

1                                    **February 5, 2018 Minutes of Special Board of Supervisors Meeting**

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3                                    **Minutes of the Special 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, February 5, 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:

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

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12 **Board of Supervisors**

13 Ross Halle	Chairman
14 Eric Marks	Vice Chairman
15 Stephanie Lerret	Supervisor
16 Erik Domenech	Supervisor

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18 **District Staff**

19 Vivian Carvalho	District Manager- Leland Management, Inc.
20 Mary Fritzler	Field Operation Manager- Leland Management, Inc.
21 Vivek Babbar	District Counsel- Straley & Robin, P.A. <i>(via speakerphone)</i>
22 Carl Bogolub	Leland Management, Inc.

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24  
25 Various Audience Members Present

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

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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 5, 2018 at 11:03 AM.

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

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36                                    **No comments.**

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38 **3. BUSINESS ITEMS**

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40                                    **A. Review & Consideration of Amenity Center Interlocal Agreement- Section 1**

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42 *District Counsel reviewed the agreement to the Board and stated the following*  
43 *comments pertaining to the Amenity Center Interlocal Agreement:*

44 *To the extent that a future CDD is developed on these lands or outside the current*  
45 *CDD boundaries, being part of the same infrastructure, this Interlocal Agreement*  
46 *would be between the two CDD's in that the amenities or future amenities of the*  
47 *current district would be for use by all residents of the communities.*

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**B. Temporary Construction Easement Agreement - Section 2**

*District Counsel reviewed the agreement to the Board and stated the following comments pertaining to the Temporary Construction Easement Agreement:  
This agreement would allow the developer the permission to proceed to carve out a portion of the district's storm water pond to continue the road that the current District maintains.*

**C. Drainage Easement Agreement- Section 3**

*District Counsel reviewed the Drainage Easement Agreement to the Board and stated the following comments pertaining to the Drainage Easement Agreement:  
Once everything has been developed and completed, will allow the amenity center site to drain into the current District's storm water system.*

**D. Form of a Special Warranty Deed- Section 4**

*District Counsel reviewed the Form of a Special Warranty to the Board and stated the following comments pertaining to the Special Warranty Deed:  
Although may not be needed, Special Warranty Deed in place as a place holder to the extent the developer wants to convey the site to the district.*

*Item A, B, C, D was considered in one motion.  
A motion was made by Erik Domenech to authorize Chairman, Vice Chairman and staff to enter into any agreements, consent's or documents in respect to the finalization of these agreements and to make modifications deemed necessary.  
The motion was seconded by Ross Halle.  
No further discussion.  
All those in favor, the motion was carried unanimously.*

**4. STAFF REPORTS**

**A. District Counsel**

None

**B. District Engineer**

Not Present

**C. District Manager**

No additional items other than commented on establishing quorum for the upcoming meeting. The meeting is scheduled for Monday, February 26, 2018 at 11:00AM.

**D. Field Operations Manager**

98 Mary provided an overview on the following items:  
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- 100 i. Replacement of benches in the pocket parks (Autumn Ridge and Harmony Oaks);  
101 to replace one (1) bench per pocket park with the existing type of bench.  
102

103 *A motion was made by Stephanie Lerrett to approve the installation of (1)*  
104 *bench to each pocket park. The motion was seconded by Eric Marks. No*  
105 *further discussion.*

106 *No further discussion.*

107 *All those in favor, the motion was carried unanimously.*  
108

- 109 ii. There has been a problem with the maintenance of the planters in the pocket park.  
110 Ross Halle will follow-up with Mary Fritzler to address those planters once the new  
111 landscape company is awarded the contract.  
112

- 113 iii. Drainage problem near the pool equipment. Mary Fritzler reviewed the sump  
114 pump proposal to redirect the water flow in that area. The Board would like an  
115 option of adding a French drain to the area in lieu of the sump pump method for a  
116 not to exceed the current proposal amount of the sump pump which is \$2,030.87.  
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118 *A motion was made by Eric Domenech to approve an option of adding a*  
119 *French drain to the area in lieu of the sump pump method for a not to exceed*  
120 *of the current proposal amount of the sump pump which is \$2,030.87. The*  
121 *motion was seconded by Eric Marks.*

122 *No further discussion.*

123 *All those in favor, the motion was carried unanimously.*  
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- 125 iv. Pool Shark Proposal Consideration  
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127 *A motion was made by Eric Marks to proceed with the proposal from Pool*  
128 *Shark for the stenner pump (Acid) service. The motion was seconded by*  
129 *Stephanie Lerrett.*

130 *No further discussion.*

131 *All those in favor, the motion was carried unanimously.*  
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- 133 v. Pressure Washing cleaning proposal from Nick's Pressure Cleaning Services  
134 totaling \$13,040.00.  
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136 *A motion was made by Ross Halle to approve the proposal from Nick's*  
137 *Pressure Cleaning Services totaling \$13,040.00. The motion was seconded by*  
138 *Stephanie Lerrett.*

139 *No further discussion.*

140 *All those in favor, the motion was carried unanimously.*  
141

- 142 vi. Review & Consideration of the proposal from Pool Shark for the timer  
143 replacement. Lengthy discussion ensued in regards to the overflowing switch since  
144 there is always backup of water surrounding the fountain. Mary Fritzler will touch  
145 base with the company about the timer and the overflowing switch.  
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147 *A motion was made by Ross Halle to approve the proposal from Pool Shark*  
148 *for replacement of the timer and checking the overflowing switch. The motion*  
149 *was seconded by Eric Marks.*  
150 *No further discussion.*  
151 *All those in favor, the motion was carried unanimously.*

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153 **vii. Mary Fritzler provided an overview of the landscape companies who responded**  
154 **originally from the invitation to bid the project. The Board will review the**  
155 **proposals at the upcoming meeting scheduled for February 26, 2018. The four (4)**  
156 **companies that responded are as follows:**

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158 **a) Landscape Professional**

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160 **b) 3 Seasons**

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162 **c) Juniper**

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164 **d) Amazing National**

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166 **viii. Mary Fritzler reported the new maintenance person has been hired for the**  
167 **community, Peter La Spisa. She is working hand in hand with him in getting**  
168 **acclimated with the property and areas of services.**

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171 **5. SUPERVISORS REQUESTS**

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173 **None**

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175 **6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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177 **None**

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179 **7. ADJOURNMENT**

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181 *A motion was made by Eric Marks to adjourn the meeting. The motion was seconded by*  
182 *Stephanie Lerret.*  
183 *No further discussion*  
184 *All those in favor, the motion was carried unanimously and the meeting was adjourned at*  
185 *11:39AM.*

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

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

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193 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
194 **meeting held on 2/26/18.**

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Signature

Ross HALLE

Printed Name

Title:

- Chair
- Vice Chair



Signature

Vivian Carralho

Printed Name

Title:

- Secretary
- Assistant Secretary

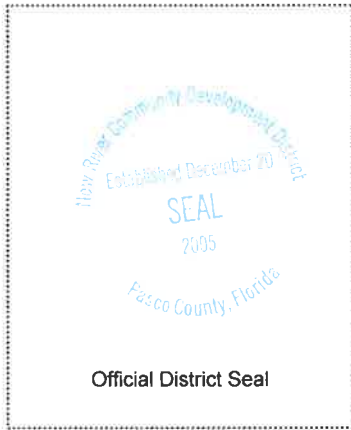
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Signature

2/27/2018

Date



# SECTION 2