

**MINUTES OF MEETING
RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Board of Supervisors of the Riverwood Community Development District held on Tuesday, March 15, 2016 at 2:00 p.m. was reconvened on Wednesday, April 6, 2016 at 10:00 a.m. at the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, Florida.

Present and constituting a quorum were:

Rita Anderson	Chairperson
Doug Campbell	Vice Chairperson
Jim Martone	Assistant Secretary
Henry Lackland	Assistant Secretary
Richard Knaub	Assistant Secretary

Also present were:

Calvin Teague	District Manager
Scott Rudacille	District Attorney
Molly Meadows	Assistant Manager
Brad McKnight	Project Coordinator
Jeff Matthews	Venice Design Group
Keith Coulter	DM Constructors
Bruce Livingston	DM Constructors
Residents	

The following is a summary of the minutes and actions taken at the April 6, 2016 continued Riverwood CDD meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Anderson called the meeting to order and Mr. Teague called the roll.

There was a concurrent Long Range Planning Committee meeting. Mr. Campbell called the meeting to order and called the roll. He requested a motion to approve the committee's minutes. He noted the reason the Long Range Planning Committee was in attendance was to listen to Mr. Jeff Matthews' presentation, review his revised plans for the Activity Center Campus expansion project and requested the committee members email Mr. Campbell their recommendations.

SECOND ORDER OF BUSINESS

Approval of the April 6, 2016 Agenda

Ms. Anderson asked for approval of the April 6, 2016 agenda.

On MOTION by Mr. Martone seconded by Mr. Campbell with all in favor the April 6, 2016 agenda was approved.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Appointment of Activities Campus Expansion Project Ad-Hoc Committee

This item will be discussed after the presentation.

FIFTH ORDER OF BUSINESS

Activities Campus Expansion Project

- Mr. Campbell introduced Mr. Jeffrey Matthews.
- Mr. Matthews presented his revised concepts for the Activity Center using video slides to assist in making his presentation.
- He discussed in detail design changes planned. Some highlights include:
 - Everyone will have easy access from the parking lots to the bocce ball courts, pickle ball courts.
 - The parking lot has 100 spaces of regular car parking and 35 for golf cart parking.
 - A child play area near the pool was noted.
 - Bathrooms will be upgraded.
 - The exercise/fitness room, therapy room, the pool area, the vending machines and storage rooms were discussed.
 - Currently, there are four very large conference rooms. He suggested eliminating one and transferring some of that space to make other rooms larger.
 - There are no plans for a new swimming pool.
- Audience members had several questions.
- Mr. Coulter, the Vice President of DM Constructors, was introduced. He spoke about his team who have been headquartered in Sarasota since 1977. All four top executives have been together for approximately 35 years.
 - Mr. Coulter noted estimates have been created for each item Mr. Matthews spoke about. He introduced Mr. Bruce Livingston, Chief Estimator.
 - Mr. Livingston described how he arrived at his estimations.

- A slide presentation was made showing cost estimates.
- The existing Tennis Center remains, but there will be new tennis courts. There are some drainage issues, so new tennis courts may resolve that.
- Anticipated costs for croquette courts / gazebos are \$24,000.
- New pickle ball courts are estimated at \$65,916.
- Relocation of the bocce ball courts are estimated at \$42,094.
- Lawn and grass estimated at \$18,000.
- New sidewalks and parking area is estimated at \$41,204.
- The playing field for Frisbee, soccer and other sporting events are estimated at \$104,000.
- Activity Center renovations and community center additions, estimated at \$1,906,000, which includes raising the building ceiling an estimated 20 feet.
- A new air conditioning system is included in the price for the Activity Center renovations.
- Parking at the new community center will have approximately 135 parking spots, estimated cost \$140,000.
- Estimated cost for new landscaping \$150,000.
- Willow Bend, removing one lane, reconfiguring the other lane; estimated cost \$51,000.
- In these estimates there is no construction manager or general contractor's cost of doing the work, meaning the laborer, the temporary toilets, the dumpsters, the temporary telephones, all soft costs that go along with the construction part of it. If you do each one individually, and had to have a superintendent watch every item and do each one at different times, it would cost \$525,000.
- He noted there will be building permit fees.

Let the record reflect there was a 15 minute break.

After the break, the Long Range Planning Committee meeting was adjourned by motion.

