

# North River Ranch Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

Phone: 407-723-5900, Fax: 407-723-5901

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

---

The following is the agenda for the Board of Supervisors Meeting for the **North River Ranch Community Development District** scheduled to be held **Wednesday, September 8, 2021 1:30 p.m. at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

**Call in number: 1-844-621-3956**

**Passcode: 790 562 990 #**

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

### **Administrative Matters**

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

### **Business Matters**

1. Consideration of the Minutes of the August 11, 2021 Board of Supervisors' Meeting
2. Ratification of Funding Requests # 33 -35
3. Review of District Financial Statements (under separate cover)

### **Other Business**

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager

#### **Supervisor Requests and Audience Comments**

### **Adjournment**



**North River Ranch  
Community Development District**

Consideration of the Minutes of the August 11,  
2021 Board of Supervisors' Meeting

**MINUTES OF MEETING**

**NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS MEETING MINUTES**

**Wednesday, August 11, 2021 at 1:30 p.m.**

**8141 Lakewood Main Street,  
Bradenton, FL 34202**

Board Members present via phone or in person:

Pete Williams	Chairperson
Ivory Matthews	Vice Chairperson
Dale Weidemiller	Assistant Secretary
John Blakley	Assistant Secretary

Also present via phone or in person:

Vivian Carvalho	District Manager- PFM Group Consulting LLC	
Venessa Ripoll	Assistant District Manager- PFM Group Consulting, LLC	(via phone)
Amanda Lane	District Accountant – PFM Group Consulting LLC	(via phone)
Christopher Fisher	District Engineer- Clearview Land Design, P.L.	(via phone)
Rob Engle	Stantec	(via phone)
Jonathan Johnson	Hopping Green & Sams	(via phone)
John McKay	Neal Communities	
Pam Curran	Neal Communities	
John Leinaweaver	Neal Communities	
Sandy Foster	Neal Communities	

**FIRST ORDER OF BUSINESS**

**Administrative Matters**

**Call to Order and Roll Call**

Ms. Carvalho called to order at 1:35 p.m. 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 either in person or via speaker phone.

**Public Comment Period**

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

**Review and Acknowledgment of  
Priscilla Heim Resignation from  
the Board of Supervisors for Seat  
2**

Ms. Carvalho requested a motion to accept Ms. Heim's resignation from the Board of Supervisors for Seat 2.

On MOTION by Mr. Williams, seconded by Ms. Matthews, with all in favor, the Board accepted Ms. Heim's resignation from the Board of Supervisors for Seat 2.

**Consideration of Replacement for  
Seat 2**

Ms. Carvalho called for nominations for a replacement for Seat 2.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board nominated Mr. John Leinaweaver to the Board of Supervisors for Seat 2.

**Administer Oath of Office to Newly  
Appointed Board of Supervisors  
for Seat 2**

Ms. Carvalho administered the oath of office to Mr. Leinaweaver. She asked him if he would like to receive or waive compensation and he chose to receive compensation.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Consideration of the Minutes of  
the July 14, 2021 Board of  
Supervisors' Meeting**

The Board reviewed the Minutes of the July 14, 2021 Board of Supervisors' Meeting.

On MOTION by Mr. Blakley, seconded by Ms. Matthews, with all in favor, the Board approved the Minutes of the July 14, 2021 Board of Supervisors' Meeting.

**Public Hearing on the Adoption of  
the District's Annual Budget**

- a) Public Comments and  
Testimony**
- b) Board Comments**
- c) Consideration of  
Resolution 2021-11,  
Adopting the Fiscal Year  
2022 Budget and  
Appropriating Funds**

Ms. Carvalho requested a motion to open the Public Hearing.

On MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board opened the Public Hearing.

Ms. Carvalho noted there were no members of the public present. Ms. Carvalho asked if there were any comments. Hearing none, she requested a motion to close the Public Hearing.

On MOTION by Mr. Williams, seconded by Mr. Matthews, with all in favor, the Board closed the Public Hearing.

