

**RIVER BEND
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING
& BUDGET PUBLIC HEARING
AUGUST 8, 2013**

**RIVER BEND
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
AUGUST 8, 2013 at 6:30 p.m.**

District Board of Supervisors	Chair Vice Chair Supervisor Supervisor Supervisor	Harry Wallace Algalana Douglas Richard Orcutt Lance Belka John Adams
District Manager	District Management Services, LLC District Management Services, LLC	Brian Lamb Peter Altman
District Attorney	Powell, Carney, Maller, P.A.	Karen Maller
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **6:30 p.m.** with the first section called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The second section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The third section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

August 8, 2013

Board of Supervisors
River Bend Community Development District

Dear Board Members:

The Regular Meeting of the River Bend Community Development District will be held on **Thursday, August 8, 2013 at 6:30 p.m.** at the River Bend Amenity Center, located at 2502 Dakota Rock Drive, Ruskin, FL 33570. Included below is the agenda:

- 1. CALL TO ORDER/ROLL CALL**
- 2. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting, July 11, 2013Tab 1
 - B. Consideration of Operations and Maintenance Expenditures, August, 2013 (Under Separate Cover)
 - C. Consideration of Amenity Center Capital Improvements, August, 2013 (Under Separate Cover)
 - D. Review of the Financial Statements through June 30, 2013Tab 2
 - E. Acceptance of Financial Audit for Fiscal Year 2011 Tab 3
- 3. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2014 Annual BudgetTab 4
 - B. Consideration of Resolution 2013-04 Approving the Fiscal Year 2014 Budget..... Tab 5
 - C. Consideration of Resolution 2013-05 Imposing Special Assessments Tab 6
 - D. Consideration of Resolution 2013-06 Setting Fiscal Year 2014 Meeting ScheduleTab 7
 - E. Discussion on Heat Pump for Pool Tab 8
 - F. Discussion on Money Market AccountTab 9
 - G. General Matters of the District
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Field Report.....Tab 10
- 5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 6. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Peter Altman,
District Manager

RIVER BEND COMMUNITY DEVELOPMENT DISTRICT

July 11, 2013 Minutes of Regular Meeting

Minutes of the Regular Meeting of the Board of Supervisors

The July meeting of the Board of Supervisors for River Bend Community Development District was held on July 11, 2013 at 6:30 p.m., at the River Bend Amenity Center, located at 2502 Dakota Rock Drive, Ruskin, FL 33570.

1. CALL TO ORDER/ROLL CALL

Supervisor Wallace called the regular meeting of the Board of Supervisors of the River Bend Community Development District to order on Thursday, July 11, 2013 at 6:36 p.m.

Board Members Present and Constituting a Quorum at the onset of the meeting:

Harry Wallace	Chair
Al Douglas	Vice Chair
Richard Orcutt	Supervisor (<i>via speakerphone</i>)
Lance Belka	Supervisor
John Adams	Supervisor (<i>via speakerphone</i>)
Peter Altman	District Manager, District Management Services, LLC (<i>via speakerphone</i>)
Debby Hukill	District Management Services, LLC

MOTION TO:	Allow Supervisors Orcutt & Adams to participant by phone.
MADE BY:	Supervisor Wallace
SECONDED BY:	Supervisor Belka
DISCUSSION:	None.
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously

2. BUSINESS ADMINISTRATION

A. Consideration of Minutes of Board of Supervisors Meeting, May 9, 2013

The Board reviewed the minutes.

MOTION TO:	Approve the meeting minutes for May 9, 2013.
MADE BY:	Supervisor Wallace
SECONDED BY:	Supervisor Belka
DISCUSSION:	None.
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

B. Consideration of Minutes of the Audit Committee Meeting, April 25,2013

C. Consideration of Operations and Maintenance Expenditures, July, 2013

The Board reviewed the Operations and Maintenance report.

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MOTION TO:	Approve the Operations and Maintenance Expenditures for July, 2013.
MADE BY:	Supervisor Belka
SECONDED BY:	Supervisor Orcutt
DISCUSSION:	None.
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

D. Consideration of Amenity Center Capital Improvements, July, 2013

The Board reviewed the Amenity Center Capital Improvements.

MOTION TO:	Approve the Amenity Center Capital Improvements, July, 2013.
MADE BY:	Supervisor Wallace
SECONDED BY:	Supervisor Douglas
DISCUSSION:	None.
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

E. Review of the Financial Statement through May 30, 2013

The Board reviewed the financial statements.

MOTION TO:	Approve the financial statement through May 30, 2013.
MADE BY:	Supervisor Wallace
SECONDED BY:	Supervisor Belka
DISCUSSION:	None.
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

F. Consideration of the Audit Committee Recommendation for 2013 Audit

MOTION TO:	Engage with McDirmit Davis & Company for 2013 Audit.
MADE BY:	Supervisor Belka
SECONDED BY:	Supervisor Wallace
DISCUSSION:	None.
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

3. BUSINESS ITEMS

A. Review of Fiscal Year 2014 Proposed Budget

The Board requested the proposed budget be mailed out to the residents and announce when the public hearing will be.

