

**MINUTES OF MEETING
RIVINGTON COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Rivington Community Development District was held Wednesday, August 23, 2023, at 11:30 a.m. at the Rivington recreation center, 833 Terrapin Drive, DeBary, Florida 32713.

Present and constituting a quorum were:

Jeffrey Reader	Chairman
Debra Ushkowitz	Vice Chairman
Marlene DeMarco	Assistant Secretary

Also participating were:

Brenda Burgess (<i>by phone</i>)	Assistant District Manager: Inframark
Dean Barberree	Developer: Reader Communities
Leo Lluberes	Field Director: Inframark
Gabe Mena	District Manager: Inframark

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Burgess called the meeting to order at 11:30 a.m.

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

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

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. Ratification of Funding Request #52CP, #53CP, and #54CP

The funding requests are 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 Mr. Reader, with all in favor, unanimous approval was given to approve the check register and invoice summary, and to ratify funding requests #52CP, #53CP, and #54CP.
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D. Purchase Orders, Change Orders, and Requisitions

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.

E. Meeting Schedule for Fiscal Year 2024

The meeting schedule for fiscal year 2024 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 Mr. Reader, with all in favor, unanimous approval was given to the meeting schedule for fiscal year 2024, as presented.

F. Ratification of Fiscal Year 2022 Audited Financial Statements

Ms. Burgess reviewed the audited financial statements for fiscal year 2022. It was a clean audit opinion with no issues of non-compliance. Staff filed the audit since it was past the deadline.

On MOTION by Mr. Reader, seconded by Ms. DeMarco, with all in favor, unanimous approval was given to accept the audited financial statements for fiscal year 2022 and to ratify staff's actions in filing with the appropriate governmental agencies.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2024 Budget

A. Fiscal Year 2024 Budget

Discussion ensued regarding the proposed budget, reflecting a 2% increase in assessments as approved by the Board at the June meeting, with no other changes.

On MOTION by Mr. Reader, seconded by Ms. Ushkowitz, with all in favor, unanimous approval was given to open the public hearing for adoption of the fiscal year 2024 budget.

B. Public Comment

The record will reflect members of the public were present but had no comments.

Discussion ensued regarding Supervisors will at some point transition from developer to residents and registered voters, including timeframe, conditions that have to be met, duration of terms, and process as handled through the County supervisor of elections.

On MOTION by Mr. Reader, seconded by Ms. Demarco, with all in favor, unanimous approval was given to close the public hearing for adoption of the fiscal year 2024 budget.

C. Resolution 2023-05, Adopting the Budget for Fiscal Year 2024

Ms. Burgess read Resolution 2023-05 into the record by title.

On MOTION by Mr. Reader, seconded by Ms. Ushkowitz, with all in favor, unanimous approval was given to Resolution 2023-05, adopting the budget for fiscal year 2024.

D. Resolution 2023-06, Levying the Assessments for Fiscal Year 2024

Ms. Burgess read Resolution 2023-06 into the record by title.

On MOTION by Mr. Reader, seconded by Ms. DeMarco, with all in favor, unanimous approval was given to Resolution 2023-06, levying the assessments for fiscal year 2024.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

i. Field Report

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

Discussion ensued regarding items on the field report that will be addressed, timeline for tree removal, back of Rivington sign needs to be pressure washed or cleaned, and items that have been scheduled.

B. Attorney

There being no report, the next item followed.

C. Engineer

There being no report, the next item followed.

D. Developer

Mr. Barberree provided an update that Phase 2B amenities are nearing completion, Cepra will amend the agreement to include these areas as streetscape and hardscape are complete, Phase 4 is getting closer to completion, and Phase 3 will be complete late 2024.

SIXTH ORDER OF BUSINESS

Other Business, Audience Comments

Ms. Holly Sander asked questions regarding maintenance of sidewalks, weeds, and stains, and who is responsible for damage. Discussion ensued regarding homeowner

typically responsible for the right-of-way, sidewalks are owned by the City of DeBary (“City”), any damages should be reported to the City, and the developer has a twelve-month maintenance period for repairs from construction.

A Resident commented the field behind their house is partially mowed, and some areas need to be mowed and maintained. Discussion ensued regarding this area is where the power lines come in, and Mr. Barberree will investigate.

SEVENTH ORDER OF BUSINESS Supervisor Requests

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Reader, seconded by Ms. DeMarco, with all in favor, the meeting adjourned at 12:01 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman