

MINUTES OF MEETING
RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Riverwalk Community Development District was held on Wednesday, August 20, 2025, at 3:30 p.m. at the Offices of GMS-CF, LLC, 219 E. Livingston St, Orlando, Florida.

Present and constituting a quorum were:

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| Jessa Anderson | Chairperson |
| Justin Grauer | Assistant Secretary |
| Bernard Sullivan | Assistant Secretary |

Also present were:

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| George Flint | District Manager |
| Tucker Mackie | District Counsel |
| John Townsend | District Engineer |
| Jarett Wright | Field Manager |
| Rob Szozda, Jr. | GMS |

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 to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 16, 2025, Meeting

Mr. Flint presented the minutes from the July 16, 2025 meeting and asked for any comments, corrections, or changes from the Board. The Board had no changes to the minutes and there was a motion of approval.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Minutes of the July 16, 2025 Meeting, were approved, as presented.

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FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint asked for a motion to open both public hearings.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint stated for the record that there are no members of the public present for public comment.

A. Consideration of Resolution 2025-11 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. Flint presented the resolution and noted that the Board has previously approved a proposed budget and summarized the exhibits and increases for Board review. He reported that there is no increase to the per unit assessment amount. He offered to answer any Board questions. Hearing no comments, Mr. Flint asked for a motion of approval.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Resolutions 2025-11 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-12 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated that this resolution imposes assessments that will be collected on the tax roll. There were no Board questions and there was a motion of approval.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Resolution 2025-12 Imposing Special Assessments and Certifying An Assessment Roll, was approved.

Mr. Flint asked for a motion to close the public hearings.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Deficit Funding Agreement

Mr. Flint stated that part of the budget is being balanced with developer contributions and this agreement between the CDD and Pulte expresses that they will fund any expenses above the

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collected assessments. Mr. Flint and District Counsel offered to answer any Board questions. There being no questions, there was a motion of approval.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Fiscal Year 2026 Deficit Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Series 2025 Requisitions #5
– #6**

Mr. Flint noted these were signed by the Chair and Engineer and transmitted to the trustee for payment out of the construction account. He is looking for a motion to ratify those actions.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Series 2025 Requisitions #5 - #6, were ratified.

SEVENTH ORDER OF BUSINESS

**Consideration of Agreement with Grau &
Associates to Provide Auditing Services
for Fiscal Year 2025**

Mr. Flint presented the agreement from Grau & Associates to provided auditing services for Fiscal Year 2025. The District is required to have an independent audit performed each year and the fee for the audit has been set with a not to exceed of \$6,000.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2025, was approved.

EIGHTH ORDER OF BUSINESS District Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

Mr. Flint presented the proposed objectives for Fiscal Year 2026 which comply with statutory requirements from the State. He summarized the three areas that mirror the goals and objectives from the previous year.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Adoption of Fiscal Year 2026 Goals and Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorization to Chair to Execute

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Mr. Flint stated that the Board had previously approved goals and objectives for Fiscal Year 2025 and stated that the District is on track to meet them by the end of September which is when the fiscal year ends. He is asking that the Board authorizes the Chair to execute these documents to be posted on the website as stated by Florida statute and they will be brought back for ratification at a future meeting.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Accepting the Fiscal Year 2025 Goals and Objectives and Authorization to Chair to Execute, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie gave an update on the filed boundary amendment petition that is being processed with hopes of receiving a hearing date scheduled in the next several weeks. She also noted they are working on follow up with respect to conveyance of roadways. She offered to answer any Board questions. There being none, the next item followed.

B. Engineer

Mr. Townsend gave an update to the Board and offered to answer any questions. There being no questions, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from July 1st through August 5th totaling \$14,264.82. There were no Board questions on the Check Register and there was a motion of approval.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Check Register, July 1st through August 5th, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financial statements through the end of June. He added there was no action required from the Board on this item.

iii. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint presented the meeting schedule that is consistent with the Board's current practice.

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On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

D. Field Manager’s Report

i. Review of RFP Responses for Landscape Maintenance and Selection of Vendor

Mr. Wright presented responses for landscape maintenance and a score sheet for the selection criteria for each vendor. Seven bids were received for the contract and Mr. Wright provided his rankings and summarized it for the Board. His recommendation is to award to Prince & Sons. Ms. Mackie noted that a motion to adopt the rankings as presented would be in order with authorization for District staff to provide notice of award letters to begin entering into negotiation with Price & Sons as the low bidder to finalize a contract.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Adopting the Rankings as presented and Authorizing Staff to Provide Notice of Award to Prince & Sons, was approved.

Mr. Wright noted that there are areas needing replacement due to the heavy rains and chlorine flooding into the plant bed and killing section of sod. There has been a plan to mitigate this happening again in the future and presented a proposal for river stone and labor to fabricate a French drain. Board discussion followed. Board direction is to set a not to exceed amount of \$17,500 for landscaping repairs at the fountain and for the Chair to have final approval of the design.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Setting a Not to Exceed Amount of \$17,500 for Landscaping Repairs at Fountain, was approved.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

Signed by:
Jessa Anderson
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Chairman/Vice Chairman