

RIVERWOOD ESTATES

**COMMUNITY DEVELOPMENT
DISTRICT**

November 14, 2025

BOARD OF SUPERVISORS

**PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Riverwood Estates Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W•Boca Raton, Florida 33431

Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

<https://riverwoodestatescdd.org>

November 7, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Riverwood Estates Community Development District

Dear Board Members:

The Board of Supervisors of the Riverwood Estates Community Development District will hold a Public Hearing and Regular Meeting on November 14, 2025 at 9:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Rules Relating to Parking and Parking Enforcement
 - A. Affidavits of Publication
 - Notice of Rule Development
 - Notice of Rulemaking
 - B. Consideration of Resolution 2026-06, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date
4. Consideration of Resolution 2026-07, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
5. Consideration of Resolution 2026-08, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; and Providing for an Effective Date
6. Discussion/Consideration of Agreement with Pasco County to Enforce Speeding
7. Ratification Items
 - A. Rust-Off, LLC Agreement for Rust Prevention Services

- B. Sunrise Landscape Proposal for Mulch Installation 2025
8. Acceptance of Unaudited Financial Statements as of September 30, 2025
9. Approval of October 2, 2025 Public Hearing and Regular Meeting Minutes
10. Staff Reports
- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Florida Design Consultants, Inc.,*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: December 4, 2025 at 9:00 AM

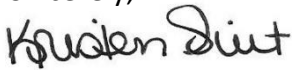
○ QUORUM CHECK

SEAT 1	JENNA WALTERS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RAY APONTE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	BRADY LEFERE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	MELISA SGRO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	PATRICIA BUCK	☐ IN PERSON	☐ PHONE	☐ NO

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802 or Jordan Lansford at (813) 728-6062.

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 236 6447

RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

3

RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

3A

Serial Number
25-02214P

Business Observer

Published Weekly
New Port Richey , Pasco County , Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Rule Development

in the matter of Riverwood Estates Rule Development

in the Court, was published in said newspaper by print in the

issues of 10/10/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

NOTICE OF RULE DEVELOPMENT

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Riverwood Estates Community Development District ("District") hereby gives notice of its intention to develop rules related to parking enforcement and towing of unauthorized vehicles ("Parking Rules"). The proposed rule number is 2026-1, which rule number may be subsequently modified.

The purpose and effect of the Parking Rules is to provide for efficient and effective operations of the District to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed Parking Rules includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes. The specific laws implemented in the proposed Parking Rules include, but are not limited to, 190.011(5), 190.011(15), 190.012(3), 190.035, 120.54, 120.542, 120.5435, and 120.81, Florida Statutes.

A public hearing will be conducted by the District on November 14, 2025, at 9:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

A copy of the proposed Parking Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010, suitk@whhassociates.com (the "District Manager's Office").

Kristen Sait
District Manager
October 10, 2025

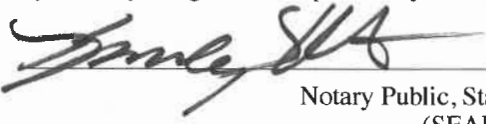
25-02214P


Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

10th day of October, 2025 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)



Kimberly S. Martin
Comm.: HH 282034
Expires: July 25, 2026
Notary Public - State of Florida

Serial Number
25-02244P

Business Observer

Published Weekly
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Legal Notice

in the matter of Riverwood Estates Notice of Rulemaking

in the Court, was published in said newspaper by print in the issues of 10/17/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

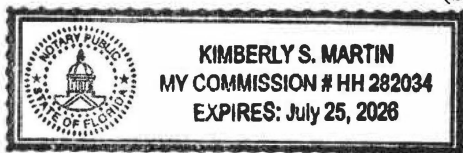

Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

17th day of October, 2025 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)



NOTICE OF RULEMAKING BY THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Riverwood Estates Community Development District ("District") hereby gives the public notice of its intention to adopt its proposed rules adopting rules relating to parking and parking enforcement ("Proposed Parking Rules"). The proposed rule number is 2026-1, which rule number may be subsequently modified. Prior notice of rule development relative to the Proposed Parking Rules was published in the Business Observer on October 10, 2025.

A public hearing relative to the adoption of the Proposed Parking Rules will be conducted by the District's Board of Supervisors ("Board") on November 14, 2025, at 9:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. The public hearing will provide an opportunity for the public to address the proposed Parking Rules, which may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The proposed Parking Rules are shown in Exhibit A, shown below.

The specific grant of rulemaking authority for the adoption of the proposed Parking Rules includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes. The specific laws implemented in the proposed Parking Rules include, but are not limited to, 190.011(5), 190.011(15), 190.012(3), 190.035, 120.54, 120.542, 120.5435, and 120.81, Florida Statutes.

