

North River Ranch Community Development District

12051 Corporate Blvd., Orlando, FL 32817

Phone: 407-723-5900, Fax: 407-723-5901

www.northriverranchcdd.com

The following is the agenda for the Board of Supervisors Meeting for the North River Ranch Community Development District, scheduled to be held **Wednesday, November 11, 2020 1:30 p.m. at 8141 Lakewood Main Street, Bradenton, FL 34202. The following is the proposed agenda for this meeting.**

Call in number: 1-844-621-3956 (New)

Passcode: 790 562 990 # (New)

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

Business Matters

1. Consideration of the Minutes of the October 14, 2020 Board of Supervisors' Meeting
2. Ratification of Funding Requests 2020-45 & 2021-01-2021-03
3. Review of District Financial Statements

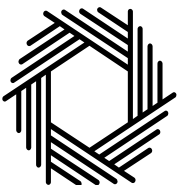
Other Business

Staff Reports

District Counsel
District Engineer
District Manager

Supervisor Requests and Audience Comments

Adjournment



pfm

**North River Ranch
Community Development District**

Consideration of the Minutes of the October
14, 2020 Board of Supervisors' Meeting

MINUTES OF MEETING

**NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING MINUTES**

Wednesday, October 14, 2020 at 1:30 p.m.

via conference call due to the COVID-19 Executive Order 20-246

Board Members present via phone or in person:

Pete Williams	Chairperson	
Ivory Matthews	Vice Chairman	
Priscilla Heim	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	
John Blakley	Assistant Secretary	(via phone)

Also present via phone or in person:

Vivian Carvalho	District Manager- PFM Group Consulting, LLC	
Venessa Ripoll	Assistant District Manger- PFM Group Consulting, LLC	
	(via phone)	
Kevin Plenzler	PFM Financial Advisors, LLC	(via phone)
Ed Vogler	District Counsel- Vogler Ashton	(via phone)
Kim Ashton	District Counsel- Vogler Ashton	(via phone)
Christopher Fisher	District Engineer-Clearview Land Design, P.L.	(via phone)
Tom Panaseney	Neal Communities	(via phone)
Jim Schier	Neal Communities	
Pam Curran	Neal Communities	
Mistry Taylor	Bryant Miller Olive	
Sete Zare	MBS Capital Markets	(via phone)
Rob Engle	Stantec – Fieldstone Engineer	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

Ms. Carvalho called to order at 1:32 pm the meeting of the Board of Supervisors of the North River Ranch Community Development District and proceeded with roll call. The persons in attendance are outlined above either in person or via speaker phone.

Public Comment Period

There were no members of the public present at this time.

Discussion regarding Executive Order 20-246

A discussion took place regarding Executive Order 20-246. The Executive Order has been extended thru 12:01 AM of November 1, 2020. District Management will keep everyone informed if the Executive Order is lifted or extended beyond November 1, 2020.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the September 9, 2020 Board of Supervisors' Meeting

The Board reviewed the Minutes of the September 9, 2020 Board of Supervisors' Meeting.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Minutes of the September 9, 2020 Board of Supervisors' Meeting.

Discussion Regarding Material on the District Website

Ms. Carvalho reviewed the recent amendments to Section 189.069 (2)(a), Florida Statutes as it relates to material on the District website that when into effect as of July 1, 2020. The consensus of the Board is to keep everything on the website except for Funding Requests, Payment Authorizations, and Requisitions as a backup. Only include the cover pages accordingly.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved keeping everything on the website except for Funding Requests, Payment Authorizations, and Requisitions as a backup. Only include the cover pages accordingly.

Consideration of Resolution 2021-01, Authorizing Disbursement of Funds

The Board reviewed Resolution 2021-01, Authorizing Disbursement of Funds.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved Resolution 2021-01, Authorizing Disbursement of Funds.

Consideration of Supplemental Engineer's Report

Mr. Fisher provided an overview of the Supplemental Engineer's Report. Additional exhibits were added to the original Engineer's Report. He clarified the Cost Share Agreement between the Landowner and Fieldstone Community Development District. There is an existing clarification of acquisition, construction, installation, landowner funding and reimbursement agreement between the NP Land Partners LLC and the Fieldstone CDD of the offsite shared improvements. Article 1,4 of the agreement identifies the Master Infrastructure Improvements in the amount of \$4,331,030.00 that benefit the lands within the District and it can be found under Exhibit E of the Supplemental Engineer's Report.

