

**MINUTES OF MEETING
RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT**

The Riversong Community Development District held a Public Hearing and Regular Meeting on August 25, 2025 at 10:00 a.m., at the Del Webb Bayview, Driftwood Club, Art Studio, 8810 Barrier Coast Trail, Parrish, Florida 34219.

Present:

Melisa Sgro	Chair
Brady Lefere	Vice Chair
Kat Lawler	Assistant Secretary
Ray Aponte	Assistant Secretary

Also present:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:10 a.m.

Supervisors Sgro, Lefere, Lawler and Supervisor-Elect Aponte were present. Supervisor-Elect Malecki was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors, Ray Aponte [Seat 4], Alex Malecki [Seat 5] (the following to be provided under separate cover)

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ray Aponte. Mr. Aponte 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

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

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

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- A. **Affidavit/Proof of Publication**
- B. **Mailed Notice to Property Owner(s)**
- C. **Engineer’s Report (for informational purposes)**

Mr. Dugan noted that this is the same Engineer’s Report that was presented in detail at the Organizational Meeting; this Report has not changed since the Board considered it.

- D. **Master Special Assessment Methodology Report (for informational purposes)**

Ms. Suit presented the Master Special Assessment Methodology Report, which was reviewed in detail at the Organizational meeting.

Mr. Dugan posed and Ms. Suit answered the following questions:

Mr. Dugan: Are the assessments reasonably and fairly allocated to the lands subject to them?

Ms. Suit: Yes.

Mr. Dugan: Will the assessed lands receive special benefits equal to or in excess of the special assessments levied under the Methodology?

Ms. Suit: Yes.

Mr. Dugan: Is it in the best interest of the District that the assessments be paid and collected in accordance with the Methodology and the Assessment Resolution?

Ms. Suit: Yes.

- 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.
- The total par amount of bonds over all phases is anticipated to be \$69,205,000 to finance approximately \$50,350,164.92 in total CIP costs.
- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

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

- E. **Consideration of Resolution 2025-39, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, And 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Ms. Suit presented Resolution 2025-39.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-39, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, And 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

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

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of 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.

SEVENTH ORDER OF BUSINESS

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

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

Ms. Suit presented the Goals and Objectives for Fiscal Year 2026.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 and authorizing the Chair to approve the findings related to the Fiscal Year 2025 Goals and Objectives, were approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

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

NINTH ORDER OF BUSINESS

Approval of July 24, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the July 24, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Dugan stated the bond validation hearing is scheduled for September 2, 2025.

B. District Engineer: LevelUp Consulting, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: September 3, 2025 at 10:00 AM [Adoption of FY2025 and FY2026 Budgets]**

- **QUORUM CHECK**

The next meeting will be held on September 3, 2025.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Discussion ensued regarding when the bond closing can occur, once the bonds are validated.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.


THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 10:24 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair