

**MINUTES OF MEETING
RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Riversong Community Development District was held on June 12, 2025, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 10:00 a.m., at the Del Webb Bayview, Driftwood Club, Conference Room, 8810 Barrier Coast Trail, Parrish, Florida 34219.

Present:

Melisa Sgro	Chair
Brady Lefere	Vice Chair
Kat Lawler	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Ryan Dugan (via telephone)	District Counsel
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:07 a.m. and stated that the Landowners' Election was held just prior to this meeting. The Landowners' Election results were as follows:

Seat 1	Melisa Sgro	167 votes	4-Year Term
Seat 2	Brady Lefere	167 votes	4-Year Term
Seat 3	Kat Lawler	166 votes	2-Year Term
Seat 4	Ray Aponte	166 votes	2-Year Term
Seat 5	Alex Malecki	166 votes	2-Year Term

Supervisors-Elect Sgro, Lefere and Lawler were present. Supervisors-Elect Aponte and Malecki were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

PART 1: GENERAL DISTRICT ITEMS

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Sgro, Mr. Lefere and Ms. Lawler. All are already familiar with the following items:

- 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners’ Meeting; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners’ Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Suit presented Resolution 2025-02. The Landowners’ Election results read into the record during the First Order of Business, will be inserted into Sections 1 and 2.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-02, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Electing and Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2025-03. Mr. Lefere nominated the following slate:

Chair	Melisa Sgro
Vice Chair	Brady Lefere
Secretary	Craig Wrathell
Assistant Secretary	Kat Lawler
Assistant Secretary	Ray Aponte
Assistant Secretary	Alex Malecki
Assistant Secretary	Kristen Suit
Assistant Secretary	Jordan Lansford
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-03, Electing and Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

PART 2: CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)

ORGANIZATIONAL ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Consent Agenda Organizational Items:

- A. Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
 - **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**
- B. Resolution 2025-05, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**
 - **Fee Agreement: Kutak Rock LLP**

- C. **Resolution 2025-06, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**
- D. **Resolution 2025-07, Appointing an Interim District Engineer for the Riversong Community Development District, Authorizing Its Compensation and Providing for an Effective Date**
 - **Interim Engineering Services Agreement: LevelUp Consulting, LLC**
- E. **Authorization of Request for Qualifications (RFQ) for Engineering Services**
- F. **Board Member Compensation: 190.006 (8), F.S.**

The Board Members declined compensation.
- G. **Resolution 2025-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

The primary administrative office will be at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The principal headquarters will be located within Manatee County, Florida.
- H. **Resolution 2025-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date**
 - **Authorization to Obtain General Liability and Public Officers' Insurance**
- I. **Resolution 2025-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**
- J. **Resolution 2025-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**
- K. **Resolution 2025-12, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**
- L. **Resolution 2025-13, Authorizing the Chairperson and Vice Chairperson to Take the Necessary Actions to Award Certain Contracts, Agreements and Other Documents; and Providing an Effective Date**

- M. Resolution 2025-14, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the District; and Providing for an Effective Date
- N. Authorization of Request for Proposals (RFP) for Annual Audit Services
 - Designation of Board of Supervisors as Audit Committee
- O. Strange Zone, Inc., Quotation #M25-025 for District Website Design, Maintenance and Domain Web-Site Design Agreement
- P. Resolution 2025-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date
- Q. Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
- R. Consideration of E-Verify Memorandum

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Consent Agenda Items listed in the Seventh Order of Business, were adopted, approved, ratified and/or accepted.

BANKING ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the following Consent Agenda Banking Items:

- A. Resolution 2025-16, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date
Funding requests will be submitted to Ms. Sgro.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-16, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date, was adopted.

- B. Resolution 2025-17, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-17, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY ITEMS

NINTH ORDER OF BUSINESS

Consideration of the following Consent Agenda Budgetary Items:

- A. Fiscal Years 2024/2025 and 2025/2026 Budget Funding Agreement
- B. Resolution 2025-18, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes
- C. Resolution 2025-19, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date
- D. Resolution 2025-20, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date
- E. Resolution 2025-21, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
- F. Resolution 2025-22, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Consent Agenda Items listed in the Ninth Order of Business, were adopted, approved, ratified and/or accepted.

PART 3: NON-CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)

ORGANIZATIONAL ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following Non-Consent Agenda Organizational Items:

A. Resolution 2025-23, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

B. Resolution 2025-24, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices of Rule Development and Rulemaking

These items were included for informational purposes.

Ms. Suit presented Resolution 2025-24.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-24, to Designate July 24, 2025 at 10:00 a.m., at the Del Webb Bayview, Driftwood Club, Conference Room, 8810 Barrier Coast Trail, Parrish, Florida 34219, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

C. Resolution 2025-25, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

D. Resolution 2025-26, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

This item was deferred.

BANKING ITEMS

ELEVENTH ORDER OF BUSINESS

Consideration of the Following Non-Consent Agenda Banking Item:

A. Resolution 2025-27, Designating a Public Depository for Funds of the District and Providing an Effective Date

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-27, Designating Truist Bank as a Public Depository for Funds of the District and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

TWELFTH ORDER OF BUSINESS

Consideration of the following Non-Consent Agenda Budgetary Items:

- A. Resolution 2025-28, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-28 and the proposed Fiscal Year 2025 budget, which is a Developer contribution, administrative budget with expenses funded as they are incurred.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-28, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 13, 2025 at 10:00 a.m., at the Del Webb Bayview, Driftwood Club, Conference Room, 8810 Barrier Coast Trail, Parrish, Florida 34219; Addressing Severability; and Providing for an Effective Date, was adopted.

- B. Resolution 2025-29, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-29 and the proposed Fiscal Year 2026 budget, which is a Developer contribution, administrative budget with expenses funded as they are incurred.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-29, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 13, 2025 at 10:00 a.m., at the Del Webb Bayview, Driftwood Club, Conference Room, 8810 Barrier Coast Trail, Parrish, Florida 34219; Addressing Severability; and Providing for an Effective Date, was adopted.

- C. Resolution 2025-30, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and**

Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-30, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

Mr. Sanford joined the meeting via telephone.

PART 4: BOND FINANCING & PROJECT RELATED MATTERS

FINANCING RELATED MATTERS

THIRTEENTH ORDER OF BUSINESS

Consideration of the following Bond Financing Related Items:

A. Bond Financing Team Funding Agreement

Ms. Suit presented the Bond Financing Team Funding Agreement.

On MOTION by Ms. Sgro and seconded by Mr. Lefere, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

Ms. Suit presented the following:

- I. Underwriter/Investment Banker: FMSbonds, Inc
- II. Bond Counsel: Greenburg Traurig, P.A.
- III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the FMSbonds, Inc. Agreement for Underwriting Services and G-17 Disclosure; Greenberg Traurig, P.A., Engagement Letter to serve as Bond Counsel; and US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, were approved.

- C. **Resolution 2025-31, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-31. This Resolution enables placement of the assessments on the tax bill utilizing the services of the Property Appraiser and Tax Collector.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-31, Designating a Date, Time, and Location of July 24, 2025 at 10:00 a.m., at the Del Webb Bayview, Driftwood Club, Conference Room, 8810 Barrier Coast Trail, Parrish, Florida 34219, for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

- D. **Presentation of Master Engineer’s Report**

Ms. Suit presented the Master Engineer’s Report dated June 2025 and noted the following:

- The Capital Improvement Plan (CIP) anticipates 343 units in Phase 1, 405 units in Phase 2, and 282 units in Phase 3, for a total of 1,030 units.
- The total CIP Cost Estimates are \$23,391,396.18 for Phase 1, \$16,871,860.39 for Phase 2, and \$10,086,908.35 for Phase 3, for a total CIP Cost Estimate of \$50,350,164.92.

Mr. Lefere noted that Table 5 should be corrected to reflect that the O&M Entity for the Amenities will be the HOA, and the O&M Entity for the Conservation Area will be the CDD.

Mr. Dugan stated that he will make the corrections.

E. Presentation of Master Special Assessment Methodology Report

Ms. Suit presented the Master Special Assessment Methodology Report dated June 12, 2025. She reviewed the pertinent information found in each section and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. She noted the following:

- The land within the District currently consists of approximately 166.30 +/- acres, and an expansion area with an additional 329.15 +/- acres constituting Phases 2 and 3, for a total of 495.45 +/- acres.
- The Methodology references the Engineer’s Report, which outlines the CIP for the CDD.
- The CIP consists of internal roadways; stormwater management; utilities, including water, sewer and reclaim; and off-site improvements, including roadways, conservation, differential cost of undergrounding electric utilities, and public area landscape and hardscape; along with contingency and professional costs, which, cumulatively, are estimated by the District Engineer at \$50,350,164.92, including the costs of public infrastructure improvements necessary for the development of both the current District boundaries and the Expansion Area.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$69,205,000 to finance approximately \$50,350,164.92 in total CIP costs.
- The most current Development Plan anticipates the development of 343 residential units within the existing boundary of the CDD and 687 residential units within the anticipated expansion area, for a total of 1,030 residential units.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Master Engineer’s Report and the Master Special Assessment Methodology Report, both in substantial form, were approved.