B. Discussion on Heat Pump for the Pool

Supervisor Wallace went over the cost for the heat pumps.

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MOTION TO:	Table this topic until Board hears residents' comments and analysis of the cost was placed in the meeting book.
MADE BY:	Supervisor Belka
SECONDED BY:	
DISCUSSION:	None.
RESULT:	Motion FAILED; no second

The Board discussed this issue more in length.

MOTION TO:	Table this topic until next meeting. So the Board can hear residents' comments and analysis of the cost was placed in the meeting book.
MADE BY:	Supervisor Belka
SECONDED BY:	Supervisor Adams
DISCUSSION:	None.
RESULT:	Called to Vote: motion PASSED 3/2 – Supervisor Wallace & Orcutt opposed.

C. Update on Amenity Center Construction

D. General Matters of the District

4. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Service Report

5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Belka stated when the Amenity Center is complete the Board will need to set facility fees for the center.

Supervisor Adams asked about the area where the basketball court was. Supervisor Adams would like to know what is the plan for this problem area. Supervisor Wallace stated it will be parking and once construction starts it will be paved.

Supervisor Wallace went over the new dog park and the golf cart issue. He stated the District is making the golf carts street legal.

Resident Comments:

Residents – website, heating pool, oak tree replacement, Amenity Center plans, conservation lot behind Washita Stone Drive, residents not stopping at stop signs and parking.

138 **6. ADJOURNMENT:**

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MOTION TO:	Adjourn the July 11, 2013 meeting of the Board of Supervisors.
MADE BY:	Supervisor Wallace
SECONDED BY:	Supervisor Adams
DISCUSSION:	None further.
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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

