

1 **February 26, 2018 Minutes of Regular Board of Supervisors Meeting**
2

3 **Minutes of the Regular Meeting**
4

5 The Regular Meeting of the Board of Supervisors of the New River Community Development District was
6 held on **Monday, February 26, 2018 at 11:00 AM** at the New River Amenity Center, 5227 Autumn Ridge
7 Drive, Wesley Chapel, FL 33545. The agenda is included below:
8

9 Board Members Present and Constituting a Quorum at the onset of the meeting:
10

11
12 **Board of Supervisors**

13 Ross Halle	Chairman
14 Stephanie Lerret	Supervisor
15 Erik Domenech	Supervisor

16
17 **District Staff**

18 Vivian Carvalho	District Manager- Leland Management, Inc.
19 Mary Fritzler	Field Operation Manager- Leland Management, Inc.
20 Vivek Babbar	District Counsel- Straley & Robin, P.A. (<i>via speakerphone</i>)
21 Phyllis Cragin	Accounting Manager- Leland Management, Inc. (<i>via speakerphone</i>)
22 Tonja Stewart	District Engineer- Stantec (<i>via speakerphone</i>)

23
24
25 Various Audience Members Present
26
27

28 **1. CALL TO ORDER/ROLL CALL**
29
30

31 **Vivian Carvalho called the Regular Meeting of the Board of Supervisors of the New River Community
32 Development District to order on Monday, February 26, 2018 at 11:04 AM.**
33

34
35 **2. AUDIENCE COMMENTS ON AGENDA ITEMS**
36

37 **Jeff Smith, also a current Resident requested to approach the Board and gave overview of his
38 experience and expertise with being on a District Staff Board. Jeff is currently Chairman of CDD
39 called Tampa Bay CDD and expressed his interest with sitting on the New River CDD Board. His
40 resume will be provided to the District Board for further review and consideration.**
41

42
43 **3. BUSINESS ADMINISTRATION**
44

45 **A. Review & Consideration of the Board of Supervisors Meeting Minutes- Section 1**
46

47 **i. The October 16, 2017 Regular Board Meeting Minutes were reviewed.**
48

49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97

A motion was made by Stephanie Lerret to approve the October 16, 2017 Board Meeting Minutes. The motion was seconded by Ross Halle. No further discussion.
All those in favor, the motion was carried unanimously.

ii. The February 5, 2018 Special Board Meeting Minutes were reviewed.

A motion was made by Ross Halle to approve the February 5, 2018 Special Board Meeting Minutes. The motion was seconded by Stephanie Lerret. No further discussion.
All those in favor, the motion was carried unanimously.

B. Consideration of the Audit Committee Meeting Minutes, October 16, 2017 Section 2

A motion was made by Stephanie Lerret to approve the Audit Committee Meeting Minutes from October 16, 2017. The motion was seconded by Ross Halle. No further discussion.
All those in favor, the motion was carried unanimously.

C. Consideration of Operation and Maintenance Expenditures for September, October, and November 2017 Section 3

A motion was made by Erik Domenech to approve the September, October, and November 2017 Expenditures. The motion was seconded by Stephanie Lerret. No further discussion.
All those in favor, the motion was carried unanimously.

D. Review of Financial Statements Month Ending September, October and November Section 4

A motion was made by Ross Halle to approve the Financials Statements Month Ending September, October, and November 2017 Expenditures. The motion was seconded by Erik Domenech.
No further discussion.
All those in favor, the motion was carried unanimously.

4. BUSINESS ITEMS **Section 5**

A. Review of Auditing Services Proposals

i. Approval to Proceed with entering into an Engagement letter for Auditing Services for New River CDD with Carr, Riggs & Ingram.

A motion was made by Ross Halle to proceed with entering into an Engagement Letter for Auditing Services with Carr, Riggs & Ingram. The motion was seconded by Stephanie Lerret.
No further discussion.
All those in favor, the motion was carried unanimously.

98
99 **B. Ratification of Operation & Maintenance Promissory Note**

Section 6

100
101 *A motion was made by Stephanie Lerret to ratify the operation & maintenance*
102 *promissory note. The motion was seconded by Erik Domenech.*

103 *No further discussion.*

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

105
106 **5. STAFF REPORTS**

107 **A. District Counsel**

108
109 **No report**

110
111 **B. District Engineer**

112
113 **i. Stormwater Management MEMO from Stantec**

Section 7

114
115 **Tonja Stewart with Stantec (via speakerphone) provided an overview of the memo.**

