

MINUTES OF MEETING
RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Riverwalk Community Development District was held Wednesday, April 19, 2023 at 3:30 p.m. at 6200 Lee Vista Boulevard, Suite 300, Orlando, Florida.

Present and constituting a quorum were:

Eric Baker	Vice Chairman
Mary Burns	Assistant Secretary
Val Lescano	Assistant Secretary

Also present were:

George Flint	District Manager
Ryan Dugan <i>by phone</i>	District Counsel
John Townsend	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 15,
2023 Board of Supervisors Meeting**

Mr. Flint presented the minutes from the March 15, 2023 meeting and asked the Board for any comments or corrections.

On MOTION by Mr. Baker, seconded by Ms. Burns, with all in favor, Approval of the Minutes from March 15, 2023 Board of Supervisors Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-13
Approving the Proposed Fiscal Year 2023
Budget and Setting a Public Hearing**

Mr. Flint stated that each year the Board has to approve what is called a proposed budget by June 15th and set the public hearing at least 60 days from the date the proposed budget is approved. The resolution included recommends the hearing be at the July 19, 2023 meeting at 3:30 p.m. in this location. Mr. Flint noted that attached to the resolution as Exhibit ‘A’ is the proposed budget. It is not binding on the Board and is just the start of the process. Changes can be made between now and the public hearing if needed.

Mr. Flint stated that they anticipate operating and maintenance assessments will be in place for FY24 which starts on October 1st. Mr. Flint stated that Phase 1A plats have been recorded and 1C is about to be recorded. Mr. Townsend stated that they are trying to power the lift station right now so it will probably be another month before that, so probably July or August but that does not mean they can’t sell. Mr. Flint noted O&M would have to be in place. Mr. Flint noted that there are 375 assessable units in 1A and 1C and they applied the build out per unit amount to those units and then showed the differences of developer contribution for now. He noted what that does is it makes sure the assessments are not high in the first year when there is a lot of extra infrastructure that there aren’t units to spread across. Mr. Flint stated that hopefully these come down a little bit as they refine this between now and the public hearing but there is pretty good flexibility here. He noted a mailed noticed would be done before the public hearing but the mailed notice is going to go to Pulte. He noted the mailed notice needs to go now when Pulte owns everything and be a little higher rather than lower because if it is lower then there is an issue having to increase and would have to do another mailed notice.

On MOTION by Mr. Baker, seconded by Ms. Burns, with all in favor, Resolution 2023-13 Approval of Proposed Fiscal Year 2023 Budget and Setting a Public Hearing for July 19, 2023 at 3:30 p.m., was approved.

FIFTH ORDER OF BUSINESS

Ratification of Requisitions 8-10

Mr. Flint presented requisitions 8, 9, and 10. He noted 8 is for District Management and some legal advertising for the hearings, 9 is for legal services and some of those are related to the

bond validation and some are general counsel services. Funding request 10 is for some general engineering services and District Management. These have been sent to the developer pursuant to the funding agreement that is in place so they were asking for the Board to ratify these.

On MOTION by Mr. Baker, seconded by Ms. Burns, with all in favor, Funding Requests 8-10, were ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Dugan stated this morning there was a bond validation hearing for the District’s bonds and the judge agreed to validate the bonds and the assessments as expected. The next step is the judge has to sign the final judgement and that basically starts from the date that it is signed a 30-day appeal period where the state would have that opportunity to appeal the final judgement which is not anticipated. He noted once the appeal period runs, that is the first technical day that bonds can be issued going forward for the District. He stated no action from the Board is needed on that.

Mr. Dugan noted with the budget process, he will proceed with the required statutory notice for the budget as well as the assessments. Mr. Dugan stated that he will coordinate with George on getting the budget mailed to the county and posted on the website.

B. Engineer

Mr. Townsend stated that he had nothing to report. He stated that they are trying to get water cleared now so they can go vertical on the models.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register for the general fund from March 8th through April 11th totaling \$21,356.53 and the detail is behind the summary if you have any questions, if not I ask for a motion to approve it.

On MOTION by Mr. Baker, seconded by Ms. Burns, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint provided an update on unaudited financials through the end of February. He offered to answer any questions that the Board had.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Baker asked if it has been outlined as far as what is going to be City of Orlando District and HOA from a landscaping perspective on a map. Mr. Flint stated the plats from 1A and 1C were finished. Mr. Baker stated that he was just trying to finalize his budget. Mr. Flint noted that amenities are HOA. Mr. Flint stated that they will have to maintain the city right of way and then if there are common area tracts that are needed to be maintained, that can be included.

Mr. Lescano stated he thought all open spaces were pretty much CDD, including the ponds. Mr. Townsend stated he would like to do what was done for Windsor Island for Windsor at Westside, there were the maps highlighting what is HOA and what is CDD. He noted at some point someone is going to ask that at a meeting and he wants to be able to say here they are. Mr. Flint asked District Engineer, Mr. Townsend, if that is something he could help with. He noted that normally the District Engineer puts a colored coded map together.

Mr. Baker asked if it could show ponds, landscaping, etc. Mr. Baker asked if that would be available for the next meeting. Mr. Townsend stated yes, he would get a map that shows what is CDD owned and CDD maintained because it could be overlapping.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Baker, seconded by Ms. Burns with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman