

August 21, 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, August 21, 2017 at 6:30 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
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.
Mark Straley	District Counsel- Straley & Robin, P.A.
Vivek Babbar	District Counsel- Straley & Robin, P.A. <i>(via speakerphone)</i>
Gary van der Laan	District Management Team- Leland Management, Inc.
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, August 21, 2017 at 6:34 PM.

2. AUDIENCE COMMENTS ON AGENDA ITEMS

None

3. BUSINESS ADMINISTRATION

A. Consideration of the Board of Supervisors Meeting Minutes July 17, 2017- Section 1

*A motion was made by Eric Marks to approve the Board of Supervisors Meeting Minutes from July 17, 2017. The motion was seconded by Stephanie Lerret.
No further discussion
All those in favor, the motion was carried unanimously.*

B. Consideration of the Operation and Maintenance Expenditures June, 2017- Section 2

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*A motion was made by Eric Marks to ratify the Operation and Maintenance Expenditures for June 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 June 2017- Section 3

*A motion was made by Eric Marks to approve the Financial Statements Month Ending June 2017. The motion was seconded by Ross Halle.
No further discussion
All those in favor, the motion was carried unanimously.*

4. BUSINESS ITEMS

A. Approval to Proceed with Advertising the RFP for Auditing Services Section 4

- i. Carr, Riggs & Ingram Independent Report Audit for last FY for prior FY was filed prior to this meeting.**

*A motion was made by Stephanie Lerret to accept the Independent Audit Report for prior FY 2015-2016. The motion was seconded by Ross Halle.
No further discussion
All those in favor, the motion was carried unanimously.*

- ii. RFP Auditing Services and Evaluation Criteria to be considered by the Audit Committee
The Board will review this item at next meeting.**

B. Public Hearing on Fiscal Year 2017 – 2018 Final Budget Section 5

- 1. Open the Public Hearing on Adopting the Final Budget for Fiscal Year 2017 – 2018**

*A motion was made by Ross Halle to open the public hearing. The motion was seconded by Stephanie Lerret.
No further discussion
All those in favor, the motion was carried unanimously. The Public Hearing was opened at 6:46PM.*

- 2. Presentation of Proposed Final Budget**

- i. The Board reviewed that the vast majority of the increase is the landscape maintenance item for Parcel E and F coming onboard as well as the sidewalk, boardwalk and pavement repairs. Additionally, the District budgeted for security, providing an off duty Sheriff to patrol area in conjunction with the sister neighborhood several nights a week.**

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3. Public Comments

- i. Resident questioned the change of O&M expenditures from FY16-17; it was reiterated that the significant increase for the new FY is due to the landscape maintenance for the community.
- ii. Resident requested for the Board to consider LED street lighting. The Blvd lights are already LED and the Board will look into if the other street lighting in the community can be retrofitted.

4. Close the Public Hearing on Adopting Fiscal Year 2017 – 2017

*A motion was made by Eric Marks to close the public hearing. The motion was seconded by Ross Halle.
No further discussion
All those in favor, the motion was carried unanimously. The Public Hearing was closed at 7:15PM.*

C. Consideration of Resolution 2017-06; Adopting Final Budget **Section 6**

*A motion was made by Eric Marks to adopt Resolution 2017-06 and Adopting the Final Budget. The motion was seconded by Eric Domenech.
No further discussion
All those in favor, the motion was carried unanimously.*

D. Consideration of Resolution 2017-07; Imposing Assessments & Certifying the Assessment Roll **Section 7**

- 1. Approval of Resolution 2017-07 with a caveat to give Chairman authority to negotiate with the Developer the timing on payment of the assessments on the new lots provided that all assessments need to be paid fully within the FY 2017-2018.

*A motion was made by Eric Marks to approve Resolution 2017-07 with a caveat to give Chairman authority to negotiate with the Developer the timing on payment of the assessment of the new lots provided that all assessments need to be paid fully within the FY 2017-2018. The motion was seconded by Eric Domenech.
No further discussion
All those in favor, the motion was carried unanimously.*

Vivian Carvalho will work with District Chairman and District Counsel to make negotiations pertaining to the actual terms and finalize the Resolution.

E. Consideration of Resolution 2017-08; Annual Schedule FY 2017-2018 **Section 8**

- 1. Schedule as follows: Vivian Carvalho outlined the schedule as follows:

**October 16, 2017 @ 6:00 PM
December 18, 2017 @ 11:00 AM**

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February 26, 2018 @ 11:00 AM
April 23, 2018 @ 6:00 PM (Proposed Budget Meeting)
June 18, 2018 @ 11:00 AM
August 20, 2018 @ 6:00 PM (Budget Approval Meeting)

*A motion was made by Ross Halle to approve Resolution 2017-08. The motion was seconded by Stephanie Lerret.
No further discussion
All those in favor, the motion was carried unanimously.*

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 Fritzier provided an overview of the update with maintenance.

- Ross Halle met the new maintenance person who will start Friday, August 25, 2017.
- Mary Fritzier updated the Board that the bike rack has been ordered and will be installed.
- Mary Fritzier confirmed that the doggie stations placement will be in the (4) pocket parks throughout the community.
- Mary Fritzier reported the suggestion for a landscape barrier in front of the transformer and two to three trees. Lengthy discussion ensued.

6. SUPERVISORS REQUESTS

- The Board would like management to address mowing cycle and issues with Landscape Company.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

- Homeowner asked who is responsible for the maintenance of the vacant/empty lots. The Board will verify with the Builder as to who is responsible and what the schedule is for the maintenance for the vacant lots.

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- Homeowner asked about the status of the new clubhouse. Ross Halle provided an overview of the permitting status and the anticipated timeframe to break ground is scheduled for February 2018.

8. ADJOURNMENT

A motion was made by Ross Halle to adjourn the meeting. The motion was seconded by Eric Marks.

No further discussion

All those in favor, the motion was carried unanimously and the meeting was adjourned at 7:37PM.

**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
 Ross Halle

 Printed Name



 Signature
 Vivian Carvalho

 Printed Name

Title:
 Chair
 Vice Chair

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator

Signature

Date



SECTION 2