Ms. Carvalho explained attached to the Resolution is the Budget and this District will be Developer Funded.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2021-11, Adopting the Fiscal Year 2022 Budget and Appropriating Funds.

**Consideration of Fiscal Year 2022  
Developer Funding Agreement**

Ms. Carvalho presented the Fiscal Year 2022 Developer Funding Agreement. Haval Farms, LLC and North Manatee investments, LLC will be billed for the Developer contribution of the O&M expenses. She asked Mr. McKay to confirm the developer entity within the agreement. He will follow-up accordingly.

On MOTION by Mr. Weidemiller, seconded by Ms. Williams, with all in favor, the Board approved the Fiscal Year 2022 Developer Funding Agreement, subject to confirmation of the Developer Entity.

**Consideration of Resolution 2021-  
12, Adopting the Annual Meeting  
Schedule for Fiscal Year 2021-  
2022**

Ms. Carvalho presented the Annual Meeting Schedule for Fiscal Year 2021-2022 which is the second Wednesday of the month at 1:30 p.m. at 8141 Lakewood Main Street, Bradenton, FL 34202.

On MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved Resolution 2021-12, Adopting the Annual Meeting Schedule for Fiscal Year 2021-2022.

**Review and Consideration of the  
Arbitrage Rebate Compliance  
Service Letter**

Ms. Carvalho stated this is a requirement per the Trust Indenture to have the Arbitrage Rebate Calculation done on the bonds. This report is completed at the anniversary of the bonds. Every five years, if there is a yield it must be reported to the IRS. The actual report is done on an annual basis and this particular entity PFM Asset Management is one of the providers of such report.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Arbitrage Rebate Compliance Service Letter with PFM Asset Management to proceed with the arbitrage calculation.

**Ratification of Funding Requests  
# 28-32**

The Board reviewed Funding Requests #28-32.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board ratified Funding Requests # 28-32.

**Review of District Financial  
Statements**

The Board reviewed the District's Financial Statements through July 31, 2021.

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

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel** – Not Present

**District Engineer** – Mr. Fischer stated the construction is underway for Phase 4A. The Developer hope to start building homes toward the end of October.

**District Manager** – Ms. Carvalho noted for the record that the next scheduled meeting will be on September 8, 2021 but today's meeting will be continued to August 25, 2021.

**Audience Comments and  
Supervisor Requests**

Ms. Matthews asked when the Stewardship District merger be finalized. Mr. Johnson provided an update on the merger. All the documents have been filed with the County. There has been some confusion at the County staff level which he finally sorted out. He had a productive call with the County Attorney on Friday afternoon and his direction was that they were going to have planning staff Rob Wiesel put together a report based on the filings that District Counsel provided. Mr. Johnson expressed to the County that the merger must be finalized before the end of September in order to conclude this Fiscal Year 2021. He has a call tomorrow afternoon with County staff to talk through the process now that the County attorney has reviewed the documents. Mr. Johnson hopes to have a quick path forward. The only thing the District needs the County to do is to repeal the two ordinances. A discussion took place by the Board no additional action was necessary in regard to this matter.

**FOURTH ORDER OF BUSINESS**

**Continuance**

There was no further business to come before the Board. Ms. Carvalho requested a motion to continue this meeting to August 25, 2021 at 12:00 and or immediately following the adjournment of Laurel Road CDD.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the August 11, 2021 Board of Supervisor's Meeting for the North River Ranch Community Development District was continued at 1:47pm to August 25, 2021 at 12:00 p.m. and or immediately following the adjournment of Laurel Road CDD.