There are no additional offsite utility extensions that are going to be needed to serve Phase 4A and 4B. There will be small recreational facilities within those phases with a larger recreational facility to serve the entire District in future phases.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Supplemental Engineer's Report.

Consideration of Supplemental Assessment Methodology Report

Mr. Plenzler provided an overview of the Supplemental Assessment Methodology Report. Table 1 outlines the District's Land Use Plan. Table 2 highlights the CIP Cost Estimates as detailed by the District Engineer. Table 3 details the Series 2020 A Bonds with estimating a par amount of \$16,800,000.00 to fund construction proceeds of just over \$15,300,000.00. Table 5 outlines information related to the summary of principal and annual assessments associated with the 2020 A1 and A2 Bonds. Table 6 is the summary of the allocation of principal and annual assessments associated with the 2020 A3 Series of Bonds. He analyzed the Debt Service Assessment on an acreage and per lot basis and find the assessments to be reasonably and equitably allocated and there is a benefit received by each of the District's property owners that will exceed the cost of the related assessments.

On MOTION by Mr. Williams, seconded by Ms. Matthews, with all in favor, the Board approved the Supplemental Assessment Methodology Report.

Consideration of the Lands Legal Description.

This was part of the Supplemental Engineer's Report.

Consideration of Resolution 2021-02, Bond Delegation Award Resolution

- a) **Exhibit A: Form of First Supplemental Trust Indenture**
- b) **Exhibit B: Form of Second Supplemental Trust Indenture**
- c) **Exhibit C: Form of Purchase Agreement**
- d) **Exhibit D: Preliminary Limited Offering Memorandum**
- e) **Exhibit E: Continuing Disclosure Agreement**
- f) **Exhibit F: Not to Exceed Cost of Issuance Budget**

Ms. Taylor explained the District is looking to authorize a not to exceed amount of \$19,000,000.00 for Series 2020 Bonds and attached to the Resolution are various documents. Ms. Taylor reviewed the Bond Delegation Resolution and attached exhibits.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved Resolution 2021-02, Bond Delegation Award Resolution in substantial final form delegating authority to the Chair to sign the Bond Purchase Agreement in the not-to-exceed amount of \$19,000,000.00.

Review & Consideration of the GeoPoint Proposal for Fort Hamer 1st Extension

The Board reviewed the GeoPoint Proposal for Fort Hamer 1st Extension.

On MOTION by Mr. Williams, seconded by Ms. Heim, with all in favor, the Board approved the GeoPoint Proposal for Fort Hamer 1st Extension.

Review & Consideration of Grau & Associates Engagement Letter for Auditing Services

The Board reviewed the Grau & Associates Engagement Letter for Auditing Services.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Grau & Associates Engagement Letter for Auditing Services.

Review & Consideration of LRK Architects, Designers and Planners Proposal

The Board reviewed the LRK Architects, Designers and Planners Proposal.

On MOTION by Mr. Williams, seconded by Ms. Matthews, with all in favor, the Board approved the LRK Architects, Designers and Planners Proposal.

Ratification of Funding Requests 2020-40 – 2020-44

Ms. Carvalho presented Funding Requests 2020-40 – 2020-44.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board ratified Funding Requests 2020-40– 2020-44.

Review of District Financial Statements.

The Board reviewed the District's Financial Statements through September 30, 2020.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board accepted the District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No Report

District Engineer – Mr. Fisher reviewed the Prequalified Contractor Comparison Sheet. He sent out an RFQ for civil contractors to be pre-qualified on any future work the District may need. He received and reviewed eight RFQ packages. He took out pertinent information with regard to insurance limits, OSHA Violations in last two years, worker-comp rating, recent litigation in last two years, home office location, Bonding limits, average revenue in last two years, and the largest project completed in last two years.

He then went through what each contractor would be able to handle from a maximum contract perspective and included that at the end of the report. He noted on the last page he gave his recommendation because there was an error. All the Contractors requested to provide all three services for excavation, sewer water, and paving.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board accepted the Pre-qualified Contractors Comparison Sheet.

