

# North River Ranch Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-382-3256

[www.northriverranchcdd.com](http://www.northriverranchcdd.com)

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The regular meeting of the Board of Supervisors of the **North River Ranch** Community Development District is scheduled for **Wednesday, December 12, 2018 at 1:00 p.m.** at 8141 Lakewood Main Street, Suite 209, Bradenton, FL 34202. Following is the advance agenda for the meeting.

**Call in Number:** 855-747-8824 (New)  
**Participant/Guest code:** 859458 (New)

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Administrative Matters**

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
  1. Consideration of the Minutes of the November 14, 2018 Board of Supervisors' Meeting

### **Business Matters**

2. Ratification of Funding Request 2019-04
3. Review of District Financial Statements

### **Other Business**

- Staff Reports
  - District Counsel
  - Interim Engineer
  - District Manager
- Supervisor Requests and Audience Comments

### **Adjournment**

**North River Ranch  
Community Development District**

**Consideration of the Minutes of the  
November 14, 2018 Board of Supervisors' Meeting**

## **MINUTES OF MEETING**

### ***NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT***

***Board of Supervisors Meeting***

***Wednesday, November 14, 2018***

***8141 Lakewood Main Street***

***Bradenton, FL 34202***

***1:00 P.M.***

Board Members present at roll call:

Sandy Foster	Chairperson	
Ivory Crofoot	Vice Chairperson	
Pete Williams	Assistant Secretary	
John Blakley	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	(via phone)

Also Present:

Vivian Carvalho	District Manager- Fishkind & Associates, Inc	
Rob Engle	Interim Engineer-Stantec	
Alex Johnson	Stantec	
Eddie Gaudette	Neal Communities	
Tom Panaseny	Neal Communities	
Jim Schier	Neal Communities	
John Leinaweaver	Neal Communities	
Ed Bulleit	MBS Capital Markets, LLC	
Herb Boatner	Bryant, Miller, Olive	(via phone)
Jeb Mulock	ZNS Engineering	(via phone)

### **FIRST ORDER OF BUSINESS**

#### **Call to Order and Roll Call**

Ms. Carvalho called to order at 1:21 pm the meeting of the Board of Supervisors of the North River Ranch Community Development District and proceeded with roll call. The persons in attendance are outlined above.

### **SECOND ORDER OF BUSINESS**

#### **Administrative Matters**

#### **Public Comment Period**

There were no members of the public present at this time.

**Consideration of the Minutes of the  
October 10, 2018 Board of  
Supervisors' Meeting**

The Board reviewed the Minutes of the October 10, 2018 Board of Supervisors' Meeting.

On MOTION by Mr. Williams, seconded by Ms. Foster, with all in favor, the Board approved the Minutes of the October 10 , 2018 Board of Supervisors' Meeting.

**THIRD ORDER OF BUSINESS**

**Business Matters**

**Review Proposal for Preliminary  
Geotechnical Investigation**

Mr. Engle presented the proposal from Driggers Engineering Services, Inc. for exploratory soil exploration services for the project in the amount of \$32,000.00.

On MOTION by Ms. Foster, seconded by Mr. Blakley, with all in favor, the Board approved the Proposal from Driggers Engineering Services, Inc. for Preliminary Geotechnical Investigation in the amount of \$32,000.00.

**Review of District Financial  
Statements.**

The Board reviewed the District's Financial Statements.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board accepted the District Financial Statements.

**FOURTH ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel** – No Report

**District Engineer** – No Report

**District Manager** – No Report

**FIFTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

There were no Supervisor requests.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

Ms. Carvalho suggested a motion to adjourn.

