

**NEW RIVER  
COMMUNITY DEVELOPMENT DISTRICT**

August 17, 2015 Minutes of Regular Meeting and Public Hearing

**Minutes of the Board of Supervisors Regular Meeting**

The Regular Meeting and Public Hearing of the Board of Supervisors of the New River Community Development District was held on **Monday, August 17, 2015 at 11:00 a.m.** at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

**1. CALL TO ORDER/ROLL CALL**

Mr. Lamb called the Regular Meeting and Public Hearing of the Board of Supervisors of the New River Community Development District to order on Monday, August 17, 2015 at 11:05 a.m.

Board Members Present and Constituting a Quorum at the onset of the meeting:

Ross Halle	Chairman
Eric Marks	Vice Chairman
Stephanie Lerret	Supervisor

Staff:

Brian Lamb	District Manager, Meritus
Debby Hukill	District Manager, Meritus

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

Several audience members present

**3. VENDOR AND STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

**4. PUBLIC HEARING ON FISCAL YEAR 2016 PROPOSED BUDGET**

**A. Open Public Hearing on Fiscal Year 2016 Proposed Budget**

MOTION TO:	Open the Public Hearing On Fiscal Year 2016 Proposed Budget.
MADE BY:	Supervisor Halle
SECONDED BY:	Supervisor Marks
DISCUSSION:	None further.
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

**B. Staff Presentations**

Mr. Lamb stated that this is the first year since inception that there has been a proposed increase of the Budget historically, for the past 8 or 9 years since inception of the District there was a period of time where the building activity minimized and certain cost and fees lowered as a result of that. Now with the District being back in expected operations some of the assets are starting to age above and beyond the warranty

51 period. It was recommended to review an increase for this year. The operation's Budget is levied on 317  
52 units as the District fills itself out there will be more units within the other parcels. The idea is to ensure that  
53 we reach a stable number that will maintain itself through the next few years. In doing that, re-establishing  
54 those assessment levels the only number within that special assessment that was adjusted was the operations  
55 and maintenance assessment the debt service assessment is fixed and will remain fixed for the duration of the  
56 bond repayment. The net effect of the operations is the maintenance adjustment for instance, to a 45' foot lot  
57 will change from \$544 to \$658. The 55' foot lot from \$644 to \$776 and a 55' foot lot from \$811 to \$999.  
58 The Budget that was proposed does show a slight increase and maintains within this market area and yet it  
59 creates essentially a pot of money were we have made our best estimates. We do know that additional staff is  
60 going to be needed for this facility, during the periods of the year where we have peak use in spring and  
61 summer. One of the better investments the community made was the security camera system which helped  
62 prevent some of the vandalism we experienced years past as a result of not having a system there. In addition  
63 we have other items to deal with such as the Boardwalk, and the maintenance of it. We've also entertained  
64 some improvements, the flooring in the amenities center, the sink, and the bathrooms so there is always  
65 going to be a need with infrastructure especially as it starts to age or the use becomes a little more in line  
66 with the amount of residents as intended with new residents coming to the community. Whether there is a  
67 house on a lot or not, that lot will pay assessments; just because there is not a home or individuals living  
68 there those builders and or developers will pay their assessments as well.

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70 **C. Public Comment**  
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72 Question: It looks like about 311 units, and like an \$80.00 per year increase per unit? Yes, depending on your  
73 lot size it's a little more for the larger lots.

74 Question: And \$41 of that + or - is coming through management fees? For staffing, correct.

75 Question: And that's directly related to the level of staffing that will come from the management of this  
76 facility as well? Yes

77 Question: What will the staff do? One of the things that we have dealt with that has definitely gotten better  
78 since we have had more people move into the community is the vandalism.

79 What gets complicated here is the line between the CDD, and the HOA. It's common for HOA fees to go up,  
80 as the cost of living goes up and the cost of maintaining things goes up. What you see here it gets reflected in  
81 the CDD, because this CDD does most of what you would think an HOA does so you won't see a big  
82 increase or an increase at all in your HOA maybe there is a small one, but I don't know what the Budget is  
83 suppose to be like on that yet. Because of all the maintenance of the pond, and of the common areas, it's  
84 typically when you don't have a CDD the HOA does; it all gets wrapped into the CDD. For your purpose, I  
85 would look at the CDD and the HOA together, because this is a way to allocate responsibility.

