow up questions about the meetings and the separate website. To be honest, I don't know if we even got communicated about that when we closed. I'd have to go back to all our closing documents.*

Mr. Sawyer: *It's in your community disclosures.*

Female Audience member (2): *Well, once again, you get a lot of stuff, and we are all now trying to understand it. That's all I'm saying.*

Mr. Sawyer: *I appreciate that. We can post the resource and the website link on the HOA website that is going to direct you to the CDD website.*

Female Audience member (2): *The calendar should be marked.*

Mr. Sawyer: *We are not going to post it on the HOAs calendar. We will post a resource to direct you to the CDDs website.*

Mr. Ward: *We can't mix apples here. So, Matt is representing that to you as the HOA. The CDD cannot represent that to you as the CDD Board, but if Matt wants to do that as an HOA representative, he's more than welcome to do that, as are you. If you want to post*

*the link to our website on anything you do, have at it, we just can't make that a standing order.*

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

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

**TENTH ORDER OF BUSINESS**

**Public Comments**

**The public comment period is for items not listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes**

Mr. Ward asked if there were any public comments.

Female Audience member (2) asked: *How is it determined who the Board Members will be and at what point can a resident become part of the Board?*

*Mr. Ward: Community Development Districts have a transition process. Once you hit six years from the date of establishment, and 250 qualified electors (a qualified elector is a citizen of the United States, and a resident of the State of Florida, who lives in the community and is registered to vote) then you begin to transition two of the seats to qualified electors. Two years later you transition two more seats and two years after that you transition the last seat. This District has met one of those thresholds with 350 qualified electors as of April 15<sup>th</sup>, but the second threshold, six years from the date of establishment, does not occur until the end of July 2026, so this will start the transition at the next general election in November of 2028.*

Female Audience member (2): *Thank you.*

Male Audience member (1): *This question that was just answered, will it be part of the meeting agenda so I can go back and refer to it?*

Mr. Ward responded, the question and answer would be located in the minutes. He explained the minutes would be posted online after the next Board Meeting, after the minutes were approved by the Board. He noted if a copy of the minutes were needed in advance, his office would provide a copy.

Female Audience member (2): *I don't see the minutes. I want to understand where we would see the minutes from here. Or is there a tape where we can listen in?*

*Mr. Ward: It's there, on the website, under Meetings and Docs.*

Female Audience member (2): *Okay, thank you.*

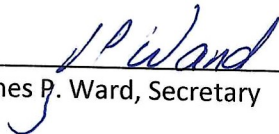
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 11:24 a.m.

**On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, the meeting was adjourned.**

River Landing Community Development District

  
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James P. Ward, Secretary

  
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Mike Piendel, Chairperson