

MINUTES OF MEETING

RIVINGTON COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivington Community Development District was held Wednesday, November 17, 2021, at 11:30 a.m. at the City of DeBary City Hall, 16 Colomba Road, DeBary, FL 32713.

Present and constituting a quorum were:

Jeffrey Reader	Chairman
Debra Ushkowitz	Vice Chairman
Marlene DeMarco	Assistant Secretary
Kimberly Locher	Assistant Secretary

Also participating were:

Angel Montagna	Manager: Inframark, Management Division
Mark Watts (<i>via phone</i>)	Attorney: Cobb Cole
Brent Lenzen (<i>via phone</i>)	Engineer: Kimley-Horn and Associates
Dean Barberree	Developer: Reader Communities

FIRST ORDER OF BUSINESS

Call to Order

Ms. Montagna called the meeting to order at 11:35 a.m.

SECOND ORDER OF BUSINESS

Roll Call

Ms. Montagna called the roll and stated a quorum was present for the meeting.

Ms. Locher was not present at roll call.

THIRD ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Acceptance of the Minutes of the September 14, 2021, Regular Meeting

The minutes are included in the agenda package and available for public review in the local records office or the District Office during normal business hours.

On MOTION by Mr. Reader, seconded by Ms. Ushkowitz, with all in favor, unanimous approval was given to accept the minutes of the September 14, 2021, meeting, as presented.

FIFTH ORDER OF BUSINESS

Items for Ratification

A. FPL LED Lighting Agreement

On MOTION by Ms. Ushkowitz, seconded by Ms. DeMarco, with all in favor, unanimous approval was given to ratify the FPL LED lighting agreement.

B. Assignment and Assumption Agreement with Cepra Landscaping

Ms. Ushkowitz asked have they approved this agreement, and our legal counsel has approved it?

Mr. Watts stated yes, this is ready for execution. Ms. Brenda Burgess and I also discussed these agreements.

On MOTION by Mr. Reader, seconded by Ms. Ushkowitz, with all in favor, unanimous approval was given to ratify the assignment and assumption agreement with Cepra Landscaping, as provided.

C. Addendum with Cepra Landscaping

Mr. Barberree stated the reason for the addendum is because we are expanding their services.

On MOTION by Ms. Ushkowitz, seconded by Ms. DeMarco, with all in favor, unanimous approval was given to ratify the addendum with Cepra Landscaping, as provided.

D. Assignment and Assumption Agreement with Aquatic Weed Control

On MOTION by Mr. Reader, seconded by Ms. DeMarco, with all in favor, unanimous approval was given to ratify the assignment and assumption agreement with Aquatic Weed Control, as provided.

E Addendum with Aquatic Weed Control

On MOTION by Mr. Reader, seconded by Ms. Ushkowitz, with all in favor, unanimous approval was given to ratify the addendum with Cepra Landscaping, as provided.

SIXTH ORDER OF BUSINESS

Business Matters

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

District Manager Report

A. Financial Statements (September and October 2021)

The financial statements are contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

B. Check Register and Invoice Summary (*September and October 2021*)

The check register and invoice summary are contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

C. Funding Request #33CP

The funding request is contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

On MOTION by Mr. Reader, seconded by Ms. Ushkowitz, with all in favor, unanimous approval was given to the check register and invoice summary, and funding request #33CP in the amount of \$263,610.33, as presented.

D. Purchase Orders, Change Orders, and Requisitions (*October 2021*)

The list of purchase orders, change orders, and requisitions is contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

On MOTION by Ms. Ushkowitz, seconded by Ms. DeMarco, with all in favor, unanimous approval was given to the list of purchase orders, change orders, and requisitions.

E. Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2021

Ms. Montagna reviewed the engagement letter with Berger Toombs et al. to provide auditing services for fiscal year 2021, in the amount of \$3,350.

On MOTION by Ms. Ushkowitz, seconded by Ms. DeMarco, with all in favor, unanimous approval was given to the engagement letter with Berger Toombs et al. to provide auditing services for fiscal year 2021, in the amount of \$3,350.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts stated Mr. Lenzen and I had a phone call yesterday with the underwriter's counsel on the next series of bonds. We are reviewing the engineer's report. We should have that in a form to bring to the Board at the next meeting for final approval. We

believe we now have everything necessary to finalize the annexation of the additional 30 acres into the District. We will be working with the City of DeBary to get the dates for those hearings nailed down. I think we received the final signatures from Mr. Steven Costa at the meeting last week. Those things are moving forward and will keep us on target for an anticipated bond closing in March 2022.