86 Address traffic light issue, its coming eventually; there has got to be what's called a warrant before the  
87 county will put a light up. The warrant study must show that it's absolutely required.

88 *(Entire discussion is available on audio)*  
89

90 Mr. Lamb stated that he will come back with a better break down of the general maintenance budget.  
91

92 **The Board would like to propose a motion to pass the Budget subject to sending a revised budget**  
93 **consistent with what's actually being passed; The \$13,000.00 increase in management fees be held**  
94 **separate until a new management agreement can be reviewed by the board and approved by the**  
95 **board.**  
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MOTION TO:	Approve the Budget subject to a revised copy; \$13,000.00 management fees be held separate.
MADE BY:	Supervisor Halle
SECONDED BY:	Supervisor Lerret
DISCUSSION:	None further.
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

**D. Close Public Hearing on Fiscal Year 2016 Proposed Budget**

MOTION TO:	Close the Public Hearing on Fiscal Year 2016 Proposed Budget.
MADE BY:	Supervisor Halle
SECONDED BY:	Supervisor Lerret
DISCUSSION:	None further.
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

**E. Consideration of Resolution 2015-05; Adopting Fiscal Year 2016 Budget**

MOTION TO:	Approve Resolution 2015-05; Adopting Fiscal Year 2016 Budget subject to revisal
MADE BY:	Supervisor Halle
SECONDED BY:	Supervisor Lerret
DISCUSSION:	None further.
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

**5. CONSENT AGENDA**

- A. Consideration of Resolution 2015-06; Setting Fiscal Year 2016 Meeting Schedule**
- B. Consideration of the Landowner Election Minutes December 18, 2014**
- C. Consideration of the Board of Supervisors Meeting Minutes December 18, 2014**
- D. Consideration of the Board of Supervisors Meeting Minutes May 18, 2015**
- E. Consideration of Operations and Maintenance Expenditures August 2015**
- F. Review of Financial Statements Month Ending June 30, 2015**
- G. Acceptance of Fiscal Year 2014 Audit**

MOTION TO:	Approve Consent Agenda Items A- G in one consent motion
MADE BY:	Supervisor Halle
SECONDED BY:	Supervisor Lerret
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

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**6. BUSINESS ITEMS**

**A. General Matters of the District**

Street lighting will have maintenance come out to address the issue.  
The request for an evening workshop  
There is an issue with on the street parking of commercial vehicles.

**7. SUPERVISORS REQUESTS**

Supervisor would like to see a collections summary, on a cash basis.

**8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

**9. ADJOURNMENT**

MOTION TO:	Adjourn
MADE BY:	Supervisor Halle
SECONDED BY:	Supervisor Lerret
DISCUSSION:	None further.
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

166 \*These minutes were done in a summary format.

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168 \*Each person who decides to appeal any decision made by the Board with respect to any matter considered  
169 at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,  
170 including the testimony and evidence upon which such appeal is to be based.

171 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
172 meeting held on 12/2/2015

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175 Signature

Signature

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178 Printed Name

Printed Name

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Title:

Title:

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Chair

Secretary

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Vice Chair

Chair  
 Assistant Secretary

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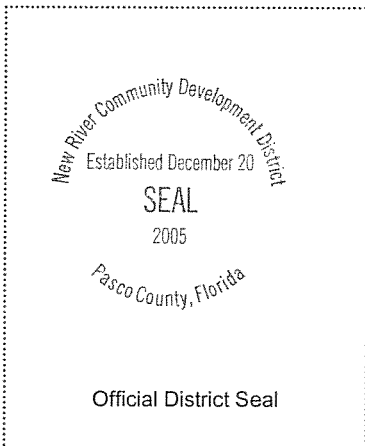
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Recorded by Records Administrator

Signature

Date

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12/3/2015