ON MOTION by Ms. Foster, seconded by Mr. Williams, with all in favor, the Board adjourned the November 14, 2018 Board of Supervisors' Meeting for the North River Ranch Community Development District.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**North River Ranch  
Community Development District**


**Ratification of Funding Request 2019-04**

**North River Ranch  
Community Development District**

**Funding Request 2019-04**  
11/2/2018

Item No.	Payee	Invoice #	General Fund FY18	General Fund FY19
1	<b>Business Observer</b>			
	Legal Advertising on 06/22/2018	18-00847M	\$ 41.56	
	Legal Advertising on 011/02/2018	18-01534M		\$ 50.31
			<b>\$ 41.56</b>	<b>\$ 50.31</b>
<b>TOTAL</b>				<b>\$ 91.87</b>

  
\_\_\_\_\_  
Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chairman *V. V. Chavira*

Return to:  
North River Ranch CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817  
(407) 382-3256

RECEIVED NOV 05 2018

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 18-00847M

Date 06/22/2018

RECEIVED JUN 21 2018

Attn:  
Fishkind & Associates, Inc.  
12051 CORPORATE BLVD.  
ORLANDO FL 32817

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 18-00847M

\$41.56

### Notice of Meetings

RE: North River Ranch Community Development District

Published: 6/22/2018

### Important Message

Paid

()

**Total**

**\$41.56**

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

### Legal Advertising

**Notice of Meetings  
North River Ranch Community  
Development District**

The Board of Supervisors of the North River Ranch Community Development District will hold meetings for the 2018 Fiscal Year on the second Wednesday of each month at 8131 Lakewood Main Street, Suite 209, Bradenton, FL 34202 at 1:00 p.m. each month as follows:

July 11, 2018

August 8, 2018

September 12, 2018

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least five calendar days prior to the meeting.

Each person who decided to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Vivian Carvalho  
District Manager

June 22, 2018 18-00847M

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 18-01534M

Date 11/02/2018

RECEIVED NOV 02 2018

Attn:  
Fishkind & Associates, Inc.  
12051 CORPORATE BLVD.  
ORLANDO FL 32817

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

Description	Amount
Serial # 18-01534M <b>Notice of Public Meeting</b> RE: North River Ranch Community Development District Published: 11/2/2018	\$50.31

<b>Important Message</b>

Paid	( )
<b>Total</b>	<b>\$50.31</b>

Payment is expected within 30 days of the first publication date of your notice.

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3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

### Legal Advertising

**NOTICE OF PUBLIC MEETING  
NORTH RIVER RANCH  
COMMUNITY DEVELOPMENT  
DISTRICT**

The Board of Supervisors of the North River Ranch Community Development District ("District") will hold its regular meeting on November 14, 2018, at 1:00 p.m. at 8141 Lakewood Main Street, Suite 209, Bradenton, FL 34202. A copy of the agenda for the meeting can be obtained from the District Office at 12051 Corporate Boulevard, Orlando, FL 32817 or by phone at 407-382-3256.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Meetings may be cancelled from time to time without advertised notice.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (407) 382-3256, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.

Vivian Carvalho  
District Manager

November 2, 2018 18-01534M

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**North River Ranch  
Community Development District**

**Review of District Financial Statements**

**North River Ranch CDD**  
Statement of Financial Position  
As of 11/30/2018

	General Fund	Capital Projects Fund	Total
<b><u>Assets</u></b>			
<b><u>Current Assets</u></b>			
General Checking Account	\$1,468.72		\$1,468.72
Accounts Receivable - Due from Developer	4,836.83		4,836.83
Total Current Assets	\$6,305.55	\$0.00	\$6,305.55
<b>Total Assets</b>	<b>\$6,305.55</b>	<b>\$0.00</b>	<b>\$6,305.55</b>
<b><u>Liabilities and Net Assets</u></b>			
<b><u>Current Liabilities</u></b>			
Accounts Payable	\$4,590.83		\$4,590.83
Deferred Revenue	4,730.83		4,730.83
Accounts Payable		\$106.00	106.00
Deferred Revenue		106.00	106.00
Total Current Liabilities	\$9,321.66	\$212.00	\$9,533.66
<b>Total Liabilities</b>	<b>\$9,321.66</b>	<b>\$212.00</b>	<b>\$9,533.66</b>
<b><u>Net Assets</u></b>			
Net Assets, Unrestricted	1,321.16		1,321.16
Current Year Net Assets, Unrestricted	(4,337.27)		(4,337.27)
Net Assets, Unrestricted		(212.00)	(212.00)
Current Year Net Assets, Unrestricted		0.00	0.00
<b>Total Net Assets</b>	<b>(\$3,016.11)</b>	<b>(\$212.00)</b>	<b>(\$3,228.11)</b>
<b>Total Liabilities and Net Assets</b>	<b>\$6,305.55</b>	<b>\$0.00</b>	<b>\$6,305.55</b>