District Manager – No Report

**Audience Comments and
Supervisor Requests**

There were no Supervisor requests or audience comments.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Carvalho requested if there are no further business to come before the Board for a motion to adjourn.

ON MOTION by Mr. Williams, seconded by Ms. Heim, with all in favor, the Board adjourned the October 14, 2020 Board of Supervisor's Meeting for the North River Ranch Community Development District at 1:50 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

**North River Ranch
Community Development District**

Ratification of Funding Requests 2020-45 &
2021-01-2021-03

NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

Funding Request 2020-45 - 2021-01--2021-03

FR #	Description	Amount	Total
2020-45	Ardurra Group	\$2,645.00	
	Bradenton Herald	\$121.68	
	GeoPoint Surveying	\$22,500.00	
			\$25,266.68
2021-01	Florida Department of Economic Opportunity	\$175.00	
			\$175.00
2021-02	Bradenton Herald	\$71.37	
	PFM Group Consulting	\$1,666.67	
	Supervisor Fees - 10/14/2020 Meeting	\$1,000.00	
	Vogler Ashton	\$750.00	
			\$3,488.04
2021-03	Booth Design Group	\$5,288.52	
	Bradenton Herald	\$243.36	
	Clearview Land Design	\$14,370.80	
			\$19,902.68

North River Ranch Community Development District

Funding Request 2020-45
10/2/2020

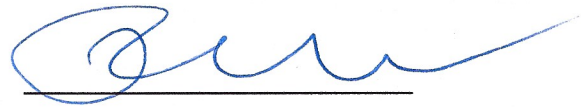
Item No.	Payee	Invoice #	General Fund	Construction Fund	Fiscal Year
1	Ardurra Group				
	Haval Tree Inventory Through 08/31/2020	111531		\$ 1,105.00	FY 2020
	Haval Farms Permitting Services Through 08/31/2020	111542		\$ 1,540.00	FY 2020
2	Bradenton Herald				
	Legal Advertising on 09/02/2020	4737335	\$ 121.68		FY 2020
3	GeoPoint Surveying				
	Fort Hamer Stake Soil Borings	58303		\$ 1,000.00	FY 2020
	Phase 3A Tree Location Survey	58305		\$ 21,500.00	FY 2020
			\$ 121.68	\$ 25,145.00	

TOTAL \$25,266.68

121.68	25,145.00	FY 2020
-	-	FY 2021

Vivian Carvalho

Secretary/Assistant Secretary



Chairman

Return to:
North River Ranch CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817
(407) 382-3256

RECEIVED

By Amanda Lane at 11:24 am, Oct 06, 2020

North River Ranch Community Development District

Funding Request 2021-01
10/9/2020

Item No.	Payee	Invoice #	General Fund	Fiscal Year
1	Florida Department of Economic Opportunity FY 2020 / 2021 Special District Fee	83664	\$ 175.00	FY 2021
2	PFM Group Consulting Reimbursables: September	OE-EXP-01141	\$ 17.79	FY 2020
3	VGlobalTech July - September ADA Audit	1939	\$ 300.00	FY 2020
	October Website Maintenance	2033	\$ 125.00	FY 2021
			\$ 617.79	

317.79	FY 2020
300.00	FY 2021

Vivian Carvalho

Secretary/Assistant Secretary

Chairman

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c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817
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North River Ranch Community Development District

Funding Request 2021-02

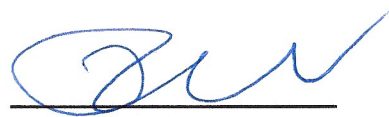
10/16/2020

Item No.	Payee	Invoice #	General Fund	Fiscal Year
1	Bradenton Herald Legal Advertising on 10/07/2020	4761296	\$ 71.37	FY 2021
2	PFM Group Consulting DM Fee: October 2020	DM-10-2020-0026	\$ 1,666.67	FY 2021
3	Supervisor Fees - 10/14/2020 Meeting			
	Dale Weidemiller	--	\$ 200.00	FY 2021
	Priscilla Heim	--	\$ 200.00	FY 2021
	Pete Williams	--	\$ 200.00	FY 2021
	John Blakley	--	\$ 200.00	FY 2021
	Ivory Matthews	--	\$ 200.00	FY 2021
4	Vogler Ashton General Legal Through 09/30/2020	6202	\$ 750.00	FY 2020
			\$ 3,488.04	

