

## January 16, 2017 Minutes of Regular Meeting

### Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the New River Community Development District was held on **Monday, January 16, 2017 at 11:00AM.** at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

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

#### Board of Supervisors

Ross Halle	Chairman
Eric Marks	Vice Chairman
Stephanie Lerret	Supervisor
Erik Domenech	Supervisor

#### District Staff

Vivian Carvalho	District Manager- Leland Management, Inc.
Mary Fritzler	Field Operation Manager- Leland Management, Inc.
Vivek Babbar	District Counsel- Straley & Robin, PA ( <i>via speakerphone</i> )
Tonja Stewart	District Engineer

Various Audience Members Present

### 1. CALL TO ORDER/ROLL CALL

Vivian Carvalho called the Regular Meeting of the Board of Supervisors of the New River Community Development District to order on Monday, January 16, 2017 at 11:05AM.

### 2. AUDIENCE COMMENTS ON AGENDA ITEMS

None

### 3. BUSINESS ADMINISTRATION

#### A. Consideration of the Board of Supervisors Meeting Minutes November 14, 2016- Section 1

*A motion was made by Stephanie Lerret to approve the Board of Supervisors Meeting Minutes from November 14, 2016. The motion was seconded by Eric Marks.*

*No further discussion*

*All those in favor, the motion was carried unanimously.*

#### B. Consideration of the Operation and Maintenance Expenditures November 2016- Section 2

The Board has concerns pertaining the services provided by Yellowstone and requested to hold off on any future payments to them until all the items are addressed. Vivian Carvalho stated there will be a vendors meeting this afternoon in which management will address those items of concern which include but not limited to annual in the entrance monuments, fertilization on grass, and ant mount hill problems throughout the community. In addition, Ross Halle wanted to know when the pressure washing on the monument walls will be completed. Mary Fritzler

49 stated she will get the work scheduled with the maintenance staff to be completed in the next 2  
50 weeks.

51 *A motion was made by Eric Marks to ratify the Operation and Maintenance*  
52 *Expenditures for November 2016. The motion was seconded by Ross Halle.*

53 *No further discussion*

54 *All those in favor, the motion was carried unanimously.*

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56 **C. Review of Financial Statements Month Ending November 2016- Section 3**

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58 Eric Marks had some questions in regards to the Financial Statements and requested  
59 management to follow-up accordingly. The list is as follows:

- 60 **1. When did the Assessment go on the tax roll? Was it in 2014 or 2015? There**  
61 **was a year in which certain units were not included on the tax collector so it was**  
62 **included the following year on the tax roll. Confirm with the previous**  
63 **management company that all assessment was collected accordingly.**
- 64  
65 **2. What is the % of Assessment collected thus far from the tax roll?**
- 66  
67 **3. Category 57210 Recreation Operation & Maintenance- there is nothing**  
68 **Budgeted for that line item however it is reflecting an expense why is that**  
69 **category there if there is no money budgeted?**
- 70  
71 **4. Landscape Maintenance category is reflecting an Expenditure of \$10,812.50**  
72 **what does that amount consist of monthly maintenance or additional services?**
- 73  
74 **5. Is the Financial Statements reflected partly on an Accrual Basis and Cash**  
75 **Accounting Basis or all in Accrual Basis?**

76  
77  
78 *A motion was made by Eric Marks to approve the Financial Statement Month*  
79 *Ending November 2016 subject to management following up on the items listed*  
80 *above and providing the information to the Board accordingly. The motion was*  
81 *seconded by Ross Halle.*

82 *No further discussion*

83 *All those in favor, the motion was carried unanimously.*

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85 **4. BUSINESS ITEMS**

86 **A. Discussion in regards to Refinancing the Bonds- Section 4**

87 Vivek Babbar stated the marked turned and interest rate is not favorable at this item and  
88 underwriter is monitoring the market accordingly.