For more information regarding the public hearing, the Proposed Parking Rules, or for a copy of the Proposed Parking Rules and the related incorporated documents, if any, please contact the District Manager c/o District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010, suitk@whhassociates.com (the "District Manager's Office").

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Parking Rates. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing to the District Manager's Office within twenty-one (21) days after publication of this notice. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, one or more staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Kristen Suit
District Manager
October 17, 2025

25-02244P

RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Riverwood Estates Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the *Rules Relating to Parking on District Property*, attached hereto as **Exhibit A** for immediate use and application (“**Rules**”); and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The attached Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these Rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of November, 2025.

ATTEST:

**RIVERWOOD ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules

EXHIBIT A

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT RULE RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on November 14, 2025 at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Riverwood Estates Community Development District ("District") adopted the following rule to govern overnight parking and parking enforcement on certain District property.

- 1. INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and find such owners consistent with this rule and as indicated herein.

2. PARKING RULES.

General

- a. Owners' vehicles shall be parked in the garage or driveway of the respective Owner's Lot and shall not block any sidewalks.
- b. No street parking is allowed in the District on any District-owned property, including roadways owned by the District, within the community.
- c. During holidays, the District understands that many will have visitors and there are not many parking areas. The District asks residents to be respectful to your neighbors and not block driveways or areas that prevent vehicles from backing up from their driveways.
- d. Parking on the grass is strictly prohibited.
- e. No vehicles used in business for the purpose of transporting good, equipment and the like, shall be parked on District property, except during the period of delivery of goods or during the provision of services.
- f. No vehicles which cannot operate on its own power shall remain on District property for more than (12) hours.

3. TOWING/REMOVAL PROCEDURES.

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- b. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a vehicle, the District Manager or his/her designee must verify that the subject vehicle was not authorized to park under this rule. Upon such verification, the District Manager or his/her designee may contact a firm authorized by Florida law to tow/remove vehicles for the removal of such unauthorized vehicle at the owner's expense. The

vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the rules set forth herein.
- 4. PARKING AT YOUR OWN RISK.** Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

Effective date: November 14, 2025

RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT
RELATING TO THE AMENDMENT OF THE BUDGET FOR THE
FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING
SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, on September 5, 2024, the Board of Supervisors (hereinafter referred to as the “Board”) of the Riverwood Estates Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to amend the General Fund portion of the budget previously approved for Fiscal Year 2024/2025

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY
DEVELOPMENT DISTRICT:**

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and shall be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 14th of November, 2025.

ATTEST:

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2025**

	Adopted Budget FY 2025	Budget Actual Variance	Amended Budget FY 2025
REVENUES			
Assessment levy: on-roll - gross	\$ 154,066	\$ -	\$ 154,066
Allowable discounts (4%)	(6,163)	-	(6,163)
Assessment levy: on-roll - net	147,903	-	147,903
Assessment levy: off-roll	196,605	-	196,605
Landowner contribution	465,671	(115,383)	350,288
Total revenues	810,179	(115,383)	694,796
EXPENDITURES			
Professional & administrative			
Management/accounting/recording	48,000	-	48,000
Legal	30,000	-	30,000
Engineering	7,500	-	7,500
Audit	3,750	-	3,750
Arbitrage rebate calculation	500	-	500
Trustee	7,000	-	7,000
Debt service fund accounting	5,500	-	5,500
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	3,500	-	3,500
Disclosure report series 2006A	2,000	-	2,000
Disclosure report series 2024	2,000	-	2,000
Dues, licenses & fees	175	-	175
Insurance	5,700	-	5,700
Contingencies/bank charges	2,000	-	2,000
Meeting room rental	3,500	-	3,500
Website			
Hosting	1,680	-	1,680
ADA compliance	210	-	210
Property appraiser/ tax collector	3,081	-	3,081
Total professional & administrative	127,296	-	127,296

