

**TWO RIVERS EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**December 20, 2022, Minutes of the Public Hearing, Audit Committee  
and Regular Meetings**

**MINUTES OF THE PUBLIC HEARING, AUDIT COMMITTEE AND REGULAR  
MEETINGS**

The Public Hearing, Audit Committee and Regular Meetings of the Board of Supervisors for the Two Rivers East Community Development District was held on **Tuesday, December 20, 2022, at 11:00 a.m.** at Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O’Lakes, FL 34638.

**1. CALL TO ORDER**

Brian Lamb called the Public Hearing, Audit Committee and Regular Meetings of the Board of Supervisors of the Two Rivers East Community Development District to order on **Tuesday, December 20, 2022, at 11:20 a.m.**

**Board Members Present and Constituting a Quorum:**

Ryan Motko	Supervisor
Thomas Spence	Supervisor
Steve Luce	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Carlos de la Ossa	EPG Development

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. RECESS TO PUBLIC HEARING MEETING**

Mr. Lamb directed the Board to recess to the Public Hearing.

**4. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION**

**A. Open the Public Hearing on Adopting Uniform Method of Collection**

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

47 **B. Staff Presentation**

48  
49 Mr. Lamb briefed a staff presentation to the Board of Supervisor regarding Adopting Uniform  
50 Method of Collection.

51  
52 **C. Public Comment**

53  
54 There were no public comments.

55  
56 **D. Close the Public Hearing on Adopting Uniform Method of Collection**

57

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Spence
SECONDED BY:	Supervisor Luce
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

64  
65 **E. Consideration of Resolution 2023-29; Adopting Uniform Method of Collection**

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MOTION TO:	Approve Resolution 2023-29, Adopting Uniform Method of Collection.
MADE BY:	Supervisor Spence
SECONDED BY:	Supervisor Luce
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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75 **5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**

76 **A. Open the Public Hearing on Adopting Uniform Rules of Procedure**

77

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Spence
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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86 **B. Staff Presentations**

87  
88 Mr. Lamb briefed a staff presentation to the Board of Supervisor regarding the Adopting  
89 Uniform Rules of Procedure.

90  
91 **C. Public Comment**

92  
93 There were no public comments.

94  
95 **D. Close the Public Hearing on Adopting Uniform Rules of Procedure**

96  
97 MOTION TO: Close the Public Hearing.  
98 MADE BY: Supervisor Motko  
99 SECONDED BY: Supervisor Luce  
100 DISCUSSION: None Further  
101 RESULT: Called to Vote: Motion PASSED  
102 3/0 - Motion Passed Unanimously

103  
104 **E. Consideration of Resolution 2023-30; Adopting Uniform Rules of Procedure**

105  
106 MOTION TO: Approve Resolution 2023-30, Adopting Uniform  
107 Rules of Procedure.  
108 MADE BY: Supervisor Motko  
109 SECONDED BY: Supervisor Luce  
110 DISCUSSION: None Further  
111 RESULT: Called to Vote: Motion PASSED  
112 3/0 - Motion Passed Unanimously

113  
114 **6. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**

115 **A. Open Public Hearing on Adopting Final Fiscal Year 2023 Budget**

116  
117 MOTION TO: Open the Public Hearing.  
118 MADE BY: Supervisor Spence  
119 SECONDED BY: Supervisor Luce  
120 DISCUSSION: None Further  
121 RESULT: Called to Vote: Motion PASSED  
122 3/0 - Motion Passed Unanimously

123  
124

125 **B. Staff Presentations**

126  
127 Mr. Lamb briefed a staff presentation to the Board of Supervisor regarding the Adopting Final  
128 Fiscal Year 2023 Budget.

129  
130 **C. Public Comment**

131  
132 There were no public comments.

133  
134 **D. Close Public Hearing on Adopting Final Fiscal Year 2023 Budget**

135  
136 MOTION TO: Close the Public Hearing.  
137 MADE BY: Supervisor Spence  
138 SECONDED BY: Supervisor Luce  
139 DISCUSSION: None Further  
140 RESULT: Called to Vote: Motion PASSED  
141 3/0 - Motion Passed Unanimously

142  
143 **E. Consideration of Resolution 2022-31; Adopting Final Fiscal Year 2022 Budget**  
144 **i. Developer Funding Agreement**

145  
146 MOTION TO: Approve Resolution 2023-31, Adopting Final Fiscal  
147 Year 2022 Budget  
148 MADE BY: Supervisor Spence  
149 SECONDED BY: Supervisor Motko  
150 DISCUSSION: None Further  
151 RESULT: Called to Vote: Motion PASSED  
152 3/0 - Motion Passed Unanimously

153  
154 **7. PUBLIC HEARING ON LEVYING DEBT ASSESSMENTS**

155 **A. Open the Public Hearing on Levying Debt Assessments**

156 MOTION TO: Open the Public Hearing.  
157 MADE BY: Supervisor Motko  
158 SECONDED BY: Supervisor Luce  
159 DISCUSSION: None Further  
160 RESULT: Called to Vote: Motion PASSED  
161 3/0 - Motion Passed Unanimously