89  
90 **5. STAFF REPORTS**

91 **A. District Counsel- No report.**

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93 **B. District Engineer-**

94  
95 Tonja Stewart provided an overview of the proposals she received for the road repair project  
96 and is pending to receive in the next 2 weeks an additional proposal so the Board can make a  
97 determination of the best suitable cost for the project. In addition, she reviewed the report

98 from the geotechnical engineer pertaining to the road and per the video result there is no  
99 showing of leaks in the system at this time. There was some discussion in regards to sand  
100 element. Eric Marks requested Tonja Stewart to confirm the geotechnical engineer that was  
101 initially assigned to this project when the roads were constructed and obtain the finds of the  
102 elements to the roads during pre-construction. Lengthy discussion ensued on this topic.  
103

104 Lastly, Tonja Stewart requested the Board to review the storm water management system and  
105 addressing the invasive vegetation such as Brazilian Pepper trees to the perimeter areas of the  
106 ponds. Vivian Carvalho stated she will be reviewing this items with the Lake company during  
107 the vendors meeting.  
108

109 *A motion was made by Stephanie Lerret to approve a not to exceed amount of*  
110 *\$70,000 for the Road Repair Project throughout the District subject to final*  
111 *proposal from the District Engineer of the contract price and execution of the*  
112 *proposal from District Chairman, Ross Halle. The motion was seconded by Ross*  
113 *Halle.*

114 *No further discussion*

115 *All those in favor, the motion was carried unanimously.*

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117 C. District Manager- No report  
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119 D. Field Operations Manager- Mary Fritzler provided an overview of the camera system in  
120 the pool cabana area. The camera is currently set up that anytime management needs to  
121 access the system there needs to be a request to MHD Communication for access of the  
122 footage. There is a fee in which the District would incur for the footage of information.  
123 Mary Fritzler met with Affordable Lock & Security Solutions at the site to review the  
124 camera system and what would need to occur to retrofit the system so management would  
125 have access to the system when necessary. Lengthy discussion ensued on this topic.  
126

127 *A motion was made by Eric Marks to approve the proposal from Affordable Lock &*  
128 *Security Solutions totaling \$1,436.72 for replacement of the DRV with the remote*  
129 *viewing capability, subject that all cameras are working properly. The motion was*  
130 *seconded by Stephanie Lerret.*

131 *No further discussion*

132 *All those in favor, the motion was carried unanimously.*

133  
134 There was an additional proposal provided by Affordable Lock & Security Solutions for  
135 additional cameras and monthly monitoring of the system. The Board deferred the  
136 consideration of this proposal at this time.  
137

138 Mary Fritzler provided an overview of the rear pool gate and the proposal for installing an  
139 access card reader for the gate. Lengthy discussion ensued on this topic and options to  
140 secure the rear gate but provide access. Some of the options discussed were as follows:

- 141 1. Cost for push lock system
- 142 2. Request from a fence company to provide a structural on the gate so it is not readily  
143 easy for accessibility if there is an exit button.  
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*A motion was made by Eric Marks to approve management to proceed with obtaining a proposal for locking the rear gate with an exit access system with some protective structural gate so it is not readily easy for accessibility. The motion was seconded by Stephanie Lerret.*  
*No further discussion*  
*All those in favor, the motion was carried unanimously.*

Mary Fritzler provided an overview of the proposal from Yellowstone for the applying Top Choice to the 4 parks and common areas of the community for the control of Fire ants. The Top Choice gives 1 full year control of fire ants as guaranteed by the manufacturer. The proposal totaled \$1,463.49.

*A motion was made by Eric Marks to approve the proposal totaling \$1,463.49 for Yellowstone to apply treatment to the common areas of the community for fire ant control. The motion was seconded by Ross Halle.*  
*No further discussion*  
*All those in favor, the motion was carried unanimously.*

- 6. SUPERVISORS REQUESTS- no further request
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM- none
- 8. ADJOURNMENT

*A motion was made by Eric Marks to adjourn the meeting at 12:15PM. The motion was seconded by Stephanie Lerret.*  
*No further discussion*  
*All those in favor, the motion was carried unanimously.*

*\*These minutes were done in a summary format.*  
*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Title:  
 Chair  
 Vice Chair

Title:  
 Secretary  
 Assistant Secretary

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*Recorded by Records Administrator*

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*Signature*

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*Date*