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2025**

	Adopted Budget FY 2025	Budget Actual Variance	Amended Budget FY 2025
Field operations			
Field operations management	12,000	-	12,000
Landscape maintenance	170,000	-	170,000
Mulch	56,000	-	56,000
Irrigation repairs	7,000	-	7,000
Landscape replacement	7,500	-	7,500
Pressure washing	5,000	-	5,000
Holiday decorating	5,000	-	5,000
General repairs/supplies	10,000	-	10,000
Pond and conservation areas	40,000	-	40,000
Property insurance	15,000	-	15,000
Utilities			
Electric- common area	10,000	-	10,000
Streetlights	230,000	-	230,000
Total field operations	567,500	-	567,500
Total expenditures	694,796	-	694,796
Excess/(deficiency) of revenues over/(under) expenditures	115,383	(115,383)	-
Fund balance - beginning (unaudited)	-	-	-
Fund balance - ending (projected)			
Assigned			
Working capital	-	-	-
Committed			
Entry Features: \$300k over 30 yrs	15,000	-	-
Roads: \$1.474M over 30 yrs	49,133	-	-
Wall: \$700k over 40 yrs	17,500	-	-
Fencing: \$675k over 20 yrs	33,750	-	-
Unassigned	-	(115,383)	-
Fund balance - ending	\$ 115,383	\$ (115,383)	\$ -

RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT
RELATING TO THE AMENDMENT OF THE BUDGET FOR THE
FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING
SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, on October 2, 2025, the Board of Supervisors (hereinafter referred to as the “Board”) of the Riverwood Estates Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2025/2026; and

WHEREAS, the Board desires to amend the General Fund portion of the budget previously approved for Fiscal Year 2025/2026

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY
DEVELOPMENT DISTRICT:**

Section 1. The Fiscal Year 2025/2026 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and shall be reflected in the monthly and Fiscal Year End September 30, 2026 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 14th of November, 2025.

ATTEST:

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2026**

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Adopted Budget FY 2026	Budget Actual Variance	Amended Budget FY 2026
REVENUES			
Assessment levy: on-roll - gross	\$ 429,963	\$ -	\$ 429,963
Allowable discounts (4%)	(17,199)	-	(17,199)
Assessment levy: on-roll - net	412,764	-	412,764
Assessment levy: off-roll	70,820	-	70,820
Landowner contribution	510,105	-	510,105
Total revenues	993,689	-	993,689
EXPENDITURES			
Professional & administrative			
Management/accounting/recording	48,000	-	48,000
Legal	30,000	-	30,000
Engineering	2,000	-	2,000
Audit	5,500	-	5,500
Arbitrage rebate calculation	500	-	500
Trustee	7,000	-	7,000
Debt service fund accounting	5,500	-	5,500
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	1,500	-	1,500
Disclosure report series 2006A	2,000	-	2,000
Disclosure report series 2024	2,000	-	2,000
Dues, licenses & fees	175	-	175
Insurance	7,300	-	7,300
Contingencies/bank charges	2,000	-	2,000
Meeting room rental	2,000	-	2,000
Website		-	
Hosting	705	-	705
EMMA software services	2,500	-	2,500
ADA compliance	210	-	210
Property appraiser/ tax collector	8,599	-	8,599
Total professional & administrative	128,689	-	128,689
Field operations			
Field operations management	12,000	-	12,000
Landscape maintenance	350,000	-	350,000
Mulch	86,000	-	86,000
Irrigation repairs	7,000	-	7,000
Landscape replacement	10,000	-	10,000
Pressure washing	5,000	-	5,000
Holiday decorating	5,000	-	5,000
General repairs/supplies	10,000	-	10,000
Pond and conservation areas	40,000	-	40,000
Property insurance	15,000	-	15,000

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Adopted Budget FY 2026	Budget Actual Variance	Amended Budget FY 2026
Utilities			
Electric- common area	10,000	-	10,000
Streetlights	315,000	-	315,000
Total field operations	865,000	-	865,000
Total expenditures	993,689	-	993,689
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)	115,383	(115,383)	-
Fund balance - ending (projected)			
Assigned			
Working capital	-	-	-
Committed			
Entry Features: \$300k over 30 yrs	15,000	(15,000)	-
Roads: \$1.474M over 30 yrs	49,133	(49,133)	-
Wall: \$700k over 40 yrs	17,500	(17,500)	-
Fencing: \$675k over 20 yrs	33,750	(33,750)	-
Unassigned	-	-	-
Fund balance - ending	<u>\$ 115,383</u>	<u>\$ (115,383)</u>	<u>\$ -</u>

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS A

AGREEMENT BETWEEN RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT AND RUST-OFF, LLC FOR RUST PREVENTION SERVICES

This agreement (the "Agreement") is made and entered into this 11 day August 2025 by and between:

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida with a mailing address 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District"), and

RUST-OFF, LLC, a Florida Limited Liability Company, with a mailing address of P.O. Box 470730, Lake Monroe, Florida 32747 ("Contractor," and together with the District, "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"); and

WHEREAS, in accordance with the Act, the District owns, operates, and maintains certain well/irrigation facilities (the "Facilities"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide rust prevention services for the Facilities; and

