

# **Two Rivers East Community Development District**

## **Board of Supervisors**

Nicholas Dister, Chair  
Carlos de la Ossa, Vice Chair  
Ryan Motko, Assistant Secretary  
Thomas Spence, Assistant Secretary  
Steve Luce, Assistant Secretary

Brian Lamb, District Manager  
Angie Grunwald, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## **Regular Meeting Agenda**

Tuesday, April 18, 2023, at 11:00 a.m.

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The Regular Meeting of the **Two Rivers East Community Development District** will be held on **April 18, 2023 at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

**Call In Number: 1 (305) 224 1968**

**Meeting ID: 869 6883 7532**

**Passcode: 138312**

**Join Zoom Meeting**

**<https://us06web.zoom.us/j/86968837532?pwd=bzIwbEVkdk5ZY0ZIN3pkZHJzWm10QT09>**

*All cellular phones and pagers must be turned off during the meeting*

## **REGULAR MEETING OF BOARD OF SUPERVISORS**

### **1. CALL TO ORDER/ROLL CALL**

**2. PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

### **3. VENDOR AND STAFF REPORTS**

- A. District Counsel
- B. District Manager
- C. District Engineer

### **4. BUSINESS ITEMS**

- A. Consideration of District Engineer's Report – AA1 ..... Tab 01
- B. Consideration of Supplemental Assessment Methodology Report ..... *Under Separate Cover*
- C. Consideration of Resolution 2023-34; Delegation Resolution ..... Tab 02
  - i. Supplemental Trust Indenture
  - ii. Bond Purchase Contract
  - iii. Preliminary Limited Offering Memorandum
  - iv. Continuing Disclosure Agreement
- D. General Matters of the District

### **5. CONSENT AGENDA ITEMS**

- A. Consideration of Special Organizational Meeting Minutes October 12, 2022 ..... Tab 03
- B. Consideration of Landowner Election Meeting Minutes November 15, 2022 ..... Tab 04
- C. Consideration of Board of Supervisors Regular Meeting Minutes November 15, 2022 ..... Tab 05
- D. Consideration of Public Hearings, Audit and Regular Meeting Minutes December 20, 2022. Tab 06

### **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

### **7. ADJOURNMENT**

Sincerely,



District Manager

#### **District Office**

Inframark Community Development Services  
2005 Pan Am Circle  
Tampa, Florida 33607  
(813) 873 – 7300

**Meeting Location:**  
SpringHill Suites by Marriott Tampa Suncoast Parkway  
16615 Crosspointe Run  
Land O' Lakes, FL 34638

**Two Rivers East Community  
Development District**

Preliminary Report  
of the District Engineer –  
Assessment Area One



Prepared for:  
Board of Supervisors  
Two Rivers East Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

April 18, 2023



## Two Rivers East CDD

Preliminary Report of the District Engineer - Series 2023 (Assessment Area One)

April 18, 2023

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## 1.0 INTRODUCTION

The Two Rivers East Community Development District ("the District") encompasses approximately 645.185 acres in Pasco County, Florida. The District is located within Sections 28, 29 and 33, Township 26 South, Range 21 East and is vacant land located at the northwest corner of US Highway 301 and the Hillsborough/Pasco County line and bound by the SR 56 extension to the north and Two Rivers West Community Development District to the west.

See Appendix A for the Vicinity Map and Legal Description of the District.

## 2.0 PURPOSE

The District was established by Pasco County Ordinance 22-52 effective on September 23, 2022 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Preliminary Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities planned within the District.

See Appendix B for the Site Plan.

## 3.0 THE DEVELOPER AND DEVELOPMENT

The property owners EPG-Two Rivers, LLC, EPG Two Rivers Holdings VI, EPG Two Rivers Holdings IX, and EPG Two Rivers Holding X currently plans to build 1,210 single-family residential units within the boundary of the District.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, irrigation, an amenity and professional and permit fees. Master Improvements that benefit all the units within the District are those related to off-site improvements to get services to the District, the collector road and associated public improvements and community facilities, the amenity and the associated permit and professional fees for these improvements.

## 4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

### 4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water



## Two Rivers East CDD

Preliminary Report of the District Engineer - Series 2023 (Assessment Area One)

April 18, 2023

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management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berthing, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Pasco County technical standards. The District is anticipated to own and maintain these facilities. The storm sewer systems within collector road rights-of-way are anticipated to be owned and maintained by Pasco County. The storm sewer systems within the subdivision street rights-of-way will be owned and maintained by the District.

## 4.2 WATER SUPPLY

The District is located within the Pasco County Utilities Services Department's service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include a series of looped water mains which will supply potable water and service and fire protection to the District.

The water supply systems will be designed in accordance with Pasco County Utilities Standard for Design and Construction. It is anticipated that Pasco County will own and maintain these facilities.

## 4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Pasco County Utilities Services Department service area which will provide sewer and wastewater management service to the District. The sewer and



## Two Rivers East CDD

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wastewater management improvements are anticipated to include a gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with Pasco County Utilities Standards of Design and Construction. It is anticipated that Pasco County will own and maintain these facilities.

## 4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

Collector roads have been designed in accordance with the Pasco County Engineering Services Project Management/Design Division technical standards and will be owned and maintained by the Pasco County. The subdivision streets will be designed in accordance with the Pasco County Engineering Services Project Management/Design Division technical standards and will be owned and maintained by the District.

## 4.5 AMENITY

An 8.5 acre community amenity facility is planned and will be owned and maintained by the District.

## 4.6 IRRIGATION

Irrigation will be provided in the landscaped, amenity, and common areas.

It is anticipated that these improvements will be owned and maintained by the District.

## 4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the master, subdivision, irrigation and community amenity design, permitting, and construction.

Fees associated with performance and warranty financial securities covering Pasco County infrastructure may also be required, as well as, fees associated with assuring services to the District.

These fees associated with public improvements may be funded by the District.



## Two Rivers East CDD

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## 5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

## 6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and such public improvements and facilities are located within the boundary of the District except for any off-site improvements needed to extend services to the District.

Items of construction cost in this report are based on preliminary information provided by the Developer based on the Site Plan and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tonja L. Stewart, P.E.  
Florida License No. 47704



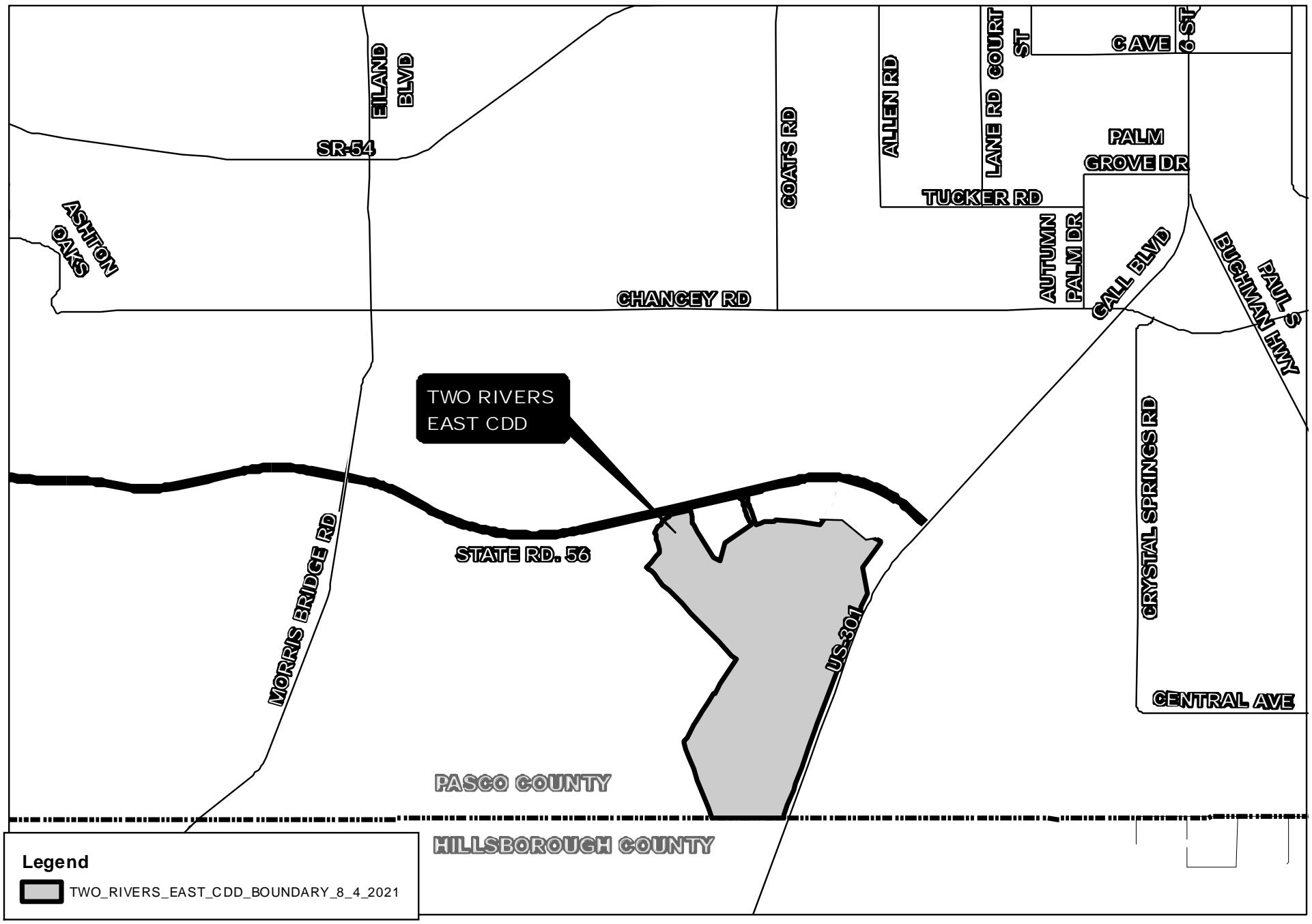
**Two Rivers East CDD**

Preliminary Report of the District Engineer – Series 2023 (Assessment Area One)

