

**MINUTES OF MEETING
RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT**

The Riversong Community Development District held a Regular Meeting on October 6, 2025 at 11:00 a.m., at the Del Webb Bayview, Driftwood Club, Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.

Present:

Melisa Sgro
Brady Lefere
Kat Lawler

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Jordan Lansford
Ryan Dugan (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:00 a.m.

Supervisors Lefere, Sgro and Lawler were present. Supervisor Aponte and Supervisor-Elect Malecki were 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 Alex Malecki [Seat 5] (the following to be provided under separate cover)

This item was deferred.

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

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

Ms. Suit presented Resolution 2025-03. Alex Malecki is being removed from the slate of officers, as he has not taken Oath of Office. The slate is as follows:

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

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Making Certain Findings; Approving the Engineer’s Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing the Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application

of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

Ms. Suit presented Resolution 2026-01 and read the title. Both the Engineer’s and Methodology Reports are attached as exhibits to the Resolution. There was a change in Section 5.7 of the Methodology related to the platting. Staff distributed the revised version of Section 5.7 to the Board.

Mr. Lefere stated the Engineer’s Report incorrectly states that the amenity is owned by the County, instead of the HOA.

Mr. Dugan will ask the District Engineer to make the revision.

On MOTION by Ms. Sgro and seconded by Mr. Lefere, with all in favor, Resolution 2026-01, Making Certain Findings; Approving the Engineer’s Report and Supplemental Assessment Report, both as amended;; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing the Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Supplemental Notice of Assessments – Series 2025 Bonds

Ms. Suit presented the Supplemental Notice of Assessments for the Series 2025 Bonds.

On MOTION by Ms. Sgro and seconded by Mr. Lefere, with all in favor, the Supplemental Notice of Assessments for the Series 2025 Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Acquisition of Certain Phase 1 Improvements

Ms. Suit presented the Letter Agreement for Acquisition of Certain Phase 1 Improvements.

On MOTION by Ms. Sgro and seconded by Mr. Lefere, with all in favor, acquisition of Certain Phase 1 Improvements and the Letter Agreement for Acquisition of Certain Phase 1 Improvements, were ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

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

TENTH ORDER OF BUSINESS

Approval of September 3, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Ms. Sgro and seconded by Mr. Lefere, with all in favor, the September 3, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Dugan stated that the Series 2025 bond closing is scheduled for October 21, 2025.

B. District Engineer: LevelUp Consulting, LLC

There was no report.

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

- **FY2026 Insurance Property Schedule**

This item is included as a reminder to secure property insurance for CDD owned assets.

- **NEXT MEETING DATE: November 3, 2025 at 11:00 AM**

- **QUORUM CHECK**

The November 3, 2025 meeting will be cancelled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

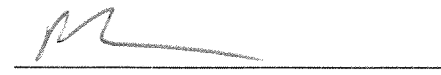
FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Sgro and seconded by Ms. Lawler, with all in favor, the meeting adjourned at 11:08 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair