

## October 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, October 16, 2017 at 6:11 PM** at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545. The agenda is included below:

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

#### Board of Supervisors

Ross Halle	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, P.A. <i>(via speakerphone)</i>
Phyllis Cragin	District Management Team- Leland Management, Inc. <i>(via speakerphone)</i>

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, October 16, 2017 at 6:11 PM.

### 2. AUDIENCE COMMENTS ON AGENDA ITEMS

- i. Question on process for notifying homeowners' of CDD meetings and it was noted that per statute, meetings have to be posted in the Newspaper. Additional notification options via email bulletin and or newsletter will be considered. Additionally, audience was provided with and encouraged to visit the community website [www.newrivercdd.com](http://www.newrivercdd.com) to obtain FY 2017-2018 meeting schedule and meeting books.

#### ii. BUSINESS ADMINISTRATION

- A. Consideration of the Board of Supervisors Meeting Minutes August 21, 2017- Section 1

*A motion was made by Ross Halle to approve the Board of Supervisors Meeting Minutes from August 21, 2017. The motion was seconded by Stephanie Lerret.  
No further discussion  
All those in favor, the motion was carried unanimously.*

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**B. Consideration of the Operation and Maintenance Expenditures July & August, 2017 -Section 2**

*A motion was made by Ross Halle to ratify the Operation and Maintenance Expenditures for July & August 2017. The motion was seconded by Stephanie Lerret.*  
*No further discussion*  
*All those in favor, the motion was carried unanimously.*

**C. Review of Financial Statements Month Ending July & August 2017- Section 3**

*A motion was made by Stephanie Lerret to approve the Financial Statements Month Ending July & August 2017. The motion was seconded by Ross Halle.*  
*No further discussion*  
*All those in favor, the motion was carried unanimously.*

**4. BUSINESS ITEMS**

**A. Review & Consideration of Auditing Services RFP Evaluation Criteria Section 4**  
**Approval to Proceed with Advertising the RFP for Auditing Services**

*A motion was made by Stephanie Lerret to ratify the recommendation to proceed with Advertising the RFP for Auditing Services. The motion was seconded by Erik Domenech.*  
*No further discussion*  
*All those in favor, the motion was carried unanimously.*

**B. Review & Consideration of Amended Budget FY 2016-2017 Section 5**

Vivian Carvalho reviewed the FY 2016-2017 Budget and all the categories that were spent versus Budgeted. Per Chapter 190 Statutes if there are any over expenditures in the FY 2016-2017 at the end of the year the District must amend the Budget in anticipation of the Auditing being completed for that FY.

*A motion was made by Ross Halle to approve the Amended Budget FY 2016-2017. The motion was seconded by Erik Domenech.*  
*No further discussion*  
*All those in favor, the motion was carried unanimously.*

**C. Review & Consideration of Pool Maintenance Contractor Section 6**

*A motion was made by Stephanie Lerret to ratify the approval of a new Pool Maintenance Contractor. The motion was seconded by Ross Halle.*  
*No further discussion*  
*All those in favor, the motion was carried unanimously.*

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**5. STAFF REPORTS**

**A. District Counsel**

**No report**

**B. District Engineer**

**Not Present**

**C. District Manager**

**None at this time to report.**

**D. Field Operations Manager – Mary Fritzler reported the following items:**

- i. Pet stations have been added to the pocket parks.**
- ii. Fence door by pet/doggie area will be repaired.**
- iii. Proposed to replace Oak and Palm tree that is down. New tree on Boulevard is going to be warranty along with another tree in the park. Magnolia trees were replaced. Some plants in the islands that still need to be fixed. Lengthy discussion ensued on this topic.**
- iv. Mary Fritzler met with electric company and waiting on quote for street and additional lamps in the parking lot. The quote approximately \$2,000 to include boring. The pole lamps will be maintained by the vendor.**
- v. The District will be installing safety led lights throughout the common area.**
- vi. She reported that the splash pool sprayer part is missing and needing to be replaced. She is working on getting this item repaired.**
- vii. She reviewed the condition of the landscape maintenance of the community and the lack of cooperation from the landscape company in addressing matters on a timely manner. The Board of Supervisor consensus was to proceed with submit RFP for landscape maintenance services for the community.**

**6. SUPERVISORS REQUESTS**

**None**

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

- i. Homeowner commented on fishing in the ponds which is allowed, however concern is on unauthorized individuals onsite and request is for trespassing signs to be put up. Management will proceed in getting signs made.**

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- ii. Homeowner commented on the builder debris left on property and not secured in preparation of Hurricane Irma and concerns that debris would cause damage to their property during the storm and for future instances are requesting additional enforcement of some kind.
- iii. Homeowner commented on street parking and being ticketed. The proper channel is calling the Pasco County Police Department and they have means to enforce.
- iv. Homeowner commented on including Community Board/Sign in the front entrance to inform residents of events, etc.


**8. ADJOURNMENT**

*A motion was made by Erik Domenech to adjourn the meeting. The motion was seconded by Stephanie Lerret.  
No further discussion  
All those in favor, the motion was carried unanimously and the meeting was adjourned at 7:11PM.*

*\*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 2/26/18.

  
 \_\_\_\_\_  
 Signature  
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 Printed Name  
 Ross Halle

  
 \_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Printed Name  
 Virian Carvalho

Title:  
 Chair  
 Vice Chair

Title:  
 Secretary  
 Assistant Secretary

Recorded by Records Administrator  
  
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 Signature  
2/27/2018  
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 Date