April 18, 2023

## **Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT**

# TWO RIVERS EAST CDD LOCATION MAP



**TWO RIVERS  
EAST COMMUNITY DEVELOPMENT DISTRICT**

**DESCRIPTION:** A parcel of land lying in Sections 27, 28, 29 and 33, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 33, run thence along the South boundary of the Southwest 1/4 of said Section 33, N.89°33'33"E., 885.01 feet to the **POINT OF BEGINNING**; thence N.20°00'00"W., 2095.31 feet; thence N.32°00'00"E., 2550.00 feet; thence N.44°00'00"W., 3331.08 feet; thence N.39°30'00"E., 519.38 feet; thence N.13°00'00"W., 524.84 feet to a point on the Easterly boundary of Florida Department of Transportation Parcel 105D, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Florida Department of Transportation Parcel 105D, the following ten (10) courses: 1) N.26°33'27"E., 79.74 feet; 2) N.33°18'43"E., 104.24 feet; 3) N.58°42'07"E., 62.96 feet; 4) N.21°09'24"E., 125.75 feet; 5) N.79°03'59"E., 48.49 feet; 6) N.49°01'21"E., 62.13 feet; 7) N.55°57'43"E., 90.94 feet; 8) N.58°19'01"E., 14.36 feet; 9) N.11°17'47"E., 26.78 feet; 10) N.12°59'19"W., 20.00 feet to the Northeast corner of said Florida Department of Transportation Parcel 105D, to a point on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 547.57 feet; thence S.12°59'27"E., 380.00 feet; thence S.32°00'00"E., 1040.00 feet; thence S.60°00'00"E., 150.00 feet; thence N.20°00'00"E., 490.62 feet; thence N.54°30'00"E., 830.04 feet to a point on a curve; thence Northwesterly, 43.19 feet along the arc of a curve to the left having a radius of 2050.00 feet and a central angle of 01°12'26" (chord bearing N.30°25'41"W., 43.19 feet) to a point of reverse curvature; thence Northwesterly, 68.68 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 03°56'07" (chord bearing N.29°03'51"W., 68.67 feet) to a point of compound curvature; thence Northerly, 534.49 feet along the arc of a curve to the right having a radius of 2171.00 feet and a central angle of 14°06'21" (chord bearing N.20°02'37"W., 533.14 feet) to a point of tangency; thence N.12°59'27"W., 75.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.57°59'27"W., 35.36 feet) to a point of cusp on the aforesaid Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A); thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 192.00 feet to a point of cusp; thence Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.32°00'33"W., 35.36 feet) to a point of tangency; thence S.12°59'27"E., 75.00 feet to a point of curvature; thence Southerly, 251.97 feet along the arc of a curve to the left having a radius of 2029.00 feet and a central angle of 07°06'55" (chord bearing S.16°32'54"E., 251.81 feet) to a point of tangency; thence S.20°06'22"E., 273.68 feet to a point of curvature; thence Southerly, 156.45 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 04°23'38" (chord bearing S.22°18'11"E., 156.41 feet) to a point of tangency;

**LEGAL DESCRIPTION CONTINUES ON SHEET 2**

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS	Checked: AWM	Order No.: AMI-EPG-TR-002
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Date: 5-4-21	Dwg: TWO RIVERS EAST-CDD-DS.dwg
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File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD
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SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.
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No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 1 OF 13 SHEETS

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**CONTINUATION OF LEGAL DESCRIPTION FROM SHEET 1**

thence S.24°30'00"E., 10.14 feet; thence N.65°30'00"E., 218.35 feet to the Southwest corner of Florida Department of Transportation Parcel 105E, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105E, the following three (3) courses: 1) S.87°48'11"E., 167.72 feet; 2) N.78°28'53"E., 96.81 feet; 3) N.28°45'36"E., 42.11 feet; thence S.85°00'00"E., 1163.74 feet; thence N.39°00'00"E., 226.78 feet; thence S.83°30'00"E., 473.37 feet; thence S.55°00'00"E., 872.74 feet; thence N.79°00'00"E., 114.32 feet to a point on the Southerly boundary of said Florida Department of Transportation Parcel 105G, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105G, S.54°52'11"E., 193.90 feet; thence S.35°07'49"W., 800.00 feet; thence S.09°52'11"E., 691.58 feet to a point on a curve; thence along a line lying 75.00 feet West of and parallel with the Westerly boundary of the right-of-way for U.S. HIGHWAY 301 (State Road 41), per Florida Department of Transportation Right-of Way Maps Project 1034-156 Section 14050-2511, the following two (2) courses: 1) Southwesterly, 738.68 feet along the arc of a curve to the left having a radius of 6052.15 feet and a central angle of 06°59'35" (chord bearing S.23°44'56"W., 738.22 feet) to a point of tangency; 2) S.20°15'09"W., 5504.94 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 33; thence along said South boundary of the Southeast 1/4 of Section 33, S.89°38'19"W., 116.15 feet to the South 1/4 corner of said Section 33; thence along the aforesaid South boundary of the Southwest 1/4 of Section 33, S.89°33'33"W., 1759.94 feet to the **POINT OF BEGINNING**.

Containing 645.185 acres, more or less.

**TWO RIVERS  
EAST CDD**Prepared For: **EPG-TWO RIVERS, LLC****DESCRIPTION SKETCH**  
(Not a Survey)**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 &amp; 33, TWP. 26 S., RNG. 21 E.

2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 2 OF 13 SHEETS			

SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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## CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	25.00	90°00'00"	39.27	35.36	N.57°59'27"W.
3	25.00	90°00'00"	39.27	35.36	S.32°00'33"W.
4	2029.00	07°06'55"	251.97	251.81	S.16°32'54"E.
5	2040.00	04°23'38"	156.45	156.41	S.22°18'11"E.
10	2050.00	01°12'26"	43.19	43.19	N.30°25'41"W.
11	1000.00	03°56'07"	68.68	68.67	N.29°03'51"W.
12	2171.00	14°06'21"	534.49	533.14	N.20°02'37"W.
13	6052.15	06°59'35"	738.68	738.22	S.23°44'56"W.

### BASIS OF BEARINGS

The South boundary of the Southwest 1/4 of Section 33, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of N.89°33'33"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

### **LEGEND:**

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. F.D.O.T. - Florida Department of Transportation
6. CDD - Community Development District
7. T.E.C.O. - Tampa Electric Company

## TWO RIVERS EAST CDD

Prepared For: **EPG-TWO RIVERS, LLC**

### **DESCRIPTION SKETCH** (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

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Tampa, FL 33609

PHONE (813) 221-5200

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File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNC. 21 E.

2 12/21/21      Revised Bdry & Legal  
1 07/01/21      Revised Bdry & Legal

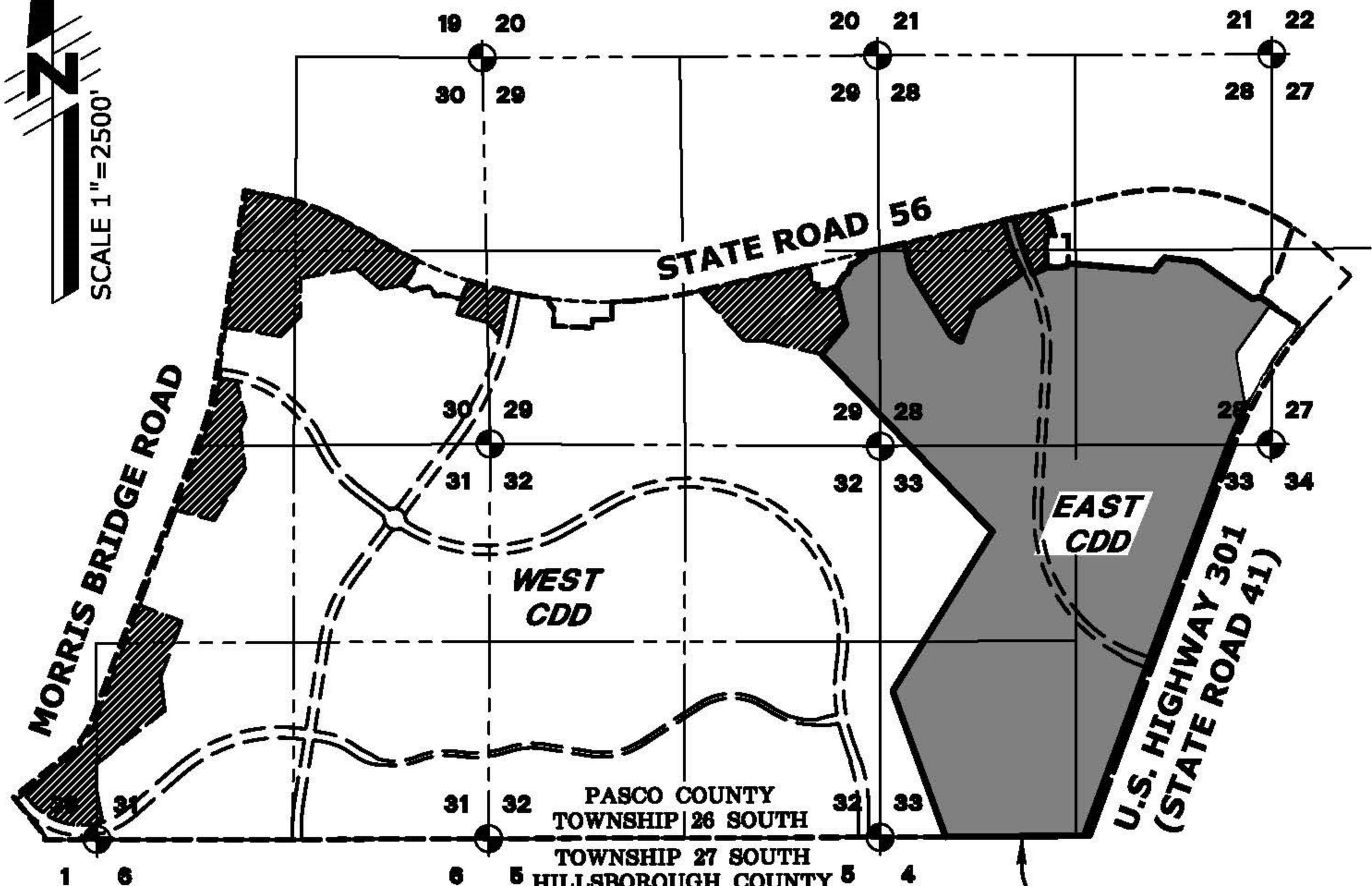
VBR  
VBR

No. Date Description Dwn.