WHEREAS, Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The duties, obligations, and responsibilities of the Contractor are to provide rust prevention service as set forth herein and in **Exhibit A**, attached hereto and incorporated herein by reference (the "Services"). Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met and shall provide the Services within presently accepted industry best practices and professional standards. While providing the Services, the Contractor shall assign

such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall report directly to the On-Site Administrator or his or her designee. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION AND TERM. As compensation for the completion of the Services, the District agrees to pay the Contractor in the amounts specified in **Exhibit A**. This compensation includes all labor and materials necessary to complete the Services. Contractor shall invoice the District monthly for services provided pursuant to the terms of this Agreement, and the District shall provide payment within thirty (30) days of receipt of such invoices, or sooner as required by Florida’s Prompt Payment Act. The term of this Agreement shall commence upon execution of agreement and continue through September 30, 2026. Thereafter, the Agreement shall automatically renew for additional one-year terms, unless terminated earlier in accordance with the terms set forth herein.

SECTION 4. INSURANCE. The Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

Contractor shall provide District with a certificate naming the District as an additional insured. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 5. INDEMNIFICATION.

- A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, professional staff, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage,

whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its employees and agents in connection with this Agreement, and that are caused by willful misconduct of Contractor, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, codes, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 7. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 9. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement,

notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 10. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 11. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 12. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 13. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 14. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 15. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 16. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event

that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 17. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 20. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

If to Contractor: Rust-Off, LLC.
P.O. Box 470730
Lake Monroe, FL 32747
Attn: _____

If to the District: Riverwood Estates
Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by

providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 21. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 22. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

SECTION 23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. Contractor further recognizes that all work product, e-mails, or other forms of transmission whatsoever in furtherance of District business are considered public records and shall be retained as such by Contractor. All data and programs utilized in conduct of District business and operations and stored on computers are considered public records and are required to be turned over consistent with this provision. Contractor acknowledges that the designated public records custodian for the **Kristin Suit** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (877) 276-0889,

**SUITK@WHHASSOCIATES.COM, 2300 GLADES ROAD, SUITE 410W,
BOCA RATON, FLORIDA 33431**

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 26. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 27. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 28. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 29. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 30. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:

RIVERWOOD ESTATES COMMUNITY
DEVELOPMENT DISTRICT

DocuSigned by:
kristen Suit
8D23CFF57A7B418
Secretary / Assistant Secretary

DocuSigned by:
Brady Lefere
9549596DC71D4FB
Chairperson, Board of Supervisors

WITNESS:

RUST-OFF, LLC

Witness

By: *[Signature]*
Print: *Scott Burch*
Its: *mgr*

Print Name of Witness

Exhibit A: Scope of Services

RUST-OFF, LLC.

PROPOSAL

TO:

RIVERWOOD ESTATES CDD

**1622 CANISTEO COURT
ZEPHYRHILLS, FL 33540**

ATT:

BRADY LEFERE

PULTEGROUP

Brady.Lefere@Pultegroup.com

(954) 683-7621 cell

SPRINKLER
RUST
PREVENTION
AND
REMOVAL

ENVIRONMENTAL
COMMERCIAL
HOTELS
APARTMENTS
HOSPITALS
AND ALL
OTHER
BUILDINGS

Submitted by:

RUST-OFF, INC.

1-800-992-3111

FAX: (407) 328-0061

DATE: July 29, 2025

P.O. Box 470730 • Lake Monroe, FL 32747 • (407) 774-4141
FT. LAUDERDALE (954) 720-0457 • OTHER AREAS (800) 992-3111
WWW.RUST-OFF.NET

RUST PREVENTION PROPOSAL

This is a monthly maintenance agreement **RIVERWOOD ESTATES CDD and Rust-Off, LLC.** for the prevention of rust staining caused by iron sulfide in the well water. **This is an annual, renewable contract and can be terminated by either party with a 30-day written notice.**

SERVICE LOCATION: 1622 Canisteo Court, Zephyrhills, Fl 33540

You will be charged a **FLAT RATE OF \$790.00 PER MONTH.** * Price includes the delivery and dispensing of RX-10 preventative into holding tanks at (2) well/irrigation locations (Monthly). **NOTE:** Property currently has (2) rust prevention systems. (2) holding tanks and (2) injection pumps.

Rust-Off LLC, will retain ownership of the Rust Prevention System if we installed.

Above pricing does not include Florida State sales tax.