**North River Ranch CDD**

Statement of Activities

As of 11/30/2018

	<b>General Fund</b>	<b>Capital Projects Fund</b>	<b>Total</b>
<b><u>Revenues</u></b>			
Total Revenues	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<b><u>Expenses</u></b>			
Supervisor Fees	\$800.00		\$800.00
Management	3,333.33		3,333.33
Legal Advertising	50.31		50.31
Office Supplies	153.63		153.63
Total Expenses	<u>\$4,337.27</u>	<u>\$0.00</u>	<u>\$4,337.27</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>			
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<b>Change In Net Assets</b>	<b>(\$4,337.27)</b>	<b>\$0.00</b>	<b>(\$4,337.27)</b>
<b>Net Assets At Beginning Of Year</b>	<u>\$1,321.16</u>	<u>(\$212.00)</u>	<u>\$1,109.16</u>
<b>Net Assets At End Of Year</b>	<u><u>(\$3,016.11)</u></u>	<u><u>(\$212.00)</u></u>	<u><u>(\$3,228.11)</u></u>

**North River Ranch CDD**  
 Budget to Actual  
 For the Month Ending 11/30/2018

	Year To Date			FY 2019 Adopted Budget
	Actual	Budget	Variance	
<b><u>Revenues</u></b>				
Developer Contributions	\$ -	\$ 18,779.16	\$ (18,779.16)	\$ 112,675.00
<b>Net Revenues</b>	<b>\$ -</b>	<b>\$ 18,779.16</b>	<b>\$ (18,779.16)</b>	<b>\$ 112,675.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$ 800.00	\$ 1,000.00	\$ (200.00)	\$ 6,000.00
Public Officials' Insurance	-	333.34	(333.34)	2,000.00
Trustee Services	-	1,000.00	(1,000.00)	6,000.00
Management	3,333.33	6,666.66	(3,333.33)	40,000.00
Engineering	-	2,500.00	(2,500.00)	15,000.00
Dissemination Agent	-	833.34	(833.34)	5,000.00
District Counsel	-	3,333.34	(3,333.34)	20,000.00
Audit	-	1,000.00	(1,000.00)	6,000.00
Travel and Per Diem	-	83.34	(83.34)	500.00
Telephone	-	33.34	(33.34)	200.00
Postage & Shipping	-	50.00	(50.00)	300.00
Copies	-	83.34	(83.34)	500.00
Legal Advertising	50.31	833.34	(783.03)	5,000.00
Miscellaneous	-	416.62	(416.62)	2,500.00
Office Supplies	153.63	-	153.63	-
Web Site Maintenance	-	250.00	(250.00)	1,500.00
Dues, Licenses, and Fees	-	29.16	(29.16)	175.00
General Insurance	-	333.34	(333.34)	2,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 4,337.27</b>	<b>\$ 18,779.16</b>	<b>\$ (14,441.89)</b>	<b>\$ 112,675.00</b>
<b>Total Expenses</b>	<b>\$ 4,337.27</b>	<b>\$ 18,779.16</b>	<b>\$ (14,441.89)</b>	<b>\$ 112,675.00</b>
<b>Net Income (Loss)</b>	<b>\$ (4,337.27)</b>	<b>\$ -</b>	<b>\$ (4,337.27)</b>	<b>\$ -</b>