REVISIONS

**SHEET NO. 3 OF 13 SHEETS**

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## LOCATION MAP

## **TWO RIVERS EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

### **DESCRIPTION SKETCH** (Not a Survey)

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No.	Date	Description	Dwn.
<b>REVISIONS</b>			

**SHEET NO. 4 OF 13 SHEETS**

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**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

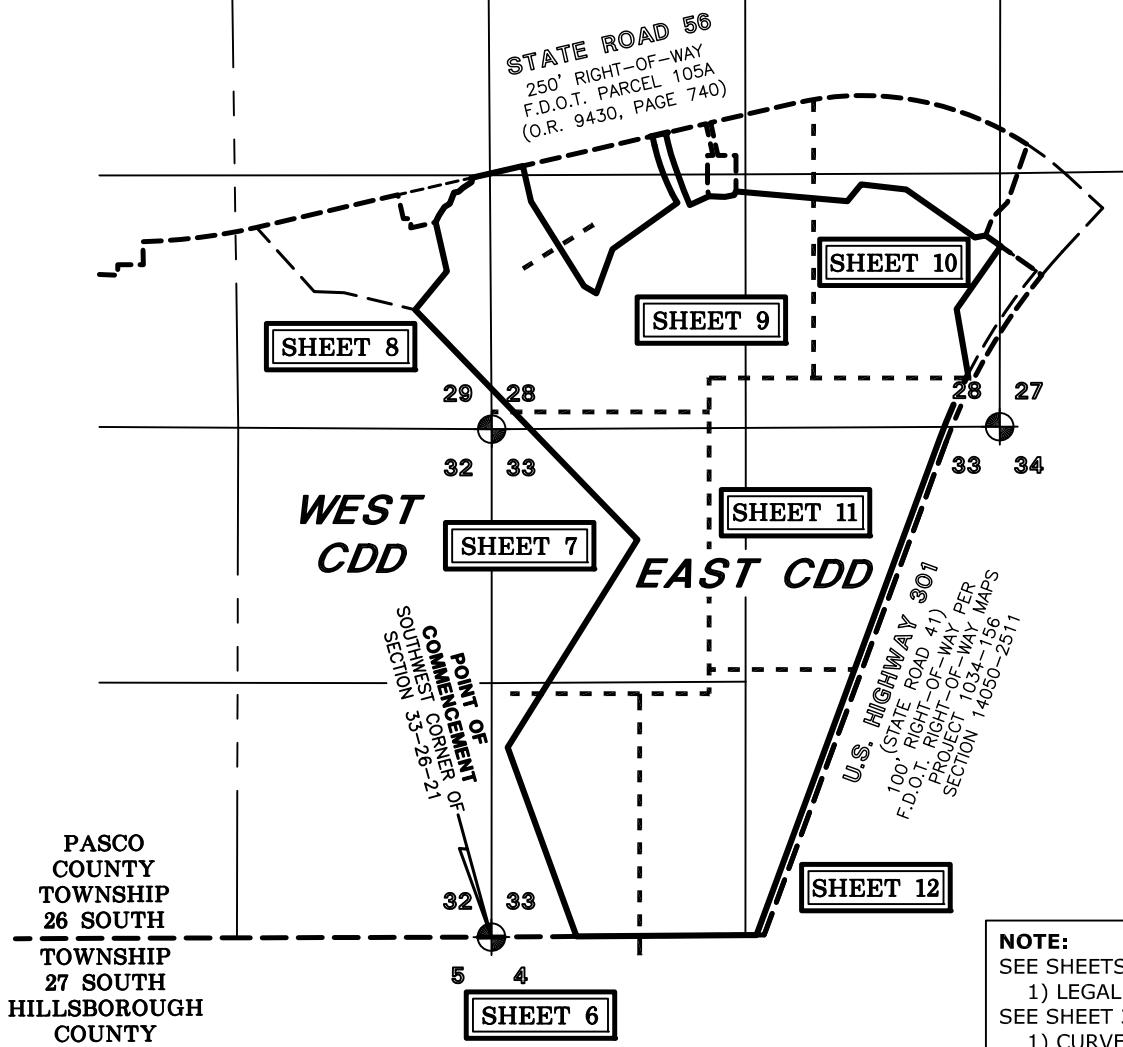
PHONE (813) 221-5200

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Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: F:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.



## KEY MAP

## TWO RIVERS EAST CDD

Prepared For: EPG-TWO RIVERS, LLC

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No. Date Description Dwn.

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SHEET NO. 5 OF 13 SHEETS

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SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNC. 21 E.



**NOTE:**  
SEE SHEETS 1&2 OF 13 SHEETS FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 3 OF 13 SHEETS FOR:  
1) CURVE DATA TABLE  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

SEE SHEET 7

PASCO COUNTY  
TOWNSHIP 26 SOUTH  
TOWNSHIP 27 SOUTH  
HILLSBOROUGH COUNTY

32 33  
5 4

SOUTH BOUNDARY OF  
THE SOUTHWEST 1/4 OF  
SECTION 33-26-21  
BASIS OF BEARINGS  
REFERENCE LINE

N.89°33'33"E. 885.01'

POINT OF  
COMMENCEMENT  
SOUTHWEST CORNER OF  
SECTION 33-26-21

S.89°33'33"W. 1759.94'

## TWO RIVERS EAST CDD

SEE SHEET 12

Prepared For: EPG-TWO RIVERS, LLC

### DESCRIPTION SKETCH (Not a Survey)

**AMERRITT, INC.**

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File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNC. 21 E.

2 1	12/21/21 07/01/21	Revised Bdry & Legal Revised Bdry & Legal	VBR VBR
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 6 OF 13 SHEETS			
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SEE SHEET 8

29 28

32 33



WEST CDD

EAST CDD

N.44°00'00" W. 3331.08'

**NOTE:**

SEE SHEETS 1&2 OF 13 SHEETS FOR:

1) LEGAL DESCRIPTION

SEE SHEET 3 OF 13 SHEETS FOR:

1) CURVE DATA TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND

N.32°00'00"E. 2550.00'

EAST CDD

NORTHWEST 1/4 OF  
SECTION 33-26-21  
SOUTHWEST 1/4 OF  
SECTION 33-26-21

SEE SHEET 6

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

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SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

No.	Date	Description	Dwn.
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REVISIONS

SHEET NO. 7 OF 13 SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE DETAIL "A"  
ON SHEET 13

NORTHEAST 1/4 OF  
SECTION 29-26-21

SOUTHEAST 1/4 OF  
SECTION 29-26-21

STATE ROAD 56  
250' RIGHT-OF-WAY  
F.D.O.T. PARCEL 105A  
(O.R. 9430, PAGE 740)

SOUTHERLY BOUNDARY OF  
THE RIGHT-OF-WAY FOR  
STATE ROAD No. 56  
(F.D.O.T. PARCEL 105A)

NORTHWEST 1/4 OF  
SECTION 28-26-21  
SOUTHWEST 1/4 OF  
SECTION 28-26-21

F.D.O.T.  
PARCEL 105D  
(O.R. 9430,  
PAGE 740)

EASTERLY BOUNDARY  
OF F.D.O.T.  
PARCEL 105D

N.49°01'21"E.  
62.13.

N.79°03'59"E.  
48.49

547.57'

N.77°00'33"E.

S.12°59'27"

380.00'

S.32°00'00"E.

1040.00'

SEE SHEET 9

EAST CDD

WEST CDD

**NOTE:**

SEE SHEETS 1&2 OF 13 SHEETS FOR:

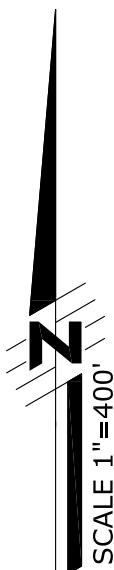
1) LEGAL DESCRIPTION

SEE SHEET 3 OF 13 SHEETS FOR:

1) CURVE DATA TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND



SEE SHEET 7

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

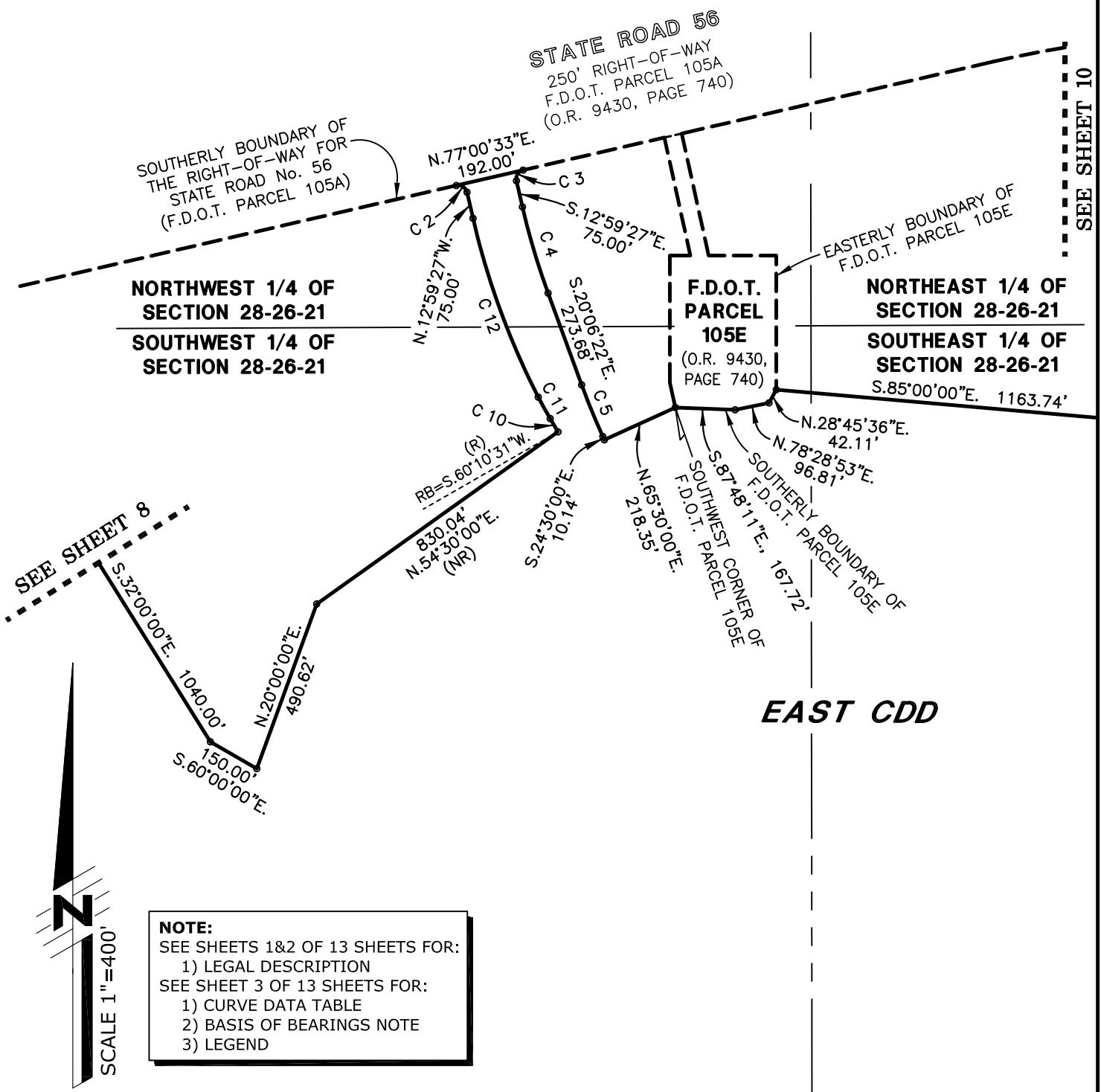
2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR
No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 8 OF 13 SHEETS**

SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**SEE SHEET 11**

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

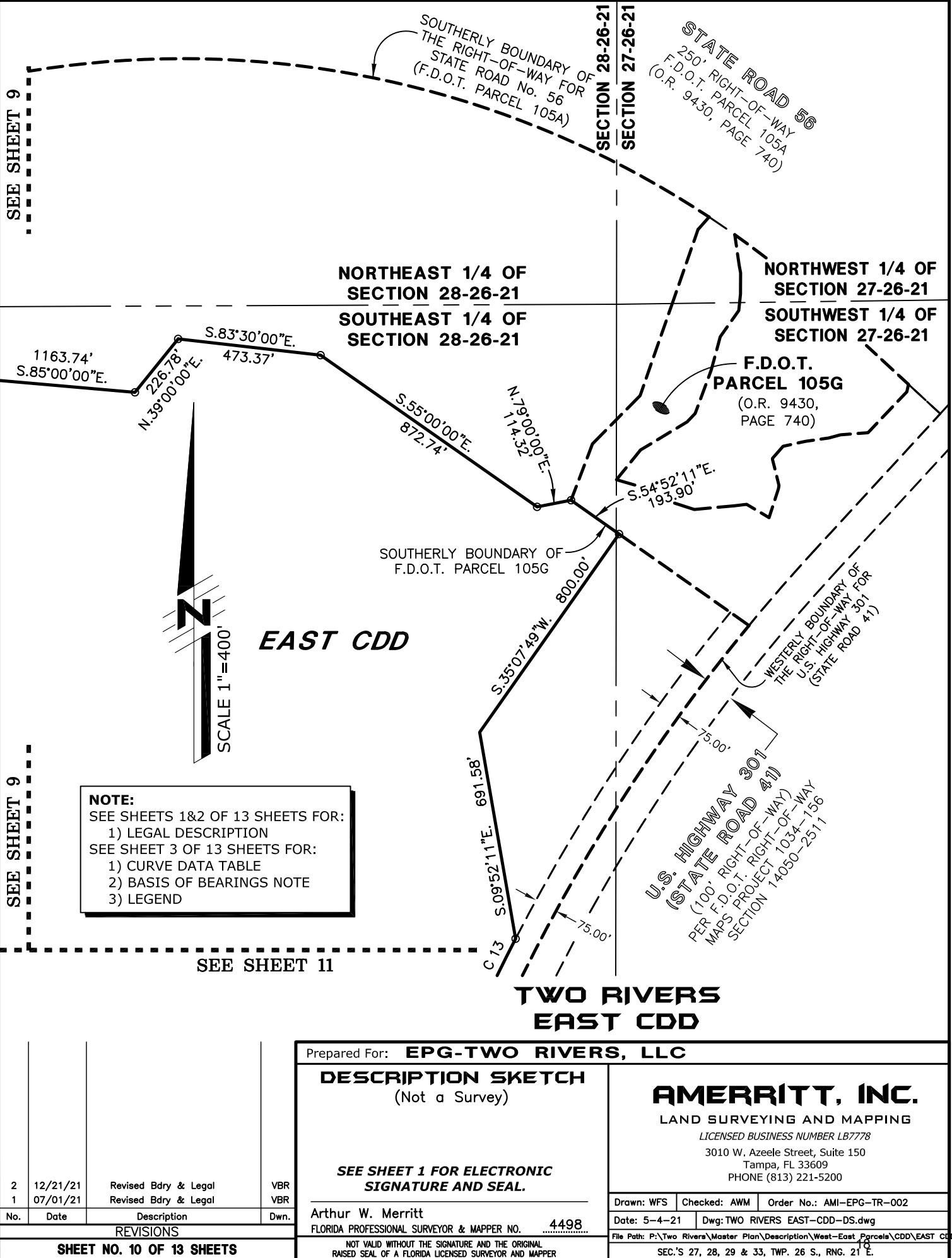
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Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

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SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNC. 21 E.

2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR
No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 9 OF 13 SHEETS</b>			
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER			



SEE SHEET 9

SEE SHEET 7

SEE SHEET 9

SEE SHEET 10

**NORTHWEST 1/4 OF  
SECTION 33-26-21**  
**NORTHEAST 1/4 OF  
SECTION 33-26-21**

**SOUTHEAST 1/4 OF  
SECTION 28-26-21**  
**NORTHEAST 1/4 OF  
SECTION 33-26-21**

**EAST CDD**

**U.S. HIGHWAY 301  
(STATE ROAD 41)**  
(100' RIGHT-OF-WAY)  
PER F.D.O.T. RIGHT-OF-WAY  
MAPS PROJECT 1034-156  
SECTION 14050-2511

75.00'  
C 13

S.20°15'09"W. 5504.94'  
WESTERLY BOUNDARY OF  
THE RIGHT-OF-WAY OF  
U.S. HIGHWAY 301  
(STATE ROAD 41)

75.00'  
SCALE 1" = 400'

SEE SHEET 12

**NOTE:**  
SEE SHEETS 1&2 OF 13 SHEETS FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 3 OF 13 SHEETS FOR:  
1) CURVE DATA TABLE  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

2 12/21/21 Revised Bdry & Legal  
1 07/01/21 Revised Bdry & Legal

VBR  
VBR

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150  
Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

REVISIONS

**SHEET NO. 11 OF 13 SHEETS**

SEE SHEET 11

NORTHEAST 1/4 OF  
SECTION 33-26-21  
SOUTHEAST 1/4 OF  
SECTION 33-26-21

SEE SHEET 7

SEE SHEET 6

SOUTHWEST 1/4 OF  
SECTION 33-26-21  
SOUTHEAST 1/4 OF  
SECTION 33-26-21

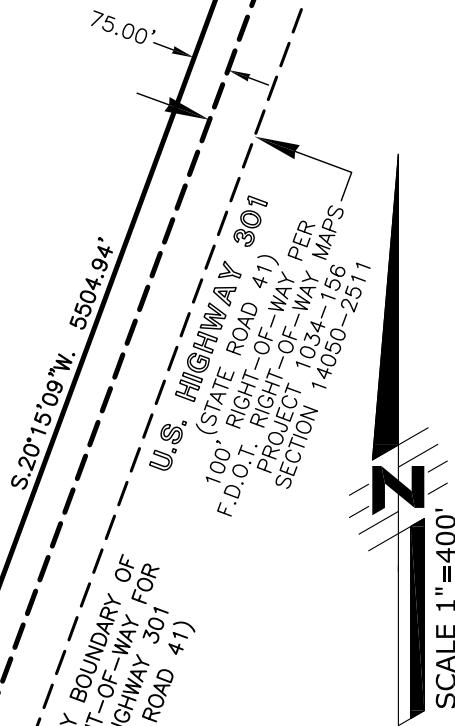
**EAST CDD**

SOUTH BOUNDARY OF  
THE SOUTHWEST 1/4 OF  
SECTION 33-26-21  
BASIS OF BEARINGS  
REFERENCE LINE

S.89°33'33"W. 1759.94'

S.89°38'19"W.  
116.15'

SOUTH BOUNDARY OF  
THE SOUTHEAST 1/4 OF  
SECTION 33-26-21



**NOTE:**

SEE SHEETS 1&2 OF 13 SHEETS FOR:

1) LEGAL DESCRIPTION

SEE SHEET 3 OF 13 SHEETS FOR:

1) CURVE DATA TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND

**PASCO COUNTY  
TOWNSHIP 26 SOUTH**

**TOWNSHIP 27 SOUTH  
HILLSBOROUGH COUNTY**

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

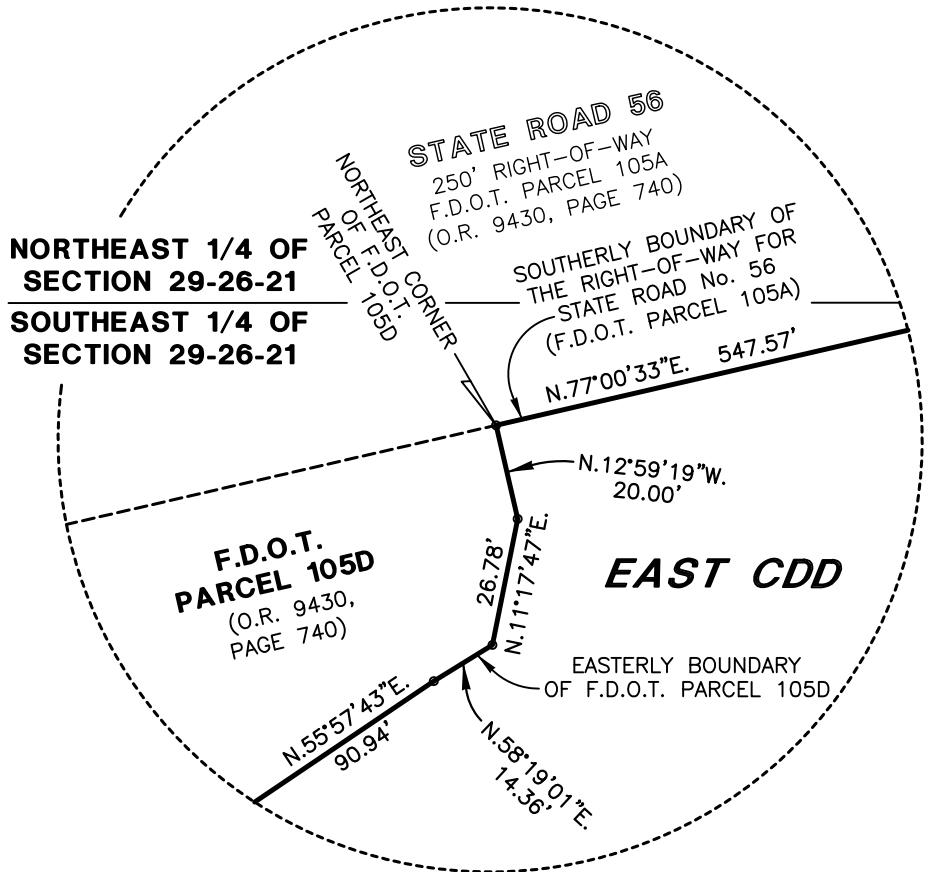
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SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR
No.	Date	Description	Dwn.
		REVISIONS	

**SHEET NO. 12 OF 13 SHEETS**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**NOTE:**

SEE SHEETS 1&2 OF 13 SHEETS FOR:

- 1) LEGAL DESCRIPTION

SEE SHEET 3 OF 13 SHEETS FOR:

- 1) CURVE DATA TABLE
- 2) BASIS OF BEARINGS NOTE
- 3) LEGEND

**DETAIL "A"**

NOT TO SCALE  
(SEE SHEET 8)

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR

No.	Date	Description	Dwn.
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REVISIONS

**SHEET NO. 13 OF 13 SHEETS**

Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498
--

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS	Checked: AWM	Order No.: AMI-EPG-TR-002
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Date: 5-4-21	Dwg: TWO RIVERS EAST-CDD-DS.dwg
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File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNC. 21 E.