162

163 **B. Staff Presentation**

164 Mr. Lamb briefed a staff presentation to the Board of Supervisor regarding the Levying Debt  
165 Assessments.

166 **C. Public Comment**

167 There were no public comments.

168 **D. Close the Public Hearing on Levying Debt Assessments**

169	MOTION TO:	Close the Public Hearing.
170	MADE BY:	Supervisor Motko
171	SECONDED BY:	Supervisor Luce
172	DISCUSSION:	None Further
173	RESULT:	Called to Vote: Motion PASSED
174		4/0 - Motion Passed Unanimously

175

176 **E. Consideration of Resolution 2023-32; Levying Debt Assessments**

177	MOTION TO:	Approve Resolution 2023-32, Levying Debt
178		Assessments.
179	MADE BY:	Supervisor Motko
180	SECONDED BY:	Supervisor Luce
181	DISCUSSION:	None Further
182	RESULT:	Called to Vote: Motion PASSED
183		3/0 - Motion Passed Unanimously

184

185 **8. RECESS TO AUDIT COMMITTEE MEETING**

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187 Mr. Lamb directed the Board to recess to the Audit Committee Meeting.

188

189 **9. AUDIT COMMITTEE MEETING**

190 **A. Open the Audit Committee Meeting**

191

192 Mr. Lamb called the Audit Committee Meeting of Two Rivers East Community Development  
193 District to order on Tuesday, December 20, 2022, at 11:25 a.m.

194

195 **Committee Members Present:**

196 Steve Luce

197 Ryan Motko

198 Thomas Spence

199 **Staff Members Present:**  
200 Brian Lamb District Manager, Inframark  
201 Carlos de la Ossa EPG Development  
202

203 **B. Evaluate and Rank the Audit Proposals**  
204 **i. *Grau & Associates***  
205

206 Mr. Lamb stated there has been an audit proposal by Grau & Associates who are a qualified firm.  
207

208	MOTION TO:	Accept the proposal by Grau & Associates as a
209		qualified firm.
210	MADE BY:	Supervisor Spence
211	SECONDED BY:	Supervisor Luce
212	DISCUSSION:	None Further
213	RESULT:	Called to Vote: Motion PASSED
214		3/0 - Motion Passed Unanimously

215  
216 **10. RETURN AND PROCEED TO REGULAR MEETING**  
217

218 Mr. Lamb directed the Board to recess to the Regular Meeting.  
219

220 **11. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**  
221

222 There were no audience questions and comments on agenda items.  
223

224 **12. BUSINESS ITEMS**

225 **A. Consideration of Audit Committee Recommendations and Evaluation**  
226

227 The Audit Committee recommended the Audit proposal and ranked Grau & Associates as  
228 number one and authorize staff to move forward with a negotiating a service contract.  
229

230	MOTION TO:	Authorize staff to negotiate a service contract with
231		Grau & Associates.
232	MADE BY:	Supervisor Luce
233	SECONDED BY:	Supervisor Motko
234	DISCUSSION:	None Further
235	RESULT:	Called to Vote: Motion PASSED
236		3/0 - Motion Passed Unanimously

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239 **B. General Matters of the District**

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241 There were no general matters of the District currently.

242

243 **13. STAFF REPORTS**

244 **A. District Counsel**

245

246 Mr. Vericker wants to focus on the Bond Validation on January 3<sup>rd</sup> at 10:30.

247

248 **B. District Manager**

249 **C. District Engineer**

250

251 There were no other general matters from the District Engineer or District Manager to discuss.

252 Mr. Lamb updating the Board of Supervisors on the petition that was filed for the expansion on a

253 small portion on northeast boundaries which is still in progress.

254

255 **14. BOARD MEMBERS COMMENTS**

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257 There were no supervisor requests or comments.

258

259 **15. PUBLIC COMMENTS**

260

261 There were no audience comments.

262

263 **16. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Spence
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 4/18/2023.

  
\_\_\_\_\_  
Signature

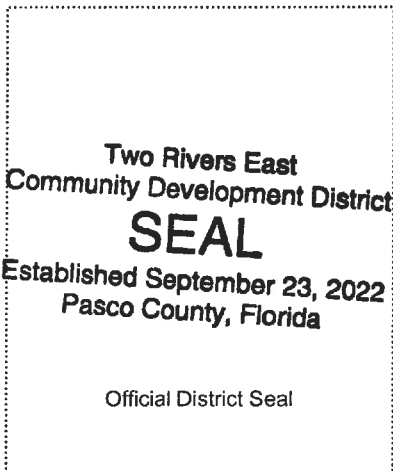
\_\_\_\_\_  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

  
\_\_\_\_\_  
Signature

Carlos de la Ossa  
\_\_\_\_\_  
Printed Name

Title:  
 Chairman  
 Vice Chairman



Recorded by Records Administrator

  
\_\_\_\_\_  
Signature

4/19/2023  
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Date