- **Resolution 2025-34, Authorizing the Issuance of Not to Exceed \$69,205,000 Aggregate Principal Amount of Riversong Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition,**

Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Roadway Improvements; Stormwater Management and Control Facilities, Including, But Not Limited to, Related Earthwork; Certain Off-Site Improvements; Water, Wastewater and Reclaimed Water Facilities Including any Applicable Connection Fees; Undergrounding Differential Cost of Electric Utilities; Landscape and Hardscape Improvements in Public Areas; and All Related Soft and Incidental Costs (Collectively, the “Project”), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank Trust Company, National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture or Indentures In Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Riversong Community Development District (Except as Otherwise Provided Herein), Manatee County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

This item, previously Item 13H, was presented out of order.

Mr. Sanford presented Resolution 2025-34, known as the Authorizing Validation Resolution, which accomplishes the following:

- Approves the issuance of bonds in a not-to-exceed principal amount of \$69,205,000 in one or more series to finance all or a portion of the public infrastructure described in the Engineer’s Report.
- Appoints US Bank Trust Company National Association as the Trustee, Registrar and Paying Agent.
- Approves the form of the Master Trust Indenture and the Supplemental Indenture.
- Authorizes District Counsel to file the bond validation petition.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-34, Authorizing the Issuance of Not to Exceed \$69,205,000 Aggregate Principal Amount of Riversong Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition, Construction Costs of Certain Public Infrastructure

Improvements, Including, But Not Limited to, Roadway Improvements; Stormwater Management and Control Facilities, Including, But Not Limited to, Related Earthwork; Certain Off-Site Improvements; Water, Wastewater and Reclaimed Water Facilities Including any Applicable Connection Fees; Undergrounding Differential Cost of Electric Utilities; Landscape and Hardscape Improvements in Public Areas; and All Related Soft and Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank Trust Company, National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture or Indentures In Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Riversong Community Development District (Except as Otherwise Provided Herein), Manatee County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

- F. Resolution 2025-32, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Ms. Suit presented Resolution 2025-32.

Mr. Dugan noted that Sections 3 and 4 will be updated to reflect only Phase 1.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-32, as amended and in substantial form, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. Resolution 2025-33, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Riversong Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes**

Ms. Suit presented Resolution 2025-33.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-33, Setting a Public Hearing on July 24, 2025 at 10:00 a.m., at the Del Webb Bayview, Driftwood Club, Conference Room, 8810 Barrier Coast Trail, Parrish, Florida 34219, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Riversong Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

- H. Resolution 2025-34, Authorizing the Issuance of Not to Exceed \$69,205,000 Aggregate Principal Amount of Riversong Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition, Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Roadway Improvements; Stormwater Management and Control Facilities, Including, But Not Limited to, Related Earthwork; Certain Off-Site Improvements; Water, Wastewater and Reclaimed Water Facilities Including any Applicable Connection Fees; Undergrounding Differential Cost of Electric Utilities; Landscape and Hardscape Improvements in Public Areas; and All Related Soft and Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank Trust Company, National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture or Indentures In Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Riversong Community Development District (Except as Otherwise Provided Herein), Manatee County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters**

This item was presented following Item 13E.

PROJECT RELATED ITEMS

FOURTEENTH ORDER OF BUSINESS

Consideration of the following Project Related Items:

- A. Temporary Construction and Maintenance Easement**
- B. Acquisition Agreement**
- C. Declaration of Consent**

On MOTION by Mr. Lefere and seconded by Ms. Sgro with all in favor, the Temporary Construction and Maintenance Easement, the Acquisition Agreement and the Declaration of Consent, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**

Mr. Dugan stated the bond validation complaint will likely be filed today and the bond validation hearing will likely be scheduled in early August.

- B. District Engineer (Interim): LevelUp Consulting, LLC**
- C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no District Engineer or District Manager reports.

The next meeting will be held on July 24, 2025 at 10:00 a.m., at this location, unless rescheduled to August 13, 2025 at 10:00 a.m., to coincide with the budget Public Hearings.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments


No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 10:35 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair