

1 **May 15, 2017 Minutes of Regular Meeting**

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3 **Minutes of the Regular Meeting**

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5 The Regular Meeting of the Board of Supervisors of the New River Community Development District was
6 held on **Monday, May 15, 2017 at 6:30PM.** at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

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

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11 **Board of Supervisors**

12 Ross Halle	Chairman
13 Eric Marks	Vice Chairman (<i>via speakerphone</i>)
14 Stephanie Lerret	Supervisor
15 Erik Domenech	Supervisor

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17 **District Staff**

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

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23 Various Audience Members Present

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

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27 **Vivian Carvalho called the Regular Meeting of the Board of Supervisors of the New River Community**
28 **Development District to order on Monday, May 15, 2017 at 6:30PM.**

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30 **2. AUDIENCE COMMENTS ON AGENDA ITEMS**

31 None

32 **3. BUSINESS ADMINISTRATION**

33 **A. Consideration of the Board of Supervisors Meeting Minutes March 30, 2017- Section 1**

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35 *A motion was made by Ross Halle to approve the Board of Supervisors Meeting*
36 *Minutes from March 30, 2017. The motion was seconded by Stephanie Lerret.*

37 *No further discussion*

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

39
40 **B. Consideration of the Operation and Maintenance Expenditures February 2017 & March 2017-**
41 **Section 2**

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43 *A motion was made by Ross Halle to ratify the Operation and Maintenance*
44 *Expenditures for February 2017 and March 2017. The motion was seconded by*
45 *Erik Domenech.*

46 *No further discussion*

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

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49 **C. Review of Financial Statements Month Ending February 2017 & March 2017- Section 3**
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52 *A motion was made by Ross Halle to approve the Financial Statements Month*
53 *Ending February 2017 and March 2017. The motion was seconded by Stephanie*
54 *Lerret.*
55 *No further discussion*
56 *All those in favor, the motion was carried unanimously.*

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58 **4. BUSINESS ITEMS**

59 **A. Review and Consideration of Proposed Budget FY 2017-2018 (under separate cover)**
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61 Vivian Carvalho reviewed the Proposed Budget with the Board and audience members present. Lengthy
62 discussion ensued in regards to the Parcel E-1 and remaining of River Glen Blvd that will be built during
63 FY 2017-2018 and certain categories within the Budget such as but not limited to (utilities, irrigation,
64 landscape maintenance, and roads) will be increased. Eric Marks requested to continue the meeting to a
65 later date for time to review the increase and the units that will be part of the assessment roll upon being
66 platted.

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69 **B. Review and Consideration of Resolution 2017-05, Approving Fiscal Year 2017-2018 Proposed**
70 **Budget and Setting the Public Hearing in the Final Budget- Section 5**
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72 This item will be reviewed at the continued meeting.

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74 *(Eric Marks logged out of the meeting in session)*
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76 **5. STAFF REPORTS**

77 **A. District Counsel-**

78 Vivek Babbar reviewed with the Board and audience members present that mail notice will
79 be sent to all homeowners 30 days in advance of the Public Hearing explaining the increase
80 of assessment to the homeowners. In addition, there will be 2 advertisement of the Budget
81 Hearing that will be advertised in the newspaper which District Counsel office will prepare
82 and provide to the District Manager to proceed accordingly.
83

84 **B. District Engineer-**

85 **i. Update on Repairs to Suncatcher Road & Change Order- Section 6**

86 District Engineer was not present, however Vivian Carvalho reported that the road repairs
87 project is complete and final payment will be released to the contractor accordingly.
88

89 **District Manager-**

90 **i. Review the letter from Supervisor of Election of Registered Voters-**

91 Vivian Carvalho reported to the Board and audience members that the District Office
92 received the letter from the Supervisor of Election of the number of registered voters
93 within the confines of the District which is a total of 37 registered voters. No action was
94 necessary from the Board of Supervisors.
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96 **C. Field Operations Manager-**

97 Mary Fritzler reviewed the following items pertaining to maintenance within the
98 community:

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1. She reported that Jon, the onsite maintenance person is no longer with the District and management is working diligently interviewing candidates for replacement of this position. Ross Halle questioned the temporary plan for coverage and cleaning services for the District common areas and the pool cabana areas. Mary Fritzler stated that temporarily she has retained the janitorial cleaning company that maintains the next-door property for 3 times a week so there is coverage during this process.
 2. She reported that there are some Oak Trees that needed to be removed and replaced and the Board has approved the work to replace those trees with magnolia trees.

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6. SUPERVISORS REQUESTS-

Eric Marks requested for the District Manager prior to the continued meeting to provide the Board information on Districts similar in characteristic to New River CDD the assessment for operating and maintenance that is levied so there is a comparison to New River CDD in reviewing the increase of the Budget.

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7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM-

Homeowner reported that there is some vandalism with cars that are left open and the stealing of appliances from the new construction of homes. Lengthy discussion ensued on this topic.

Homeowner questioned the Board of the increase pertaining to the O&M Budget. Ross Halle provided an overview that predominant amount that is increasing from last year Budget to the Proposed Budget FY 2017-2018 is the roads reserves. Last Fiscal Year the District was not reserving for roads and per the research and analysis created by the District Engineer pertaining to the roads, the life expectancy for the roads before resurface must be completed is 15 years with 5 years remaining from 2017 timeframe.

Homeowner commented on the oak trees in the street easement and the maintenance issues with the sidewalk as the oak trees grows. Lengthy discussion ensued on this topic. The homeowner is responsible to maintain the sidewalk clean; however, if there is a trip hazard concern the CDD will assess and make the necessary repairs to the sidewalk.

Homeowner reported that the coach lights in the front entrance is not working and needs to be addressed. Mary Fritzler will order new coach lights that is comparable to the ones in the front entrance and have an electrician install it accordingly.

Homeowner commented that there is a lot of trash from the home constructions and contractors that is happening throughout the Community. Lengthy discussion ensued on this topic. Ross Halle will address this items of concern with the Builder.

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8. CONTINUED

A motion was made by Erik Domenech to continue the meeting to Tuesday, May 30, 2017 at 11:00AM. The motion was seconded by Stephanie Lerret.

No further discussion

All those in favor, the motion was carried unanimously and the meeting was continued at 8:10PM.

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

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

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152 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
153 **meeting held on _____.**

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156 **Signature**

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156 **Signature**

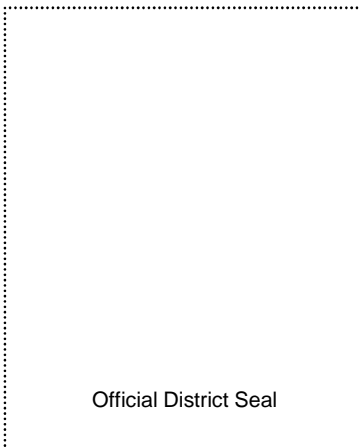
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158 _____
159 **Printed Name**

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161 **Title:**
162 **Chair**
163 **Vice Chair**

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161 **Title:**
162 **Secretary**
163 **Assistant Secretary**

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166 *Recorded by Records Administrator*



Signature

Date