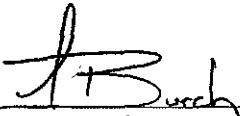
ACCEPTED BY:

Date

Authorized Signature

Title

Date



Scott Burch
Rust-Off, LLC

Manager

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS B

**Proposal Prepared for:**

Riverwood Estates CDD
Roaring Road
Zephyrhills, Florida 33540
Contact: Brady Lefere
Email: brady.lefere@pultegroup.com

Prepared by:

Tom Bryant
Email: tbryant@sunriselandscape.com
Proposal Date: 10/22/2025
Proposal #: 29801

Mulch Installation 2025

Purpose: Provide pricing to refresh all mulch within common areas (model not included here).

Process: Sunrise to supply and install the following:

(2520) 3 cubic foot bags of pine bark nuggets mulch. Price listed includes all labor and materials as well as offsite disposal of all mulch packaging materials.

Result: Mulch refreshed as needed.

Proposal Pricing is valid for 30 days from the proposal date.

PROJECT TOTAL: \$21,320.84

Terms and Conditions:

1. **Services:** For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. **Terms:** Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. **Insurance:** Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. **Property Damage:** Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. **Limitation of Liability:** The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.
6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until

such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.

7. Severability and Waiver: If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. Amendments: No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. Choice of Law and Forum; Attorney's Fees: The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By



Tom Bryant

Date

10/22/2025

Sunrise Landscaping Contrs

By



Date

10.22.25

Riverwood Estates CDD

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	General Fund	Debt Service Fund 2006A	Debt Service Fund 2024A-1	Debt Service Fund 2024A-2	Capital Projects Fund 2024A-1	Capital Projects Fund 2024A-2	Total Governmental Funds
ASSETS							
Cash	\$ 28,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,506
Investments							
Revenue	-	89,663	91,043	-	-	-	180,706
Capitalized interest - 2024A-1	-	-	29	-	-	-	29
Construction 2024A-1	-	-	-	-	12,444	-	12,444
Construction 2024A-2	-	-	-	-	-	3,569	3,569
Interest	-	87	-	-	-	-	87
Undeposited funds	-	8,265	-	-	-	-	8,265
Assessments receivable - off-roll	42,026	-	-	-	-	-	42,026
Due from Landowner	57,395	160,480	33,851	-	-	-	251,726
Due from 2024A-2	-	-	1,384	-	-	-	1,384
Utility deposit	840	-	-	-	-	-	840
Prepaid expense	8,635	-	-	-	-	-	8,635
Total assets	<u>\$137,402</u>	<u>\$ 258,495</u>	<u>\$126,307</u>	<u>\$ -</u>	<u>\$ 12,444</u>	<u>\$ 3,569</u>	<u>\$ 538,217</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 76,241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,241
Due to debt service fund 2024A-1	-	-	-	1,384	-	-	1,384
Landowner advance	6,000	-	-	-	-	-	6,000
Total liabilities	<u>82,241</u>	<u>-</u>	<u>-</u>	<u>1,384</u>	<u>-</u>	<u>-</u>	<u>83,625</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	50,756	160,480	33,851	-	-	-	245,087
Total deferred inflows of resources	<u>50,756</u>	<u>160,480</u>	<u>33,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>245,087</u>
Fund balances:							
Restricted for:							
Debt service	-	98,015	92,456	(1,384)	-	-	189,087
Capital projects	-	-	-	-	12,444	3,569	16,013
Committed							
Entry Features: \$300k over 30 yrs	15,000	-	-	-	-	-	15,000
Roads: \$1.474M over 30 yrs	49,133	-	-	-	-	-	49,133
Wall: \$700k over 40 yrs	17,500	-	-	-	-	-	17,500
Fencing: \$675k over 20 yrs	33,750	-	-	-	-	-	33,750
Unassigned	(110,978)	-	-	-	-	-	(110,978)
Total fund balances	<u>4,405</u>	<u>98,015</u>	<u>92,456</u>	<u>(1,384)</u>	<u>12,444</u>	<u>3,569</u>	<u>209,505</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$137,402</u>	<u>\$ 258,495</u>	<u>\$126,307</u>	<u>\$ -</u>	<u>\$ 12,444</u>	<u>\$ 3,569</u>	<u>\$ 538,217</u>