750.00	FY 2020
2,738.04	FY 2021

Vivian Carvalho

Secretary/Assistant Secretary



Chairman

Return to:
North River Ranch CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817
(407) 382-3256

RECEIVED

By Amanda Lane at 11:26 am, Oct 19, 2020

North River Ranch Community Development District

Funding Request 2021-03
10/23/2020

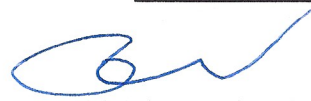
Item No.	Payee	Invoice #	General Fund	Construction Fund	Fiscal Year
1	Booth Design Group Phases 3A-3B Services	2502		\$ 5,288.52	FY 2021
2	Bradenton Herald Legal Advertising: Landowners' Election Meeting	4763861	\$ 243.36		FY 2021
3	Clearview Land Design Services Through 09/30/2020	20-02203	\$ 2,006.30		FY 2020
	Services 10/01/2020 Through 10/16/2020	20-02203	\$ 1,505.00		FY 2021
	Phases 3A & 3B Design Services Through 10/16/2020	20-02204		\$ 487.50	FY 2021
	Fort Hamer Rd Design Services Through 09/30/2020	20-02206		\$ 5,090.00	FY 2020
	Fort Hamer Rd Design Services 10/01/2020 Through 10/16/2020	20-02206		\$ 5,285.00	FY 2021
			\$ 3,754.66	\$ 16,151.02	

TOTAL \$19,905.68

2,006.30	5,090.00	FY 2020
1,748.36	11,061.02	FY 2021

Vivian Carvalho

Secretary/Assistant Secretary



Chairman

Return to:
North River Ranch CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817
(407) 382-3256

RECEIVED

By Amanda Lane at 8:46 am, Oct 28, 2020

**North River Ranch
Community Development District**

Review of District Financial Statements

North River Ranch CDD
Statement of Financial Position
As of 10/31/2020

	General Fund	Capital Projects Fund	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$1,608.72		\$1,608.72
Accounts Receivable - Due from Developer	7,982.17		7,982.17
Accounts Receivable - Due from Developer		\$41,296.02	41,296.02
Total Current Assets	\$9,590.89	\$41,296.02	\$50,886.91
Total Assets	\$9,590.89	\$41,296.02	\$50,886.91
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Accounts Payable	\$7,982.17		\$7,982.17
Deferred Revenue	7,982.17		7,982.17
Accounts Payable		\$41,296.02	41,296.02
Deferred Revenue		41,296.02	41,296.02
Total Current Liabilities	\$15,964.34	\$82,592.04	\$98,556.38
Total Liabilities	\$15,964.34	\$82,592.04	\$98,556.38
<u>Net Assets</u>			
Net Assets, Unrestricted	(\$7,559.05)		(\$7,559.05)
Current Year Net Assets - General Government	1,185.60		1,185.60
Net Assets, Unrestricted		(\$24,263.00)	(24,263.00)
Current Year Net Assets, Unrestricted		(17,033.02)	(17,033.02)
Total Net Assets	(\$6,373.45)	(\$41,296.02)	(\$47,669.47)
Total Liabilities and Net Assets	\$9,590.89	\$41,296.02	\$50,886.91

North River Ranch CDD

Statement of Activities

As of 10/31/2020

	General Fund	Capital Projects Fund	Total
<u>Revenues</u>			
Developer Contributions	\$5,381.00		\$5,381.00
Inter-fund Transfers In	5,972.00		5,972.00
Inter-fund Transfers In		(\$5,972.00)	(5,972.00)
Total Revenues	<u>\$11,353.00</u>	<u>(\$5,972.00)</u>	<u>\$5,381.00</u>
<u>Expenses</u>			
Supervisor Fees	\$1,000.00		\$1,000.00
Public Officials' Insurance	2,421.00		2,421.00
Management	1,666.67		1,666.67
Engineering	1,505.00		1,505.00
Legal Advertising	314.73		314.73
Web Site Maintenance	125.00		125.00
Dues, Licenses, and Fees	175.00		175.00
General Insurance	2,960.00		2,960.00
Contingency		\$11,061.02	11,061.02
Total Expenses	<u>\$10,167.40</u>	<u>\$11,061.02</u>	<u>\$21,228.42</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Change In Net Assets	\$1,185.60	(\$17,033.02)	(\$15,847.42)
Net Assets At Beginning Of Year	<u>(\$7,559.05)</u>	<u>(\$24,263.00)</u>	<u>(\$31,822.05)</u>
Net Assets At End Of Year	<u><u>(\$6,373.45)</u></u>	<u><u>(\$41,296.02)</u></u>	<u><u>(\$47,669.47)</u></u>