- 116
117
118
119
120
121
122
123
124
125
126
127
128
129
- **Work with the landscape companies and management of wetland companies to have a plan of action to eliminate erosion long term.**
 - **Reducing the amount of mowing specifically in the “no mow” zone.**
 - **Aquatic planting**
 - **Ms. Stewart discussed awareness and economic impact of discharge to the waterways.**
 - **Memo to be included on New River CDD website under “News” tab.**
 - **Pavement preservation in Meadow Pointe to extend the life of the pavement, noting that Meadow Pointe (4) roads is at the 13-year age and thus was selected to be the first one for this resurfacing program due to the age of the roads. Ms. Stewart invited the Board to drive around the community that has a new pavement product to take a look at it.**

130 **C. District Manager**

131 **i. Letter from Withlacoochee River Estate**

Section 8

132 **Vivian Carvalho reviewed the lighting rates letter received for the lighting in the**
133 **community.**

134
135 **D. Field Operations Manager**

136
137 **i. Review & Consideration of Landscape Maintenance Proposals**

Section 9

138
139 **A total of six companies submitted bids and it was narrowed down to the (2) two**
140 **companies noted below.**

141
142 **a) Landscape Maintenance Professionals (LMP) monthly cost for all services totaled**
143 **\$13,701 per month.**

144
145 **b) Amazing National Service monthly cost for all services \$14,116 per month.**

149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196

Lengthy discussion ensued on the RFP and comparison and the Board proceeded with awarding contract to LMP.

*A motion was made by Ross Halle to enter into a contract with Landscape Maintenance Professionals. The motion was seconded by Stephanie Lerret.
No further discussion.
All those in favor, the motion was carried unanimously.*

Termination of contract with Yellowstone Landscape effective March 31, 2018 to be sent to the correct address via regular and certified mail and electronically. The Board will hold payment until all terms per the punch list has been addressed as part of the transition.

*A motion was made by Stephanie Lerret to proceed with terminating the contract with Yellowstone Landscape with an effective date of March 31, 2018. The motion was seconded by Erik Domenech.
No further discussion.
All those in favor, the motion was carried unanimously.*

- ii. In addition, Mary Fritzler provided an overview of the items pending throughout the community:
 - a. Mary Fritzler stated the new lights have been ordered for the entrance of the clubhouse.
 - b. She reported that the benches for the pocket parks have been ordered and will be installed in the next 2 weeks.
 - c. She is obtaining pricing for new pool furniture with an option to re-strap.
 - d. She stated the garden park will get cleaned up and maintained as part of the landscape contract.
 - e. She will meet with a security company to provide another quote for the gate.

6. SUPERVISORS REQUESTS

- Ross Halle wants to talk to the new landscape company once they start about the planting in the front entrance.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

- Homeowner commented about parking in the new phase to be consistent with the existing phase. Lengthy discussion ensued on this topic.
- Homeowner asked if the roads in the new neighborhood/phase are more narrow than the existing phase. The Board reported that there is a different product mix use in the new phase in which there are back alleys for the detach homes with garage.

- 197 • Homeowner questioned about the town center and status. Ross Halle stated they are in the
- 198 permitting stages. Ground breaking for the new town center is anticipated to start in July
- 199 2018.
- 200 • Homeowner commented on field rats throughout the community. Lengthy discussion
- 201 ensued.
- 202 • Homeowner asked about the road sweeping and cleaning. That work is completed by the
- 203 Developer on a monthly basis.
- 204

205 **8. ADJOURNMENT**

207 *A motion was made by Stephanie Lerret to adjourn the meeting. The motion was*

208 *seconded by Ross Halle.*

209 *No further discussion*

210 *All those in favor, the motion was carried unanimously and the meeting was adjourned at*

211 *12:30PM.*

212

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

214

215 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*

216 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*

217 *including the testimony and evidence upon which such appeal is to be based.*

218

219 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed

220 meeting held on _____.

221

222 _____

223 **Signature**

224

222 _____

223 **Signature**

224

225 _____

226 **Printed Name**

227

225 _____

226 **Printed Name**

227

228 **Title:**

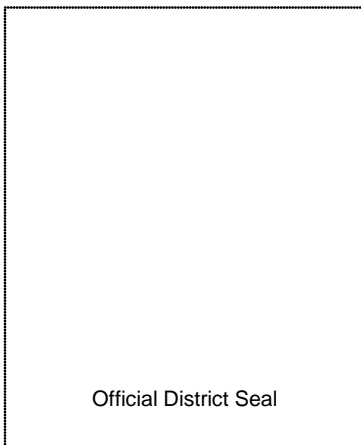
- 229 Chair
 - 230 Vice Chair
- 231

228 **Title:**

- 229 Secretary
 - 230 Assistant Secretary
- 231

232 *Recorded by Records Administrator*

233



Signature

Date