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 148,126	\$147,903	100%
Assessment levy: off-roll	-	147,454	196,605	75%
Landowner contribution	87,861	177,487	465,671	38%
Lot closing assessments	543	7,125	-	N/A
Total revenues	88,404	480,192	810,179	59%
EXPENDITURES				
Professional & administrative				
Management/admin/recording	4,000	48,000	48,000	100%
Legal	432	3,433	30,000	11%
Engineering	-	-	7,500	0%
Audit	-	-	3,750	0%
Arbitrage rebate calculation	-	-	500	0%
Trustee	-	8,500	7,000	121%
DSF accounting - 1st series	458	5,500	5,500	100%
Telephone	17	200	200	100%
Postage	32	243	500	49%
Printing & binding	42	500	500	100%
Legal advertising	273	1,000	3,500	29%
Insurance	-	6,410	5,700	112%
Disclosure report series 2006A	167	2,000	2,000	100%
Disclosure report series 2024	167	167	2,000	8%
Dues, licenses & fees	-	175	175	100%
Contingencies/bank charges	-	-	2,000	0%
Meeting room rental	644	1,888	3,500	54%
Website	-	-	-	-
Hosting & maintenance	-	705	1,680	42%
EMMA software services	-	2,500	-	N/A
ADA compliance	-	-	210	0%
Total professional & administrative	6,232	81,221	124,215	65%
Field operations				
Field operations management	-	-	12,000	0%
Landscape maintenance	22,627	225,913	170,000	133%
Mulch	-	-	56,000	0%
Irrigation repairs	-	1,027	7,000	15%
Landscape replacement	1,655	3,682	7,500	49%
Pressure washing	-	-	5,000	0%
Holiday decorating	-	-	5,000	0%
General repairs/supplies	790	790	10,000	8%
Pond and conservation areas	1,995	23,769	40,000	59%
Property insurance	-	1,362	15,000	9%
Hurricane clean-up	-	6,541	-	N/A
Signs	-	1,890	-	N/A
Utilities	-	-	-	-
Electric- common area	1,432	7,983	10,000	80%
Streetlights	27,660	145,496	230,000	63%
Total field operations	56,159	418,453	567,500	74%
Other fees & charges				
Property appraiser/tax collector	-	3,109	3,081	101%
Total other fees & charges	-	3,109	3,081	101%
Total expenditures	62,391	502,783	694,796	72%
Excess/(deficiency) of revenues over/(under) expenditures	26,013	(22,591)	115,383	
Fund balance - beginning	(21,608)	26,996	-	
Fund balance - ending				
Committed				
Entry Features: \$300k over 30 yrs	15,000	15,000	15,000	
Roads: \$1.474M over 30 yrs	49,133	49,133	49,133	
Wall: \$700k over 40 yrs	17,500	17,500	17,500	
Fencing: \$675k over 20 yrs	33,750	33,750	33,750	
Unassigned	(110,978)	(110,978)	-	
Fund balances - ending	\$ 4,405	\$ 4,405	\$115,383	

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2006A
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 179,014	\$ 178,746	100%
Assessment levy: off-roll	-	599,710	785,471	76%
Lot closing	1,926	25,280	-	N/A
Interest	295	12,099	-	N/A
Total revenues	<u>2,221</u>	<u>816,103</u>	<u>964,217</u>	85%
EXPENDITURES				
Debt service				
Principal	-	490,000	490,000	100%
Interest	-	477,755	477,755	100%
Total debt service	<u>-</u>	<u>967,755</u>	<u>967,755</u>	100%
Other fees & charges				
Tax collector	-	3,577	3,724	96%
Total other fees and charges	<u>-</u>	<u>3,577</u>	<u>3,724</u>	96%
Total expenditures	<u>-</u>	<u>971,332</u>	<u>971,479</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,221	(155,229)	(7,262)	
Fund balances - beginning	95,794	253,244	239,534	
Fund balances - ending	<u>\$ 98,015</u>	<u>\$ 98,015</u>	<u>\$ 232,272</u>	

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024A-1
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 106,678	\$ 106,519	100%
Assessment levy: off-roll	-	61,048	122,096	50%
Interest	282	1,925	-	N/A
Lot closing assessments	2,427	27,197	-	N/A
Total revenues	<u>2,709</u>	<u>196,848</u>	<u>228,615</u>	86%
EXPENDITURES				
Interest	-	166,652	166,652	100%
Total expenditures	<u>-</u>	<u>166,652</u>	<u>166,652</u>	100%
Other fees and charges				
Tax collector	-	2,131	2,219	96%
Total other fees and charges	<u>-</u>	<u>2,131</u>	<u>2,219</u>	96%
Total expenditures	<u>-</u>	<u>168,783</u>	<u>168,871</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,709	28,065	59,744	
OTHER FINANCING SOURCES/(USES)				
Transfers in	1,394	6,586	-	N/A
Transfers out	-	(3)	-	N/A
Total other financing sources/(uses)	<u>1,394</u>	<u>6,583</u>	<u>-</u>	N/A
Net change in fund balances	4,103	34,648	59,744	
Fund balance - beginning	88,353	57,808	53,454	
Fund balance - ending	<u>\$ 92,456</u>	<u>\$ 92,456</u>	<u>\$ 113,198</u>	