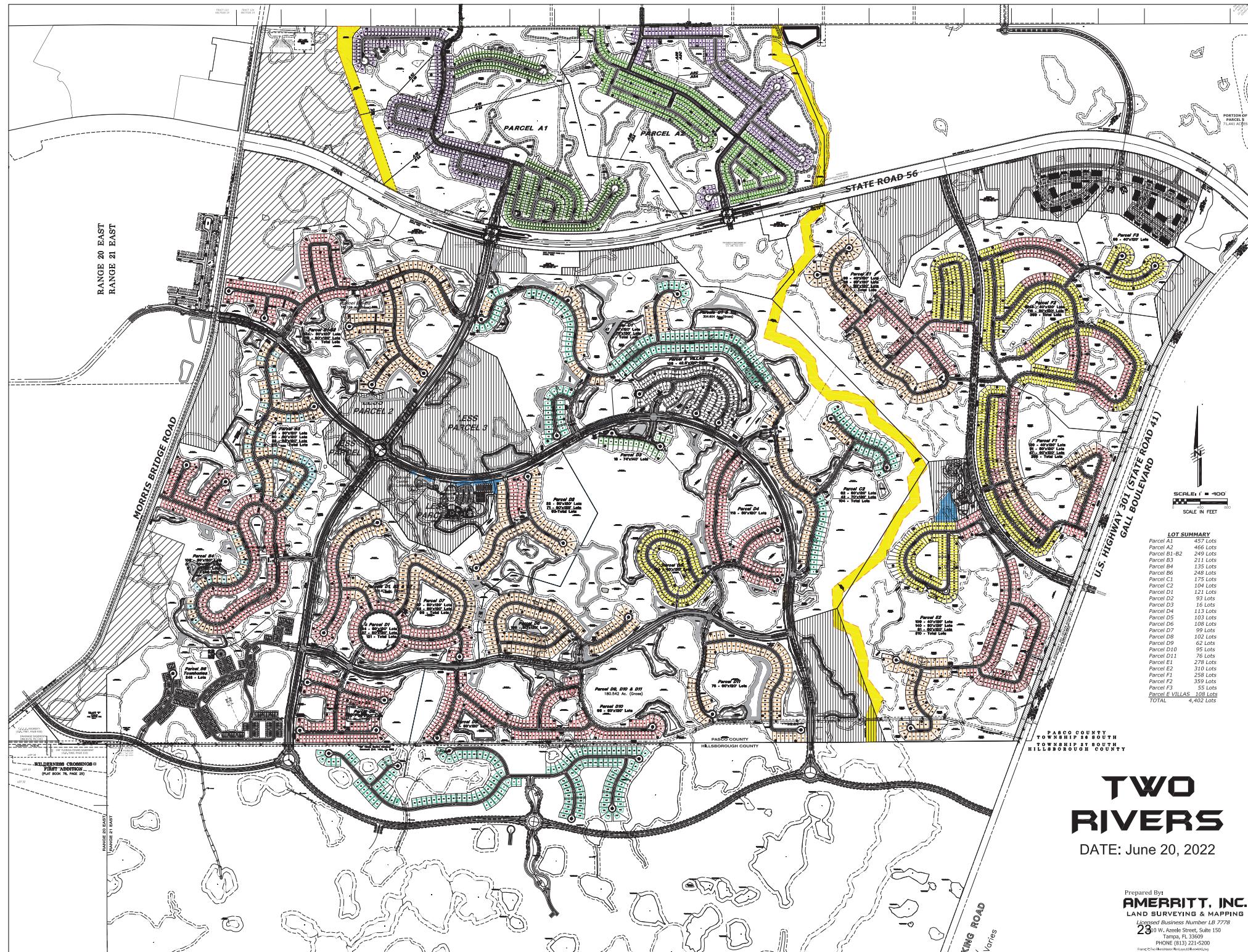


**Two Rivers East CDD**

Preliminary Report of the District Engineer – Series 2023 (Assessment Area One)

April 18, 2023

## **Appendix B SITE PLAN**





**Two Rivers East CDD**

Preliminary Report of the District Engineer – Series 2023 (Assessment Area One)

April 18, 2023

## **Appendix C CONSTRUCTION COST ESTIMATE**

## Two Rivers East Community Development District

Public Improvement and Community Facilities

Preliminary Construction Cost Estimate

April 18, 2023

<b>Infrastructure</b>	<b>Master Costs</b>	<b>Parcel E-1</b>	<b>Parcel E-2</b>	<b>Parcel F-1</b>	<b>Parcel F-2</b>	<b>Total AA1 Project</b>
District Collector Road	\$ 13,750,000					\$ 13,750,000
District Subdivision Roads		\$ 2,100,000	\$ 2,325,000	\$ 2,750,000	\$ 1,950,000	\$ 9,125,000
Water Management and Control		\$ 6,175,000	\$ 6,860,000	\$ 8,078,000	\$ 5,754,000	\$ 26,867,000
Sewer and Wastewater Management		\$ 2,250,000	\$ 2,480,000	\$ 2,930,000	\$ 2,080,000	\$ 9,740,000
Water Supply		\$ 1,250,000	\$ 1,400,000	\$ 1,650,000	\$ 1,175,000	\$ 5,475,000
Irrigation Water		\$ 700,000	\$ 775,000	\$ 900,000	\$ 650,000	\$ 3,025,000
Offsite Improvements	\$ 12,500,000					\$ 12,500,000
Amenity	\$ 4,500,000					\$ 4,500,000
Professional and Permit Fees	\$ 800,000	\$ 1,300,000	\$ 1,450,000	\$ 1,550,000	\$ 1,150,000	\$ 6,250,000
<b>Total</b>	<b>\$ 31,550,000</b>	<b>\$ 13,775,000</b>	<b>\$ 15,290,000</b>	<b>\$ 17,858,000</b>	<b>\$ 12,759,000</b>	<b>\$ 91,232,000</b>

**RESOLUTION NO. 2023-34**

**A RESOLUTION OF TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF AND AWARDING THE SALE OF ITS NOT TO EXCEED \$30,000,000 AGGREGATE PRINCIPAL AMOUNT OF TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (SERIES 2023 PROJECT), FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND/OR ACQUISITION OF THE SERIES 2023 PROJECT; DETERMINING THE NEED FOR A NEGOTIATED SALE OF SUCH BONDS; DELEGATING TO THE CHAIRMAN OR VICE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE DISTRICT, SUBJECT TO COMPLIANCE WITH THE APPLICABLE PROVISIONS HEREOF, THE AUTHORITY TO AWARD THE SALE OF SUCH BONDS TO FMSBONDS, INC. BY EXECUTING AND DELIVERING A CONTRACT OF PURCHASE; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF THE FIRST SUPPLEMENTAL TRUST INDENTURE; MAKING CERTAIN FINDINGS; APPROVING FORM OF SAID BONDS; APPROVING THE FORM OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND AUTHORIZING THE USE OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND LIMITED OFFERING MEMORANDUM AND THE EXECUTION THEREOF; APPROVING THE FORM OF AND AUTHORIZING EXECUTION OF THE CONTINUING DISCLOSURE AGREEMENT; AUTHORIZING CERTAIN OFFICIALS OF THE DISTRICT AND OTHERS TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID BONDS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID BONDS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Two Rivers East Community Development District (the "District") is authorized by Florida Statutes, Chapter 190 (the "Act"), particularly Section 190.016, to issue bonds secured by a pledge of revenues derived from any project or combination of projects; and

**WHEREAS**, pursuant to its Resolution No. 2023-22, adopted by the Board of Supervisors of the District (the "Board") on October 12, 2022 (the "Authorizing Resolution"), the District authorized the issuance of not to exceed \$109,345,000 in principal amount of its special assessment revenue bonds (the "Bonds") in separate series, secured from the revenues and issued for the purposes as set forth in said Authorizing Resolution and in the Master Indenture (hereinafter defined); and

**WHEREAS**, pursuant to the Act, the District now desires to supplement the Authorizing Resolution to authorize the issuance of and award the sale of its Special Assessment Bonds, Series 2023 (Series 2023 Project), in a principal amount not to exceed \$30,000,000 (the "Series 2023 Bonds"), to approve the Supplemental Indenture (hereinafter defined) and to provide for various other matters relating to the issuance of the Series 2023 Bonds; and

**WHEREAS**, the Board has received from FMSbonds, Inc. (the "Underwriter") a proposal in the form of a Contract of Purchase (the "Contract") for the purchase of the Series 2023 Bonds, and the Board has determined that acceptance of such proposal and the sale of the Series 2023 Bonds to the Underwriter is in the best interest of the District for the reasons indicated herein; and

**WHEREAS**, in conjunction with the sale and issuance of the Series 2023 Bonds, it is necessary to approve the form of Supplemental Indenture, to approve the form of the Series 2023 Bonds and to provide for various other matters with respect to the issuance of the Series 2023 Bonds;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:**

**SECTION 1. Definitions.** All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture (hereinafter defined).

**SECTION 2. Authorization.** The Series 2023 Bonds are hereby authorized to be issued in an aggregate principal amount not to exceed \$30,000,000. The Series 2023 Bonds shall be issued under and secured by a Master Trust Indenture (the "Master Indenture") by and between the District and U.S. Bank Trust Company, National Association (the "Trustee"), as supplemented with respect to the Series 2023 Bonds by a First Supplemental Trust Indenture (the "Supplemental Indenture" and, collectively with the Master Indenture, the "Indenture"), by and between the District and the Trustee, each to be dated as of the first day of the month in which the Series 2023 Bonds are issued. The proceeds of the Series 2023 Bonds shall be used for the purposes set forth in the Indenture and the Limited Offering Memorandum (hereinafter defined).

**SECTION 3. Approval of Supplemental Indenture.** The Supplemental Indenture is hereby approved in substantially the form set forth as part of Exhibit A hereto. The Chairman or the Vice Chairman of the Board are hereby authorized and directed to execute and deliver such Supplemental Indenture on behalf of and in the name of the District, and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chairman or the Vice Chairman executing the same, such execution to be conclusive evidence of such approval. The form of the Master Indenture, as previously approved by the Authorizing Resolution, is hereby affirmed, subject to any amendments or supplements thereto with respect to the Series 2023 Bonds contained in the Supplemental Indenture, and with such additions and deletions therein as may be made and approved by the Chairman or the Vice Chairman executing the same, such execution to be conclusive evidence of such approval. The appointment of U.S. Bank Trust Company, National Association as Trustee under the Master Indenture is hereby confirmed, and the Trustee is hereby appointed as Trustee, Paying Agent and Bond Registrar under the Supplemental Indenture.