North River Ranch CDD
 Budget to Actual
 For the Month Ending 10/31/2020

	Year To Date			FY 2021 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
Developer Contributions	\$ 5,381.00	\$ 8,514.58	\$ (3,133.58)	\$ 102,175.00
Net Revenues	\$ 5,381.00	\$ 8,514.58	\$ (3,133.58)	\$ 102,175.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 12,000.00
Public Officials' Insurance	2,421.00	206.25	2,214.75	2,475.00
Trustee Services	-	500.00	(500.00)	6,000.00
Management	1,666.67	1,666.67	-	20,000.00
Engineering	1,505.00	1,250.00	255.00	15,000.00
Dissemination Agent	-	416.67	(416.67)	5,000.00
District Counsel	-	1,666.67	(1,666.67)	20,000.00
Assessment Administration	-	625.00	(625.00)	7,500.00
Audit	-	500.00	(500.00)	6,000.00
Postage & Shipping	-	25.00	(25.00)	300.00
Copies	-	41.67	(41.67)	500.00
Legal Advertising	314.73	83.33	231.40	1,000.00
Miscellaneous	-	41.66	(41.66)	500.00
Web Site Maintenance	125.00	225.00	(100.00)	2,700.00
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00
General Insurance	2,960.00	252.08	2,707.92	3,025.00
Total General & Administrative Expenses	\$ 10,167.40	\$ 8,514.58	\$ 1,652.82	\$ 102,175.00
Total Expenses	\$ 10,167.40	\$ 8,514.58	\$ 1,652.82	\$ 102,175.00
Net Income (Loss)	\$ (4,786.40)	\$ -	\$ (4,786.40)	\$ -

North River Ranch CDD
Revised FY 2020 O&M Budget

	Actuals Through 09/30/2020	FY 2020 Adopted Budget	Revised FY 2020 Budget	Increase / (Decrease)
Revenues				
Developer Contributions	\$ 82,161.54	\$ 95,375.00	\$ 95,375.00	\$ -
Other Income & Other Financing Sources	835.29	-	-	-
Net Revenues	\$ 82,996.83	\$ 95,375.00	\$ 95,375.00	\$ -
General & Administrative Expenses				
Supervisor Fees	\$ 11,400.00	\$ 12,000.00	\$ 12,000.00	\$ -
Public Officials' Insurance	2,306.00	2,475.00	2,475.00	-
Trustee Services	-	6,000.00	3,792.51	(2,207.49)
Management	20,000.00	20,000.00	20,000.00	-
Engineering	14,626.03	15,000.00	15,000.00	-
Dissemination Agent	-	5,000.00	-	(5,000.00)
District Counsel	18,481.00	20,000.00	20,000.00	-
Audit	3,200.00	6,000.00	6,000.00	-
Travel and Per Diem	-	500.00	500.00	-
Telephone	-	200.00	200.00	-
Postage & Shipping	457.08	300.00	457.08	157.08
Copies	580.70	500.00	580.70	80.70
Legal Advertising	7,134.42	1,000.00	7,134.42	6,134.42
Miscellaneous	170.08	500.00	500.00	-
Office Supplies	-	-	-	-
Web Site Maintenance	2,400.00	2,700.00	2,700.00	-
Dues, Licenses, and Fees	175.00	175.00	175.00	-
Water Reclaimed	835.29	-	835.29	835.29
General Insurance	2,819.00	3,025.00	3,025.00	-
Total General & Administrative Expenses	\$ 84,584.60	\$ 95,375.00	\$ 95,375.00	\$ -
Total Expenses	\$ 84,584.60	\$ 95,375.00	\$ 95,375.00	\$ -
Net Income (Loss)	\$ (1,587.77)	\$ -	\$ -	\$ -