

# New River Community Development District



## October 17, 2016 Minutes of Regular Meeting

### Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the New River Community Development District were held on Monday, October 17, 2016 at 11:00 am. at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

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

#### District Staff

Vivian Carvalho	District Manager- Leland Management, Inc.
Barry Mazzoni	Field Operation Manager- Leland Management, Inc.
John Vericker	District Counsel- Straley & Robin, PA ( <i>via speakerphone</i> )
Tonja Stewart	District Engineer- Stantec
JJ Sofarelli	Avalon Park Group

No 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 17, 2016 at 11:03AM.

### 2. AUDIENCE COMMENTS ON AGENDA ITEMS

No Audience Members present

### 3. BUSINESS ADMINISTRATION

#### A. Consideration of the Board of Supervisors Meeting Minutes

*A motion was made by Ross Halle to approve the meeting minutes from August 15, 2016 as presented. The motion was seconded by Stephanie Lerret.*

*No further discussion*

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

#### B. Consideration of Operation and Maintenance Expenditures May 2016 thru September 2016

Vivian Carvalho provided an overview of all the expenditures for timeframe of May 2016 thru September 2016. She further explained that the Financial Statements for the month of August and September will be reviewed at the November 2016 meeting. Eric Marks requested Leland Management, Inc. to review all the entries for the month of May 2016 to August 2016 and

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reconcile those entries accordingly. Vivian Carvalho will work with the Accounting Manager on review the information and providing a report to the Board.

*A motion was made by Eric Marks to approve the Operation and Maintenance Expenditures for the month of May 2016 thru September 2016 subject to final reconciliation & review of all entries provided by Leland Management, Inc. 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 2016**

Vivian Carvalho reviewed the Financial Statements produced by Merifus. She stated at the next Board Meeting the Board will be reviewing the Financial Statements for the Month of August & September 2016. Lengthy discussion ensued. Eric Marks requested Leland Management, Inc. to obtain the remaining balance from the previous Fiscal Year 2015-2016 and provide information to the Board. In addition, Eric Marks requested for Leland to review and provide feedback from the July 2016 Financial Statements Due to the Developer amount of \$254,398. Vivian Carvalho will follow-up with the Accounting Manager on these items.

*A motion was made by Eric Marks to approve the Month Ending July 2016 Financial Statements subject to final items requested for Leland Management to follow-up and provide the information to the Board. The motion was seconded by Stephanie Lerret.*  
*No further discussion*  
*All those in favor, the motion was carried unanimously.*

**4. BUSINESS ITEMS**

**A. Discussion in regards to Refinancing the Bonds-** District Counsel recap that the bond team is working on refinancing the Bonds and will have more information in subsequent meeting. Lengthy discussion ensued on this topic.

**5. STAFF REPORTS**

**A. District Counsel-** John Vericker wanted to inform the Board and Management of the recent public request of records that various individuals have done throughout the State in different Districts. District Counsel wanted to recapped there are time requirements in responding to such public records request. District Management does not have an open request at this time to follow-up for New River CDD. Lengthy discussion ensued on this topic.

**B. District Engineer-** Tonja Stewart recapped the status of the road project and will be out at the site when the work is completed as well as the next steps to address the roads throughout the community due to soil/ fill conditions of the roads.

In addition, she recapped to the Board the requirement of maintenance to the pond banks and preservation areas. Lengthy discussion ensued on this topic. District Manager will be meeting with all the vendors following the Board meeting to discuss some of the maintenance concerns with pond banks and perimeter of preservation areas.

**C. District Manager-** Vivian Carvalho reviewed the current staff maintenance member (John Evans) that was hired to service the District. Barry Mazzoni stated John Evans is anticipated to start before the end of the month. He will be doing a site visit with John and

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provide all the areas that needs to be maintained on a regular basis as well as review the preventative maintenance schedule for all District properties. John Evans will start as a part-time employee with the potential after 90 days to be hired full time. Lengthy discussion ensued on this topic.

6. SUPERVISORS REQUESTS- Ross Halle requested to management the process to appoint a Board Member to fulfill the vacant seat. Vivian Carvalho stated that even though the landowner election is scheduled for 11/14/2016 the Board can appoint someone at this time to fulfill the open seat.

*A motion was made by Ross Halle to appoint Erik Domenech to fulfill the open seat # 5 to the Board of Supervisors of New River CDD. The motion was seconded by Eric Marks.*  
*No further discussion*  
*All those in favor, the motion was carried unanimously.*  
*Vivian Carvalho stated since Erik Domenech is not present to take oath, therefore he will conduct the oath and confirm compensation to the Board of Supervisors of New River CDD prior to the next Board Meeting.*

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM- no audience members present.

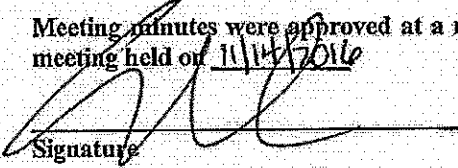
8. ADJOURNMENT

*A motion was made by Eric Marks to adjourn the meeting at 12:08PM. The motion was seconded by Ross Halle.*  
*No further discussion*  
*All those in favor, the motion was carried unanimously.*

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

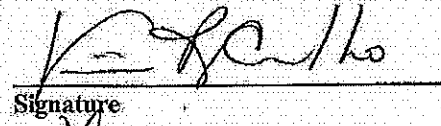
*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 11/14/2016

  
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Signature

ERIC MARKS  
\_\_\_\_\_  
Printed Name

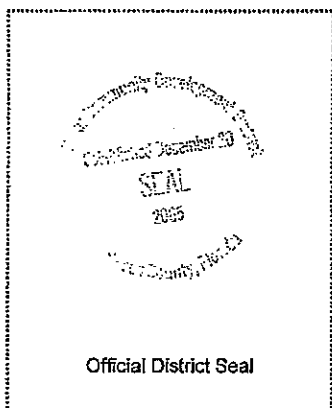
Title:  
 Chair  
 Vice Chair

  
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Signature

Vivian Carvalho  
\_\_\_\_\_  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

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Signature

11/14/2016  
Date

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