**SECTION 4. Negotiated Sale.** The Board hereby determines that a negotiated sale of the Series 2023 Bonds to the Underwriter is in the best interest of the District because of prevailing market conditions, because delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the Series 2023 Bonds at presently favorable interest rates, and because the nature of the security for the Series 2023 Bonds and the sources of payment of

debt service on the Series 2023 Bonds require the participation of the Underwriter in structuring the bond issue.

**SECTION 5. Contract Approved.** The Board hereby approves the Contract in substantially the form attached as Exhibit B hereto. The Chairman or Vice Chairman of the Board is hereby authorized to execute the Contract and to deliver the Contract to the Underwriter with such changes, amendments, modifications, omissions and additions as may be approved by the executing Chairman or Vice Chairman; provided, however, that (i) the average net interest cost rate on the Series 2023 Bonds shall not exceed the rate computed by adding 300 basis points to The Bond Buyer "20 Bond Index" published immediately preceding the first day of the calendar month in which the Series 2023 Bonds are sold, as provided in Section 215.84(3), Florida Statutes, (ii) the Underwriter's discount shall not exceed 2.00% of the original principal amount of the Series 2023 Bonds, (iii) the Series 2023 Bonds shall be subject to optional redemption as provided in the Contract, and (iv) the final maturity date of the Series 2023 Bonds shall be no later than the maximum term allowed by Florida law, which is currently thirty years of principal amortization. Execution by the Chairman or Vice Chairman of the Contract shall be deemed to be conclusive evidence of approval of such changes.

**SECTION 6. Preliminary Limited Offering Memorandum and Limited Offering Memorandum.** The District hereby approves the Preliminary Limited Offering Memorandum in substantially the form attached hereto as Exhibit C (the "Preliminary Limited Offering Memorandum") and authorizes its distribution and use by the Underwriter in connection with the offering for the sale of the Series 2023 Bonds. If, between the date hereof and the mailing of the Preliminary Limited Offering Memorandum, it is necessary to make insertions, modifications and changes to the Preliminary Limited Offering Memorandum, the Chairman or Vice Chairman is hereby authorized to approve such insertions, changes and modifications, and the Chairman or Vice Chairman is hereby authorized to deem the Preliminary Limited Offering Memorandum "final" within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") under the Securities Exchange Act of 1934, in the form as mailed and in furtherance thereof to execute a certificate evidencing same. The preparation of a final Limited Offering Memorandum is hereby approved, and the Chairman or Vice Chairman is hereby authorized to execute such final Limited Offering Memorandum to be dated the date of the Contract and to deliver the same to the Underwriter for use by the Underwriter in connection with the sale and distribution of the Series 2023 Bonds. The Limited Offering Memorandum shall be substantially in the form of the final Preliminary Limited Offering Memorandum, with only such changes as shall be approved by the Chairman or Vice Chairman as necessary to conform to the details of the Series 2023 Bonds and such other insertions, modifications and changes as may be approved by the Chairman or Vice Chairman. The execution and delivery of the Limited Offering Memorandum by the Chairman or Vice Chairman shall constitute evidence of the approval thereof. The District hereby authorizes the use of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the information contained therein in connection with the offering and sale of the Series 2023 Bonds.

**SECTION 7. Forms of Series 2023 Bonds.** The Series 2023 Bonds shall be in substantially the form set forth as an exhibit to the Supplemental Indenture, with such additions, deletions and other changes thereto as the officials of the Board executing such Series 2023 Bonds shall approve, such approval to be conclusively evidenced by the execution of the Series 2023

Bonds (by manual or facsimile signature) by such officials. The Board hereby authorizes and approves the use of a facsimile of the District seal on the Series 2023 Bonds.

**SECTION 8. Continuing Disclosure Agreement.** The form and content of the Continuing Disclosure Agreement (the "Disclosure Document") relating to the Series 2023 Bonds attached hereto as Exhibit D is hereby approved. The Chairman or Vice Chairman and the Secretary or any Assistant Secretary are hereby authorized to execute the Disclosure Document on behalf of the District in substantially the form attached hereto, with such additions, deletions, and other changes as may be necessitated by applicable law, this Resolution and the Contract as such officers may approve (such approval to be conclusively evidenced by their execution of the Disclosure Document).

**SECTION 9. The Series 2023 Project.** Proceeds of the Series 2023 Bonds shall be applied in the manner and deposited to the funds and accounts set forth in the Supplemental Indenture, for the principal purpose of financing the construction and/or the acquisition by the District of the Series 2023 Project (as defined in the Supplemental Indenture). The Series 2023 Project is hereby deemed to constitute a "Project" under the Master Indenture.

**SECTION 10. Open Meetings.** It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the Series 2023 Bonds, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirement or Florida Statutes, Section 286.011.

**SECTION 11. Other Actions.** The Chairman, the Vice Chairman, the Secretary and any Assistant Secretary of the District, and any authorized designee thereof (collectively, the "District Officers"), Bond Counsel, District Counsel, and any other consultant or experts retained by the District, are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Series 2023 Bonds and the consummation of all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary for the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture, the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum, this Resolution, the Disclosure Document and the Contract (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Series 2023 Bonds, any documents required in connection with implementation of a book-entry system of registration, any investment agreements relating to the investment of the proceeds of the Series 2023 Bonds, and any agreements in connection with maintaining the exclusion of interest on the Series 2023 Bonds from gross income from the holders thereof). All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

**SECTION 12. Approval of Prior Actions.** All actions taken to date by the members of the Board and the officers, agents, and employees of the District in furtherance of the issuance of the Series 2023 Bonds are hereby approved, confirmed and ratified.

**SECTION 13. Inconsistent Resolutions and Motions.** All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

**SECTION 14. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**SECTION 15. Effective Date.** This Resolution shall become effective immediately upon its adoption.

**ADOPTED** this 18th day of April, 2023.

**TWO RIVERS EAST COMMUNITY  
DEVELOPMENT DISTRICT**

[SEAL]

By: \_\_\_\_\_  
Chairman, Board of Supervisors

Attest:

By: \_\_\_\_\_  
Secretary

**EXHIBIT A**

**FORM OF SUPPLEMENTAL TRUST INDENTURE**

**EXHIBIT B**

**FORM OF CONTRACT OF PURCHASE**

**EXHIBIT C**

**FORM OF PRELIMINARY LIMITED OFFERING MEMORANDUM**

**EXHIBIT D**

**FORM OF CONTINUING DISCLOSURE AGREEMENT**

## **TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT**

## October 12, 2022, Minutes of the Special Organization Meeting

## **MINUTES OF THE SPECIAL ORGANIZATION MEETING**

The Special Organization Meetings of the Board of Supervisors for the Two Rivers East Community Development District was held on **Wednesday, October 12, 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 Special Organization Meeting of the Board of Supervisors of the Two Rivers East Community Development District to order on **Wednesday, October 12, 2022, at 11:00 a.m.**

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

Nick Dister	Vice-Chair
Kelly Evans	Supervisor
Ryan Motko	Supervisor
Thomas Spence	Supervisor

### **Staff Members Present:**

There were no members of the general public in attendance.

## 2. PUBLIC COMMENT PERIOD

There were no public comments.

### **3. ADMINISTER OATHS OF OFFICE TO BOARD ASSIGNED IN PETITION**

Mr. Lamb stated for the record that he had the signed and notarized Oaths of Office from Nick Dister, Steve Luce, Ryan Motko, and Thomas Spence.

#### 4. SEAT NEW BOARD MEMBERS

## **A. Overview of Forms, Sunshine Amendment, Code of Ethics, Supervisor Responsibilities**

Mr. Lamb went over that the Board members are well-versed in Sunshine Laws, the Code of Ethics, and supervisor responsibilities. If they have any questions, they will contact the District Counsel.

49       **5. APPOINTMENT OF OFFICERS – Resolution 2023-01**

50       **A. Chairman**  
51       **B. Vice Chairman**  
52       **C. Secretary**  
53       **D. Treasurer**  
54       **E. Assistant Secretaries**

55  
56       The Board discussed the officer positions. Supervisor Hill will be the Chair, and Supervisor  
57       Dister will be the Vice-Chair. Brian Lamb with Inframark will be the Secretary, and Eric  
58       Davidson with Inframark will be the Treasurer. The rest of the Board will be Assistant  
59       Secretaries.

MOTION TO:	Approve Resolution 2023-01 as stated.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

60  
61       **6. APPOINTMENT OF CONSULTANTS**

62       **A. Consider Appointment of District Manager/Assessment Consultant – Resolution**  
63       **2023-02**

64  
65       Inframark will be the District Manager/Assessment Consultant.

66       **B. Designation of Registered Agent/Office – Resolution 2023-03**

67  
68       Brian Lamb/Inframark will be the Registered Agent/Office.

69       **C. Consider Appointment of District General Counsel – Resolution 2023-04**

70  
71       Straley Robin Vericker will be District Counsel.

72       **D. Consider Appointment of Interim District Engineer – By Motion**  
73       **i. Authorize RFQ for District Engineer**

74  
75       Stantec will be the Interim Engineer. The Board authorized an RFQ for District Engineer.

76       **E. Consider Appointment of Bond Counsel – Gray Robinson**

77  
78       Gray Robinson will be Bond Counsel.