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024A-2
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 5	\$ 1,034
Total revenues	<u>5</u>	<u>1,034</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	5	1,034
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	3
Transfers out	<u>(1,394)</u>	<u>(6,586)</u>
Total other financing sources/(uses)	<u>(1,394)</u>	<u>(6,583)</u>
Net change in fund balances	(1,389)	(5,549)
Fund balance - beginning	5	4,165
Fund balance - ending	<u><u>\$ (1,384)</u></u>	<u><u>\$ (1,384)</u></u>

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024A-1
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 44	\$ 108,012
Total revenues	<u>44</u>	<u>108,012</u>
EXPENDITURES		
Construction costs	<u>-</u>	<u>3,729,971</u>
Total expenditures	<u>-</u>	<u>3,729,971</u>
Excess/(deficiency) of revenues over/(under) expenditures	44	(3,621,959)
Fund balances - beginning	12,400	3,634,403
Fund balances - ending	<u>\$ 12,444</u>	<u>\$ 12,444</u>

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024A-2
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 13	\$ 30,976
Total revenues	<u>13</u>	<u>30,976</u>
EXPENDITURES		
Construction costs	<u>-</u>	<u>1,069,682</u>
Total expenditures	<u>-</u>	<u>1,069,682</u>
Excess/(deficiency) of revenues over/(under) expenditures	13	(1,038,706)
Fund balances - beginning	3,556	1,042,275
Fund balances - ending	<u>\$ 3,569</u>	<u>\$ 3,569</u>

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Riverwood Estates Community Development District held a Public Hearing and Regular Meeting on October 2, 2025 at 9:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present:

Brady Lefere	Chair
Jenna Walters	Assistant Secretary
Ray Aponte	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Wes Haber (via telephone)	District Counsel
Melisa Sgro	Pulte Group

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 9:02 a.m.

Supervisors Lefere, Aponte, and Walters were present. Supervisors Buck and O'Brien were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Matt O'Brien
[Seat 4]**

Ms. Suit presented Matt O'Brien's resignation from Seat 4.

On MOTION by Mr. Lefere and seconded by Ms. Walters, with all in favor, the resignation of Matt O'Brien from Seat 4, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment of Melisa Sgro to Fill Unexpired Term of Seat 4; Term Expires November 2026

Mr. Lefere nominated Melisa Sgro to fill Seat 4.

No other nominations were made.

On MOTION by Mr. Lefere and seconded by Ms. Walters, with all in favor, the appointment of Melisa Sgro to fill Seat 4, was approved.

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Melisa Sgro.

As an experienced Board Member, Ms. Sgro is familiar with the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Electing and Removing Certain Officers of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2026-01.

Mr. Lefere nominated the following:

Melisa Sgro	Chair
Brady Lefere	Vice Chair
Jenna Walters	Assistant Secretary
Ray Aponte	Assistant Secretary
Patricia Buck	Assistant Secretary

72 Jordan Lansford Assistant Secretary

73 No other nominations were made.

74 This Resolution removes the following from the Board:

75 Matt O'Brien Assistant Secretary

76 The following prior appointments by the Board remain unaffected by this Resolution:

77 Craig Wrathell Secretary

78 Kristen Suit Assistant Secretary

79 Craig Wrathell Treasurer

80 Jeff Pinder Assistant Treasurer

81 **On MOTION by Mr. Lefere and seconded by Ms. Walters, with all in favor,**
82 **Resolution 2026-01, Electing, as nominated, and Removing Certain Officers of**
83 **the District and Providing for an Effective Date, was adopted.**

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86 **SIXTH ORDER OF BUSINESS**

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Ms. Suit presented Resolution 2026-02.

**Consideration of Resolution 2026-02,
Ratifying the Action of the District
Manager in Re-Setting the Date and Time
of the Public Hearing on the Proposed
Budget for Fiscal Year 2025/2026;
Amending Resolution 2025-03 to Reset the
Hearing Thereon; Providing a Severability
Clause; and Providing an Effective Date**

96 **On MOTION by Mr. Lefere and seconded by Ms. Walters, with all in favor,**
97 **Resolution 2026-02, Ratifying the Action of the District Manager in Re-Setting**
98 **the Date and Time of the Public Hearing on the Proposed Budget for Fiscal Year**
99 **2025/2026; Amending Resolution 2025-03 to Reset the Hearing Thereon;**
100 **Providing a Severability Clause; and Providing an Effective Date, was adopted.**

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103 **SEVENTH ORDER OF BUSINESS**

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**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

106 **On MOTION by Mr. Lefere and seconded by Ms. Walters, with all in favor, the**
107 **Public Hearing was opened.**

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109

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2026-03, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit presented Resolution 2026-03. The proposed Fiscal Year 2026 budget will be funded via on-roll assessments, off-roll assessments and a Landowner-contribution component.