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

\_\_\_\_\_  
Chairperson / Vice Chairperson



**North River Ranch  
Community Development District**

Ratification of Funding Requests # 33 -35

# NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

## Funding Requests 2021-33 - 2021-35

FR #	Description	Amount	Total
2021-33	Clearview Land Design		
		\$ 92.63	
		\$ 430.00	
		\$ 1,266.07	
	PFM Group Consulting		
		\$ 1,666.67	
		\$ 41.40	
	Supervisor Fees - 07/14/2021 Meeting		
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	VGlobalTech		
		\$ 300.00	
		\$ 125.00	
			\$4,521.77
2021-34	McClatchy Company		
		\$177.84	
			\$177.84
2021-35	Clearview Land Design		
		\$ 215.00	
		\$ 98.25	
	PFM Group Consulting		
		\$ 1,666.67	
		\$ 33.96	
	Supervisor Fees - 08/11/2021 Meeting		
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	Vogler Ashton	\$631.50	
			\$3,645.38
		Total	\$8,344.99

# North River Ranch Community Development District

## Funding Request 2021-33

7/30/2021

Item No.	Payee	Invoice #	General Fund
<b>1</b>	<b>Clearview Land Design</b>		
	Reimbursables Through 07/16/2021	21-01631	\$ 92.63
	Services Through 07/16/2021	21-01633	\$ 430.00
	Reimbursables Through 07/16/2021	21-01634	\$ 1,266.07
<b>2</b>	<b>PFM Group Consulting</b>		
	DM Fee: July 2021	DM-07-2021-35	\$ 1,666.67
	June Reimbursables	OE-EXP-07-31	\$ 41.40
<b>3</b>	<b>Supervisor Fees - 07/14/2021 Meeting</b>		
	Priscilla Heim	--	\$ 200.00
	Pete Williams	--	\$ 200.00
	John Blakley	--	\$ 200.00
<b>4</b>	<b>VGlobalTech</b>		
	Quarter 2 ADA Audit	2800	\$ 300.00
	July Website Maintenance	2900	\$ 125.00
<b>TOTAL</b>			<b>\$ 4,521.77</b>

*Venessa Ripoll*

Secretary/Assistant Secretary

Chairman

Return to:  
 North River Ranch CDD  
 c/o PFM Group Consulting  
 3501 Quadrangle Boulevard, Ste. 270  
 Orlando, FL 32817  
 (407) 723-5925 // LaneA@pfm.com

**RECEIVED**  
 By Amanda Lane at 8:36 am, Aug 02, 2021

North River Ranch Community Development District

Funding Request 2021-34

8/6/2021

Item No.	Payee	Invoice #	General Fund
1	<b>McClatchy Company</b> Legal Advertising 07/27/2021 & 08/03/2021 (Ad: IPL0033537)	104123	\$ 177.84
<b>TOTAL</b>			<b>\$ 177.84</b>

*Venessa Ripoll*

Secretary/Assistant Secretary



Chairman

Return to:  
North River Ranch CDD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817  
(407) 723-5925 // LaneA@pfm.com

**RECEIVED**  
By Amanda Lane at 1:14 pm, Aug 10, 2021

# North River Ranch Community Development District

## Funding Request 2021-35

8/20/2021

Item No.	Payee	Invoice #	General Fund
<b>1</b>	<b>Clearview Land Design</b>		
	Services Through 08/13/2021	21-01899	\$ 215.00
	Reimbursables Through 08/13/2021	21-01900	\$ 98.25
<b>2</b>	<b>PFM Group Consulting</b>		
	DM Fee: August 2021	DM-08-2021-35	\$ 1,666.67
	July Reimbursables	OE-EXP-08-28	\$ 33.96
<b>3</b>	<b>Supervisor Fees - 08/11/2021 Meeting</b>		
	Dale Weidemiller	--	\$ 200.00
	John Leinaweaver	--	\$ 200.00
	Pete Williams	--	\$ 200.00
	John Blakley	--	\$ 200.00
	Ivory Matthews	--	\$ 200.00
<b>4</b>	<b>Vogler Ashton</b>		
	General Counsel Through 07/31/2021	7069	\$ 631.50
<b>TOTAL</b>			<b>\$ 3,645.38</b>

*Vivian Carvalho*

Secretary/Assistant Secretary



Chairman

**RECEIVED**

**By Amanda Lane at 9:36 am, Aug 24, 2021**

**North River Ranch  
Community Development District**

Review of District Financial Statements  
(under separate cover)