92                   **F. Consider Appointment of Investment Banker – FMS Bonds**

93

94                   FMS Bonds will be the Investment Banker.

95

96                   **G. Consider Appointment of Trustee – US Bank**

97

98                   US Bank will be the Trustee.

100                   MOTION TO:           Approve Items 6A through G.  
101                   MADE BY:           Supervisor Dister  
102                   SECONDED BY:       Supervisor Motko  
103                   DISCUSSION:       None further  
104                   RESULT:           Called to Vote: Motion PASSED  
105   4/0 - Motion Passed Unanimously

106

107                   **7. BUSINESS MATTERS**

108                   A. Consider Authorizing Notice of Establishment – Resolution 2023-05  
109                   B. Consider Policy of Compensation for Board Members – Resolution 2023-06  
110                   C. Consider Policy of Reimbursement of District Travel Expenses – Resolution  
111                   2023-07  
112                   D. Consider Designation of Primary Administrative Officer and Local Records  
113                   Office – Resolution 2023-08  
114                   E. Consider District Records Retention Schedule – Resolution 2023-09  
115                   F. Consider Fiscal Year 2023 Regular Meeting Schedule and Location – Resolution  
116                   2023-10  
117                   G. Consider Landowners' Meeting Date, Time, and Location – Resolution 2021-11  
118                   H. Consider Proposed FY 2023 Annual Budget & Set Public Hearing – Resolution  
119                   2023-12  
120                   I. Set Public Hearing for Uniform Method of Collections – Resolution 2023-13  
121                   J. Consider Rules of Procedure & Setting Public Hearing – Resolution 2023-14  
122                   K. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution  
123                   2023-15  
124                   L. Authorization to Obtain General Liability and Public Officers Insurance – By  
125                   Motion  
126                   M. Consider Designation of a Qualified Public Depository – Resolution 2023-16  
127                   N. Authorization of Signatories – Resolution 2023-17  
128                   O. Authorization to Disburse Funds for Expenses – Resolution 2023-18  
129                   P. Consideration Adoption of Investment Policy – Resolution 2023-19  
130                   Q. Consider Approval of Florida Statewide Mutual Aid Agreement – Resolution  
131                   2023-20  
132                   R. Consider Provisions for Public Comments – Resolution 2023-21  
133                   S. Appointment of Audit Committee – By Motion  
134                   T. Consideration of ADA Website Compliance Agreement

136 Mr. Lamb went over all the Business Items with the Board. The Landowners Election will be  
137 held on November 15, 2022, at 11:00 a.m. The public hearings for the budget, uniform method  
138 of collections, and rules of procedure will be on December 20, 2022, at 11:00 a.m. The Board  
139 appointed the Board as the Audit Committee. Supervisor Dister, Supervisor Motko, Supervisor  
140 Luce, and Supervisor Spence accepted the supervisor compensation. We will verify with Jeffrey  
141 Hill whether he accepts or denies compensation. The Board authorized obtaining general  
142 liability and public officers' insurance.

143

144 MOTION TO: Approve Business Matters 7A through T as stated.  
145 MADE BY: Supervisor Spence  
146 SECONDED BY: Supervisor Luce  
147 DISCUSSION: None further  
148 RESULT: Called to Vote: Motion PASSED  
149 4/0 - Motion Passed Unanimously

150

## 151 8. PRELIMINARY REPORT PRESENTATION – ASSESSMENT BONDS

### 152 A. Consider Bond Validation Report of Engineer

153

154 Mr. Lamb went over the Bond Validation Report of the Engineer with the Board.

155

156 MOTION TO: Approve the Bond Validation Report of the Engineer  
157 in substantial form.  
158 MADE BY: Supervisor Luce  
159 SECONDED BY: Supervisor Spence  
160 DISCUSSION: None further  
161 RESULT: Called to Vote: Motion PASSED  
162 4/0 - Motion Passed Unanimously

163

### 164 B. Consider Bond Validation Report of Assessment Consultant

165

166 Mr. Lamb went over the Bond Validation Report of the Assessment Consultant with the Board.

167

168 MOTION TO: Approve the Bond Validation Report of the  
169 Assessment Consultant in substantial form.  
170 MADE BY: Supervisor Dister  
171 SECONDED BY: Supervisor Motko  
172 DISCUSSION: None further  
173 RESULT: Called to Vote: Motion PASSED  
174 4/0 - Motion Passed Unanimously

175

176       **C. Authorizing Issuance of Bonds/Filing of Validation Complaint – Resolution**  
177       **2023-22**

178       **i. Master Trust Indenture**

180       Mr. Lamb went over the resolution with the Board.

181

182       He noted that there is a revision, and the notice of assessments has been reflected to update this  
183       change as well.

MOTION TO:	Approve Resolution 2023-22 in substantial form.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

191

192       **D. Other Matters Relating to Financing**

193

194       Mr. Lamb briefly discussed the conversation ensue with Tom regarding to expand the boundaries  
195       of the district. On the next month meeting which will be in December will include the resolution  
196       of the expansion as well as the assessment process.

197

198       **9. ADMINISTRATIVE MATTERS**

199       **A. Request for Working Capital – By Motion**

200

201       Mr. Lamb briefly discussed requesting working capital.

202

203       **10. STAFF REPORTS**

204       **A. District Counsel**

205       **B. District Manager**

206       **C. District Engineer**

207

208       There were no staff reports currently.

209

210       **11. SUPERVISOR REQUESTS AND COMMENTS**

211

212       There were no supervisor requests or comments.

213

214       **12. AUDIENCE COMMENTS**

215

216       There were no audience comments.

221 13. ADJOURNMENT  
222

223 MOTION TO: Adjourn.  
224 MADE BY: Supervisor Luce  
225 SECONDED BY: Supervisor Dister  
226 DISCUSSION: None further  
227 RESULT: Called to Vote: Motion PASSED  
228 4/0 - Motion Passed Unanimously

229  
230 \*Please note the entire meeting is available on disc.

231  
232 \*These minutes were done in summary format.

233  
234 \*Each person who decides to appeal any decision made by the Board with respect to any matter  
235 considered at the meeting is advised that person may need to ensure that a verbatim record of the  
236 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

237  
238 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
239 noticed meeting held on \_\_\_\_\_.

240  
241 Signature

242  
243 Signature

244  
245 Printed Name

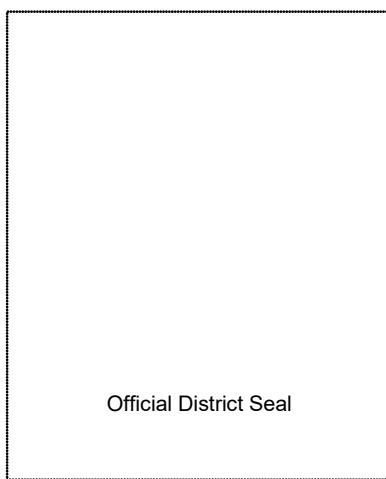
246  
247 Printed Name

248  
249 Title:

250  
251 Title:

- Secretary
- Assistant Secretary

- Chairman
- Vice Chairman



Official District Seal

Recorded by Records Administrator

Signature

Date

# **TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT**

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**November 15, 2022, Minutes of the Landowner's Election**

## **MINUTES OF THE LANDOWNER'S ELECTION**

3 The Landowner's Election of the Board of Supervisors for the Two Rivers East Community  
4 Development District was held on **Tuesday, November 15, 2022, at 11:00 a.m.** at Spring Hill  
5 Suites by Marriott Tampa Suncoast Parkway located at 16615 Bexley Village Dr., Land O' Lakes,  
6 FL 34638.

### **1. CALL TO ORDER/ROLL CALL**

11 Brian Lamb called the Landowner's Election of the Board of Supervisors of the Two Rivers East  
12 Community Development District to order on **Tuesday, November 15, 2022, at 11:00 a.m.**

### **Staff Members Present:**

15 Brian Lamb District Manager, Inframark  
16 Dana Crosby-Collier District Counsel, Straley Robin Vericker

18 Nick Dister  
19 Jeff Hills  
20 Steve Luce  
21 Ryan Motko  
22 Thomas Spence

24 There were no other audience members present.

### **2. APPOINTMENT OF MEETING CHAIRMAN**

28 Mr. Lamb stated that he will be serving as the meeting chairman.

### **3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**

33 Mr. Lamb announced the candidates: Nick Dister, Jeff Hills, Steve Luce, Ryan Motko, and Thomas  
34 Spence.

### **4. ELECTION OF SUPERVISORS**

38 Mr. Lamb announced the results: 646 votes for Jeff Hills, 645 votes for Nick Dister, 600 votes for  
39 Ryan Motko, 600 votes for Thomas Spence, and 600 votes for Steve Luce. Jeff Hills and Nick  
40 Dister will serve a four-year term. Thomas Spence, Steve Luce, and Ryan Motko will serve a  
41 two-year term.

### **5. OWNERS REQUESTS**

45 There were no requests.

46 **6. ADJOURNMENT**

47

48 The landowner's election was announced adjourned.

49

50

51 \*These minutes were done in summary format.

52

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

56

57 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
58 **meeting held on \_\_\_\_\_.**

59

60

61 Signature

Signature

62

63

64 Printed Name

Signature

65

66 Title:

67

Secretary

68

Assistant Secretary

Printed Name

69

70

71

72

73

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80

Recorded by Records Administrator

Signature

Date



Official District Seal

## **TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT**

## **November 15, 2022, Minutes of the Audit Committee and Regular Meeting**

## MINUTES OF THE AUDIT COMMITTEE & REGULAR MEETINGS

The Audit Committee and Regular Meetings of the Board of Supervisors for the Two Rivers East Community Development District was held on **Tuesday, November 15, 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 Audit Committee and Regular Meetings of the Board of Supervisors of the Two Rivers East Community Development District to order on **Tuesday, November 15, 2022, at 11:00 a.m.**

## Board Members Present and Constituting a Quorum:

Nick Dister	Vice-Chair
Steve Luce	Supervisor
Ryan Motko	Supervisor
Thomas Spence	Supervisor

### Staff Members Present:

There were no members of the general public in attendance.

## 2. OATH OF OFFICE

Mr. Lamb administered the Oath of Office to the following supervisors: Nick Dister, Steve Luce, Ryan Motko and Thomas Spence. All stated supervisors accepted compensation. Mr. Vericker briefed all new supervisors on Sunshine Laws. Mr. Lamb will get with Supervisor Jeff Hills to administer the Oath of Office.

### 3. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

#### 4. RECESS TO AUDIT COMMITTEE MEETING

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

## 5. AUDIT COMMITTEE MEETING

#### A. Call To Order/Roll Call

49 Mr. Lamb called the Audit Committee Meeting of Two Rivers East Community Development  
50 District to order on Tuesday, November 15, 2022, at 11:00 a.m.  
51

52 **Committee Members Present:**

53 Nick Dister Vice-Chair  
54 Steve Luce Supervisor  
55 Ryan Motko Supervisor  
56 Thomas Spence Supervisor  
57

58 **Staff Members Present:**

59 Brian Lamb District Manager, Inframark  
60 John Vericker District Counsel, Straley Robin Vericker  
61

62 **B. Appoint Chairman**

63 The Board appointed Brian Lamb to serve as Chairman of the Audit Committee.  
64

65

- 66 **C. Selection Of Criteria for Evaluation Of Proposals**
- 67 **D. Determine Next Committee Meeting**
- 68     i.     **Consider Notice of Request for Proposals for Audit Services**
- 69     E.     **Consider Sending RFP to Interested Firms**
- 70     F.     **Determine Date of Next Committee Meeting**
- 71         i.     **Audit Committee Evaluation Criteria**

72

73 Mr. Lamb stated that the Committee can evaluate, and rank received proposals for auditing  
74 services based on several criterions. The Committee: however, must first determine whether they  
75 would prefer to utilize cost as a ranking factor for evaluating the proposals received. The Board  
76 decided to include price in the criteria.  
77

78 Mr. Lamb stated that the RFP for Audit Services will advertise for January's meeting.  
79

MOTION TO:	Utilize pricing as criteria for evaluating and ranking proposals received for Auditing Services and authorized the District Manager to contact auditing firms regarding submitting proposals for the RFP Audit Services.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously.