FOURTH ORDER OF BUSINESS (continued) Appointment of Activities Campus Expansion Project Ad Hoc Committee

- Mr. Teague discussed results of the rankings of the candidates to the Ad Hoc Committee. Ranking sheets are attached hereto.
- The eight highest ranked were: Art Mack, George Davis, Bob Walker, Daniel Tarshus, Joe Oteri, Keith McEwen, Anthony Tedeschi, and Robert Giordano.
- Mr. Knaub recommended having two alternates on the committee. Of the eight people, only one is full time. The others are gone anywhere from three to six months.
- After some discussion, the Board decided the committee should have 10 members.

Mr. Knaub MOVED to appoint Art Mack, George Davis, Joe Oteri, Bob Walker, Daniel Tarshus, Anthony Tedeschi, Keith McEwen, Robert Giordano, Bud Hollman and Lucille Syrek to the Activities Campus Expansion Project Ad Hoc Committee and Mr. Martone seconded the motion.

- Mr. Rudacille asked what the committee's exact role will be.
- Mr. Knaub published a Scope of Services several months ago. The committee will decide if the scope needs to be altered. The committee will communicate and be like an advisory to this Board.
- Mr. Knaub will contact the Ad Hoc Committee members to decide when their meetings will be held. An advertisement will have to run in the newspaper to announce the meeting dates.

On VOICE vote with all in favor the prior motion passed.

- Mr. Teague suggested the Board appoint Mr. Knaub to be the liaison to the Ad Hoc Committee and give him authority to spend \$5,000.

On MOTION by Mr. Campbell seconded by Mr. Martone with all in favor the Board approved appointing Mr. Knaub to be the liaison to the Ad Hoc Committee and authorizing him to spend \$5,000 between Board meetings if necessary.

SIXTH ORDER OF BUSINESS

Joint Meeting with RCA to Discuss Storm Water Management System

- Mr. Knaub noted several residents called him to discuss the storm water management issue. The CDD has the problem, but the RCA is impacted as well because the RCA manages the community.
- Mr. Lackland noted we established, at least two years ago, the lakes are a CDD problem and that corroboration came when the SWFWMD Engineer came and stated it is a CDD problem. How to best approach this issue. Can the resident do something regarding his area?
- Mr. Knaub noted this is one reason we wanted a joint meeting with the RCA. When he walked with Ms. Meadows through the neighborhoods, they looked at the downspouts. Residents can help themselves by redirecting their downspouts.
- Ms. Anderson noted the CDD was going to have a joint meeting with the RCA, however, they requested the meeting be delayed until their new Board is in place. The CDD did not cancel the meeting and are waiting to hear back from the RCA.
- Mr. Knaub felt steps need to be taken soon or CDD ponds will get worse if nothing is done about the runoff into the ponds.
- The Board is waiting until the CPH analysis is completed before any decisions are made.
- Mr. Teague discussed lake maintenance. Trees and brush in the lake bank need removal. A proposal was received from Suncoast Environmental at a cost of \$1,650.
- A resident informed the District Manager of a dead pine tree behind his property on Bridgeview Lane. The resident was worried it could fall on his home if there is a lightning storm or high winds. A proposal from Terrapin Tree & Landscape was received to remove the pine tree at a cost of \$1,400.

On MOTION by Ms. Anderson seconded by Mr. Campbell with all in favor the proposal from Suncoast Environmental in the amount of \$1,650 and the proposal from Terrapin Tree & Landscape in the amount of \$1,400 were approved by the Board.

SEVENTH ORDER OF BUSINESS

Supervisor Comments

- Mr. Martone noted new rules will be developed for the RV parking lot.

- Mr. Knaub discussed the two water main breaks outside Riverwood last Friday. It occurred in the Charlotte County Utilities main distribution line and was handled immediately. He complimented Mr. Hauser, Mr. McKnight and Steve for their efforts in handling the boil water notice.

EIGHTH ORDER OF BUSINESS

Audience Comments

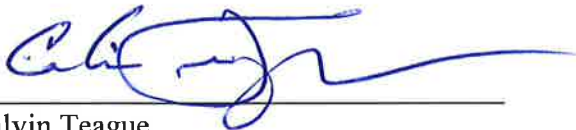
- Ms. Joyce Krasner complimented the Long Range Planning Committee members.
- Mr. Bob Giordano asked about the status of the traffic light.
- Ms. Margaret Finer complimented the Board on their openness and straightforwardness at Board meetings. She commented on the unattractive area in some areas of the RV Park.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Campbell seconded by Mr. Lackland with all in favor the meeting was adjourned at 2:10 p.m.



Calvin Teague
Secretary



Rita Anderson
Chairperson