Mr. Barberree asked do we need to provide any authorization for annexation or get a motion from the Board? Or have we already done that?

Mr. Watts stated it has already been done.

Mr. Barberree stated we should own those 30 acres on or about November 30. We have been moving forward with the former landowner. I do not know if that changes anything you are doing.

Mr. Watts stated we will just need to update the exhibit. If you end up closing at that time, then I will swap out that exhibit. I do not know if we have delivered it to the City. If we have, then we will swap that exhibit and substitute the new one. I will try to get things set up so that the first reading is mid-December, and the second reading is the first of January. Then we can proceed with the assessment process.

B. Engineer

Mr. Lenzen stated as Mr. Watts mentioned for the next series of bonds, we are working on the engineer's report and finalizing it. We feel confident it will be ready for the next meeting. Site construction for Phase 2 is progressing. We are working with some final clearances and acceptances with the utility providers related to Phase 1 subphases. Everything is moving forward.

Ms. Ushkowitz asked did we fix that drainage issue at the roundabout we discussed at the last meeting?

Mr. Barberree stated we have other drainage issues, but that one is resolved.

C. Developer

Ms. Ushkowitz asked how many units are in the next phase?

Mr. Barberree stated 202 units on the 30 acres consisting of townhomes which are a combination of two-story and three-story, though mostly two-story. The second bond issuance will include those 202 units.

Ms. Ushkowitz asked are those units already committed to builders?

Mr. Barberree stated Phase 2 is. Phase 3 is uncommitted, which will be 224 of the total 593 units.

Mr. Reader stated the townhomes are committed.

The record will reflect Ms. Locher joined the meeting.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Reader stated I wanted to follow up on the letter I received from the Department of Economic Opportunity.

Mr. Watts stated if you will forward that to me, we will follow up.

Mr. Reader stated yes, I forwarded it.

Ms. Montagna stated I will also follow up on that.

Mr. Reader stated we discussed the website briefly, now that we have residents.

Ms. Montagna stated it is in progress. I will send an update on what they are doing and when it is complete. It should not take very long since we do not have much on it.

Ms. DeMarco stated I thought we had a website.

Ms. Montagna stated we do, but it is not live.

Mr. Reader stated I have not seen it or know where it is.

Ms. Montagna stated with the transition from Mr. Gary Moyer, I am not sure from what he did originally. I guess he put it off for a year or so.

Mr. Reader stated we should probably go through a check list to make sure we have done everything with the transition.

Ms. Ushkowitz stated I was on the website and saw the meeting dates.

Ms. Locher stated it might have been something they started and then took down. I would not be surprised if that is what happened, but I do not know if it has been moved to a new host. I do not remember ever seeing it.

Ms. Montagna stated the Home page might still be up for people to see the meeting dates.

Mr. Reader stated I looked for it on Google and could not find it.

Ms. Montagna stated I could not find it either. Ms. Burgess told me it is being remediated with Campus Suite. I will send an update, along with a list of what I will sending to everyone, such as the contracts we discussed at the walk-through.

Mr. Reader asked how is the amenity center going?

Ms. Locher stated we have windows, and it is looking good. The playground is staked out.

Mr. Reader asked is the pool finished?

Ms. Locher stated tile is in, and it is moving along. We are waiting on a couple inspections. One of the structures is in for the playground, and that will start next week. The footers are in. The entrance is close to being complete. We are going through a punchlist for turnover.

Mr. Reader asked what about the monument caps?

Ms. Locher stated they are not correct, but they are on. The chairs look awesome at the front. The parking lot is moving forward. We had to make some changes with the air conditioning in the building, but it all worked. We are changing some colors to adapt to what we did. It is coming together.

Ms. Ushkowitz asked when is it anticipated to be open?

Ms. Locher stated we will probably be substantially complete by the end of the year, but not open until everything is complete in January or February. It will be finished well in advance of when weather starts warming up and people will want to use it.

Ms. Ushkowitz asked do we need to address the hog problem?

Mr. Barberree stated no, not as the District. We will work on it.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Locher, seconded by Ms. DeMarco,
with all in favor, the meeting adjourned at 11:45 a.m.

Angel Montagna, Secretary

Jeffrey Reader, Chairman