90  
91  
92  
93

94           **6. RETURN AND PROCEED TO REGULAR MEETING**  
95

96           Mr. Lamb directed the Board of Supervisors to return to proceed with the Regular Meeting.  
97

98           **7. VENDOR AND STAFF REPORTS**  
99

- 100           **A. District Counsel**
- 101           **B. District Engineer**
- 102           **C. District Manager**

103           There were no staff reports on behalf of the District Engineer and Manager currently.  
104

105           **8. BUSINESS ITEMS**  
106

107           **A. Consideration of Resolution 2023-24; Canvassing and Certifying the  
Results of the Landowners Election**

109           Mr. Lamb reviewed the resolution with the Board. Jeff Hills received 646 votes to serve seat 1,  
110           Nick Dister received 645 votes to serve for seat 3 and both elected supervisor will have a four-  
111           year term, Thomas Spence received 600 votes to serve for seat 4, Steve Luce received 600 votes  
112           to serve for seat 5, Ryan Motko received 600 votes to serve seat 3 and all elected supervisor will  
113           have a two-year term.  
114

MOTION TO:	Approve the Resolution 2023-24.
MADE BY:	Supervisor Spence
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

121           **B. Consideration of Resolution 2023-25; Designating Officers**  
122

124           Mr. Lamb reviewed and discussed the resolution regarding the redesignating officers with the  
125           Board. The Board requested to keep the current slate with Jeff Hills as the Chairman and Nick  
126           Dister as the Vice Chairman. The balance of the Board will serve as the Assistant Secretaries.  
127

MOTION TO:	Approve the Resolution 2023-25.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

136                   **C. Consideration of District Engineers Bond Validation Report**

137

138                   Mr. Lamb reviewed and discussed the District Engineers Bond Validation Report with the  
139                   Board.

140

141	MOTION TO:	Approve the District Engineers Bond Validation
142		Report in substantial form.
143	MADE BY:	Supervisor Motko
144	SECONDED BY:	Supervisor Dister
145	DISCUSSION:	None further
146	RESULT:	Called to Vote: Motion PASSED
147		4/0 - Motion Passed Unanimously

148

149                   **D. Consideration of District Engineers Report**

150

151                   Mr. Lamb reviewed and discussed the District Engineers Report with the Board of Supervisors.

152

153	MOTION TO:	Approve the District Engineers Report in substantial
154		form.
155	MADE BY:	Supervisor Luce
156	SECONDED BY:	Supervisor Dister
157	DISCUSSION:	None further
158	RESULT:	Called to Vote: Motion PASSED
159		4/0 - Motion Passed Unanimously

160

161                   **E. Consideration of Master Assessment Methodology Report**

162

163                   Mr. Lamb reviewed and discussed the Master Assessment Methodology Report with the Board  
164                   of Supervisors. Mr. Lamb stated there will be a hearing in process to finalize and levy the Master  
165                   Assessment.

166

167	MOTION TO:	Approve the District Engineering Consulting
168		Services.
169	MADE BY:	Supervisor Spence
170	SECONDED BY:	Supervisor Dister
171	DISCUSSION:	None further
172	RESULT:	Called to Vote: Motion PASSED
173		4/0 - Motion Passed Unanimously

174

175

176                   **F. Consideration of Resolution 2023-26; Declaring Special Assessments**

177  
178                   Mr. Lamb reviewed and discussed the resolution with the Board of Supervisors.  
179  
180

181                   MOTION TO:           Approve the Resolution 2023-26.  
182                   MADE BY:           Supervisor Luce  
183                   SECONDED BY:       Supervisor Dister  
184                   DISCUSSION:       None further  
185                   RESULT:           Called to Vote: Motion PASSED  
186                                        4/0 - Motion Passed Unanimously

187  
188                   **G. Consideration of Resolution 2023-27; Setting Public Hearing to Levy Special**  
189                   **Assessments**

190  
191                   Mr. Lamb stated the Public Hearing to Levy Special Assessments is set for December 20, 2022,  
192                   at 11:00 A.M.  
193

194                   MOTION TO:           Approve the Resolution 2023-27 as stated.  
195                   MADE BY:           Supervisor Luce  
196                   SECONDED BY:       Supervisor Spence  
197                   DISCUSSION:       None further  
198                   RESULT:           Called to Vote: Motion PASSED  
199                                        4/0 - Motion Passed Unanimously

200  
201                   **H. Consideration of Resolution 2023-28; District Expansion**

202  
203                   Mr. Lamb reviewed and discussed the District Expansion with the Board of Supervisors to have  
204                   staff move forward to petition the county to expand the boundaries.  
205

206                   MOTION TO:           Approve the Resolution 2023-28 as stated.  
207                   MADE BY:           Supervisor Motko  
208                   SECONDED BY:       Supervisor Dister  
209                   DISCUSSION:       None further  
210                   RESULT:           Called to Vote: Motion PASSED  
211                                        4/0 - Motion Passed Unanimously

212  
213                   **I. General Matters of the District**

214  
215                   There were no general matters of the District currently.

216      **9. STAFF REPORTS**

217      **A. District Counsel**  
218      **B. District Manager**  
219      **C. District Engineer**

220

221      There were no staff reports currently.

222

223      **10. SUPERVISOR REQUESTS AND COMMENTS**

224

225      There were no supervisor requests or comments.

226

227      **11. AUDIENCE COMMENTS**

228

229      There were no audience comments.

230

231      **12. ADJOURNMENT**

232

MOTION TO:	Adjourn.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Spence
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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

265

266 \*These minutes were done in summary format.

267

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

271

272 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
273 noticed meeting held on \_\_\_\_\_.**

274

275

276

277 **Signature**

278 **Signature**

279

280 **Printed Name**

281 **Printed Name**

282

283 **Title:**

284 **Title:**

285  **Secretary**

286  **Chairman**

287  **Assistant Secretary**

288

289  **Vice Chairman**

290

291

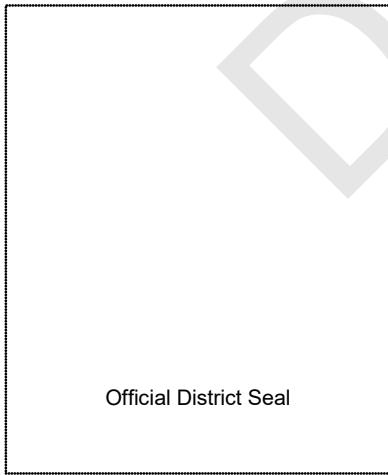
292

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296



Official District Seal

297 *Recorded by Records Administrator*

298 *Signature*

299 *Date*

## **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**

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

## 1. CALL TO ORDER

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

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

19 Ryan Motko Supervisor  
20 Thomas Spence Supervisor  
21 Steve Luce Supervisor

### **Staff Members Present:**

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

28 There were no members of the general public in attendance.

## 2. PUBLIC COMMENT ON AGENDA ITEMS

32 There were no public comments on agenda items.

### 3. RECESS TO PUBLIC HEARING MEETING

36 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                   **C. Public Comment**

52   There were no public comments.

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

54  
55  
56   MOTION TO:   Close the Public Hearing.  
57   MADE BY:      Supervisor Spence  
58   SECONDED BY:   Supervisor Luce  
59   DISCUSSION:    None Further  
60   RESULT:        Called to Vote: Motion PASSED  
61                    3/0 - Motion Passed Unanimously

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

63  
64  
65   MOTION TO:   Approve Resolution 2023-29, Adopting Uniform  
66   Method of Collection.  
67   MADE BY:      Supervisor Spence  
68   SECONDED BY:   Supervisor Luce  
69   DISCUSSION:    None Further  
70   RESULT:        Called to Vote: Motion PASSED  
71                    3/0 - Motion Passed Unanimously

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

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

74  
75  
76   MOTION TO:   Open the Public Hearing.  
77   MADE BY:      Supervisor Luce  
78   SECONDED BY:   Supervisor Spence  
79   DISCUSSION:    None Further  
80   RESULT:        Called to Vote: Motion PASSED  
81                    3/0 - Motion Passed Unanimously

## 86 B. Staff Presentations

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

## C. Public Comment

There were no public comments.

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

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

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

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

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

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

MOTION TO: Open 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

## 125 B. Staff Presentations

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

## 130 C. Public Comment

132 There were no public comments.

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

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

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

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

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

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**

186

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

237

238

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

240

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**

256

257   There were no supervisor requests or comments.

258

259                   **15. PUBLIC COMMENTS**

260

261   There were no audience comments.

262

263                   **16. ADJOURNMENT**

264

265 <b>MOTION TO:</b>	Adjourn.
266 <b>MADE BY:</b>	Supervisor Luce
267 <b>SECONDED BY:</b>	Supervisor Spence
268 <b>DISCUSSION:</b>	None further
269 <b>RESULT:</b>	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

271

272

273

274

275

276

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

278

279 \*These minutes were done in summary format.

280

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

284

285 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
286 noticed meeting held on \_\_\_\_\_.**

287

288

289

290 **Signature**

291

292

293 **Printed Name**

294

295 **Title:**

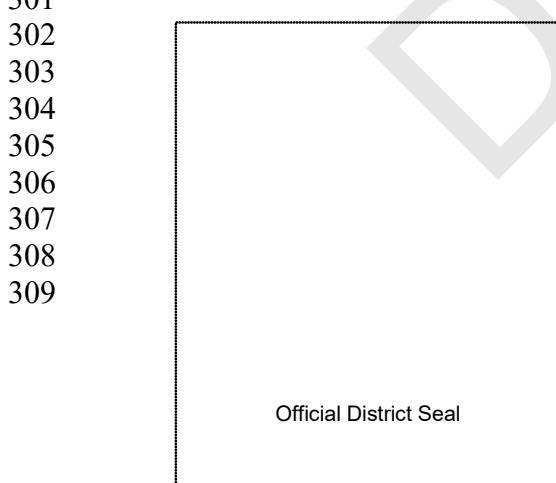
296  **Secretary**  
297  **Assistant Secretary**

298

299

300

301



290 **Signature**

291

292

293 **Printed Name**

294

295 **Title:**

296  **Chairman**  
297  **Vice Chairman**

302 *Recorded by Records Administrator*

303 *Signature*

304 *Date*