Discussion ensued regarding reserves, total expenditures, platting, unit counts, replatting Phase 1C, future changes to the lot counts and/or lot sizes, regaining lots in Phase 3, and the need to make a True-Up payment for five lots.

No affected property owners or members of the public spoke.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2026-03, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2026-04.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2026-04, Providing for Funding for the FY 2026 Adopted Budget(s);

146 **Providing for the Collection and Enforcement of Special Assessments, Including**
147 **but Not Limited to Penalties and Interest Thereon; Certifying an Assessment**
148 **Roll; Providing for Amendments to the Assessment Roll; Providing a**
149 **Severability Clause; and Providing an Effective Date, was adopted.**

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152 **NINTH ORDER OF BUSINESS**

Consideration of Goals and Objectives
Reporting FY2026 [HB7013 - Special
Districts Performance Measures and
Standards Reporting]

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157 Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance
158 Measures and Standards. She noted that it will be necessary to authorize the Chair to approve
159 the findings related to the 2025 Goals and Objectives.

- 160 • **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives**
161 **Reporting**

162 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the**
163 **Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and**
164 **Standards and authorizing the Chair to approve the findings related to the 2025**
165 **Goals and Objectives Reporting, were approved.**

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168 **TENTH ORDER OF BUSINESS**

Consideration of Resolution 2026-05, to
Designate the Date, Time and Place of a
Public Hearing and Authorization to
Publish Notice of Such Hearing for the
Purpose of Adopting Rules Relating to
Parking and Parking Enforcement; and
Providing an Effective Date

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176 Ms. Suit presented Resolution 2026-05.

177 Discussion ensued regarding scheduling a special meeting for the Public Hearing and
178 adoption of the Parking and Parking Enforcement Rules.

179 **On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor,**
180 **Resolution 2026-05, to Designate the Date, Time and Place of November 14,**
181 **2025 at 9:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley**
182 **Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, for a Public**
183 **Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of**

Adopting Rules Relating to Parking and Parking Enforcement; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**Ratification Items**

- A. Rust- Off, LLC Agreement for Rust Prevention Services**
- B. Steadfast Alliance Estimate for Pond Cleanout**
- C. Steadfast Environmental, LLC Agreement for Quarterly Wetland Mitigation**
- D. Sunrise Landscape Proposals**
 - I. Annual Flowers Install 2025 (September 2025)**
 - II. Frost Damaged Coontie Palm Replacements 2025 (September Round 2)**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Ratification Items, as presented, were ratified.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of August 31, 2025**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of May 1, 2025 Regular Meeting Minutes**

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the May 1, 2025 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Florida Design Consultants, Inc.**

There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
 - FY2026 Insurance Property Schedule**

221 Ms. Suit presented the Insurance Property Schedule.

222 Discussion ensued regarding proactively expediting the search for a towing company
223 and procuring signs.

224 • **19 Registered Voters in District as of April 15, 2025**

225 • **NEXT MEETING DATE: November 6, 2025 at 9:00 AM**

226 ○ **QUORUM CHECK**

227 The November 6, 2025 meeting will be canceled. A Special Meeting will be scheduled for
228 November 14, 2025 at 9:00 a.m., at this location.

229

230 **FIFTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

231

232 There were no Board Members' comments or requests.

233

234 **SIXTEENTH ORDER OF BUSINESS**

Public Comments

235

236 No members of the public spoke.

237

238 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

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240 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the**
241 **meeting adjourned at 9:27 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2025	Public Hearing and Regular Meeting <i>Adoption of FY2026 Budget and Levy of Assessments</i>	9:00 AM
November 6, 2025 <i>rescheduled to November 14, 2025</i>	Regular Meeting	9:00 AM
November 14, 2025	Public Hearing and Regular Meeting <i>Adoption of Parking Towing Policies</i>	9:00 AM
December 4, 2025	Regular Meeting	9:00 AM
February 5, 2026	Regular Meeting	9:00 AM
March 5, 2026	Regular Meeting	9:00 AM
April 2, 2026	Regular Meeting	5:00 PM
May 7, 2026	Regular Meeting	9:00 AM
June 4, 2026	Regular Meeting	5:00 PM
July 2 2026	Regular Meeting	5:00 PM
August 6, 2026	Regular Meeting	9:00 AM
September 3, 2026	Regular Meeting	5:00 PM
All meetings of the District's Board of Supervisors, which shall include a minimum of four (4) times per year during evening hours, must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.		