**These minutes were done in a 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 _____.

Signature

Signature

Printed Name

Printed Name

Title:
 Chair
 Vice Chair

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator

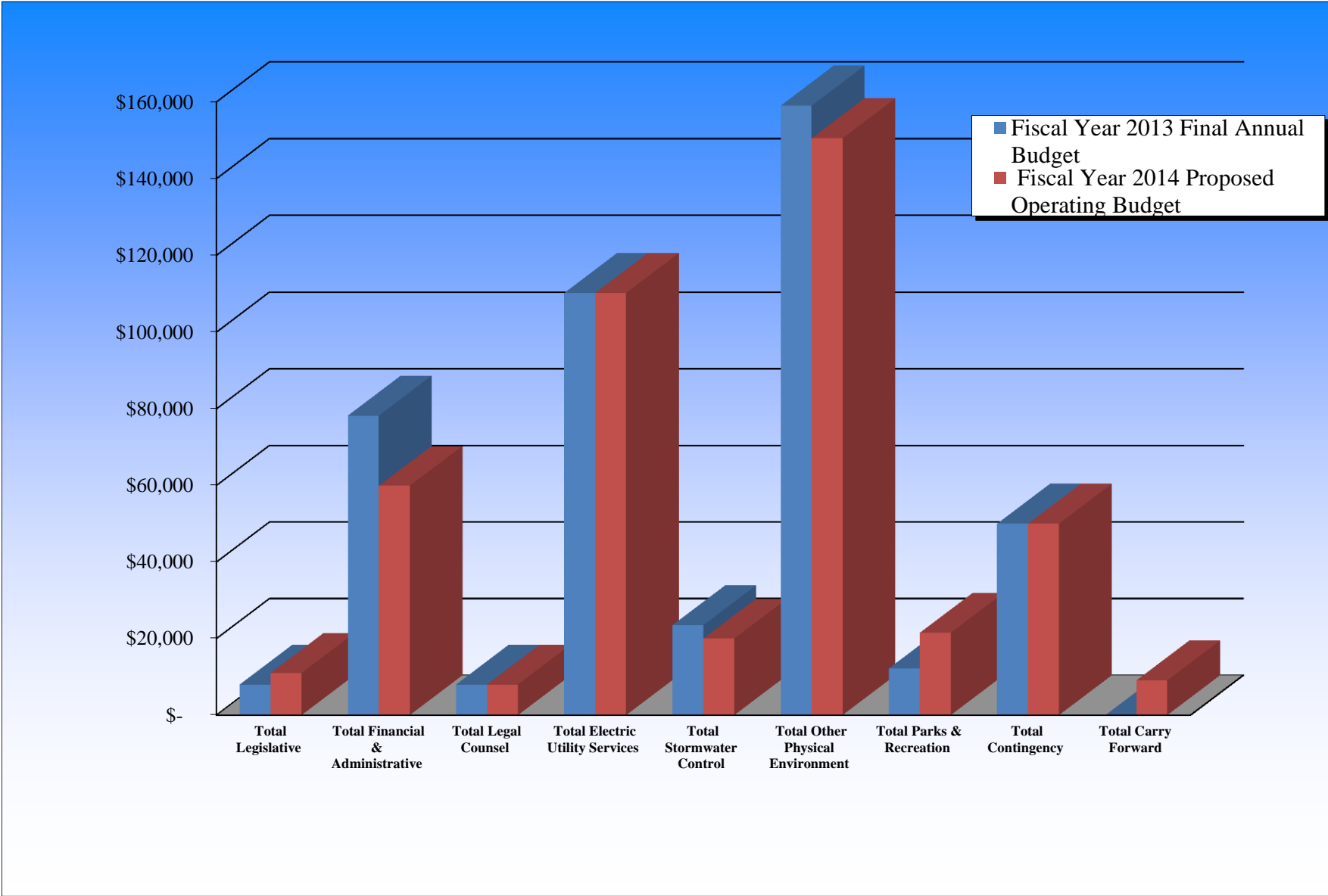


Signature

Date

River Bend Community Development District

Fiscal Year 2014 Annual Operating Budget Comparative Analysis



River Bend
Community Development District
Fiscal Year 2014 Proposed Operating Budget
Debt Service Fund

REVENUES		
	Series 2005	Series 2007
Debt Service Assessments Levied - On Tax Roll	\$ 680,550	\$ -
Debt Service Assessments Levied - Off Tax Roll	\$ -	\$ 600,638
TOTAL REVENUES	\$ 680,550	\$ 600,638

Operating Budget		
Bond Principal Payment	\$ 210,000	
May Bond Interest Payment	\$ 235,304	\$ 300,319
November Bond Interest Payment	\$ 229,581	\$ 300,319
Miscellaneous Expenses	\$ 5,665	
TOTAL EXPENDITURES	\$ 680,550	\$ 600,638
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -

ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2013	\$ 8,995,000	\$ 8,430,000
Principal Payment Applied Toward Bonds	\$ 210,000	\$ -
Bonds Outstanding - Period Ending 11/1/2014	\$ 8,785,000	\$ 8,430,000



**River Bend
Community Development District
Schedule of
Fiscal Year 2014 Annual Assessments
Annual Assessments ⁽¹⁾**

Lot Size	EAU Value	Unit Count	Fiscal Year 2013			Fiscal Year 2014				Fiscal Year 2014 Total	Total Increase / (Decrease) in Annual
			Debt Service Per Unit	O&M Per Unit	Special Recreation Assmt Per Unit ⁽³⁾	Fiscal Year 2013 Total	Debt Service Per Unit	O&M Per Unit	Special Recreation Assmt Per Unit ⁽³⁾		
Single Family 50'	1.00	344	\$800	\$529	326	\$1,655	\$800	\$529	\$326	\$1,655	\$0
Single Family 60'	1.19	215	\$950	\$628	\$326	\$1,904	\$950	\$628	\$326	\$1,904	\$0
Single Family 70'	1.40	103	\$1,120	\$741	\$326	\$2,187	\$1,120	\$741	\$326	\$2,187	\$0
Single Family 80'	1.70	75	\$1,360	\$900	\$326	\$2,586	\$1,360	\$900	\$326	\$2,586	\$0
Single Family 90'	1.90	12	\$1,520	\$1,006	\$326	\$2,852	\$1,520	\$1,006	\$326	\$2,852	\$0
Single Family 100'	2.13	12	\$1,700	\$1,123	\$326	\$3,149	\$1,700	\$1,123	\$326	\$3,149	\$0
Total		761									

Notations:

- ⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 8%.
- ⁽²⁾ A positive figure denotes an increase in assessments; conversely, a negative figure denotes a decrease in assessments.
- ⁽³⁾ Figure is based on 752 units, as currently contemplated upon completion of the development, and relates to the completion of a community amenity center.



RESOLUTION 2013-04

**A RESOLUTION OF THE RIVER BEND COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR 2014 (BEGINNING
OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014)**

WHEREAS, the District Manager submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing fiscal year, pursuant to the provision of Chapters 190 and 197, Florida Statutes; and

WHEREAS, the Board adopted said proposed budget and set August 8, 2013 as the date for a public hearing thereon, to receive public comments and caused notice of such public hearing to be given by mail and/or publication pursuant to Chapters 190 and 197, Florida Statutes; and

WHEREAS, Florida Statutes require that the District Board, by resolution, adopt the final approved budget for the ensuing fiscal year; and

WHEREAS, the Board is empowered to impose special assessments upon the properties within the District.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVER
BENDCOMMUNITY DEVELOPMENT DISTRICT THAT:**

Section 1. The Proposed Budget (as amended, if applicable) for Fiscal Year 2014 and attached hereto as Exhibit A, is hereby approved and adopted as Final, pursuant to Florida Statutes and incorporated herein by reference.

Section 2. Pursuant to the assessment levy approved in conjunction with the Adoption of the Fiscal Year 2014 Budget, attached hereto as Exhibit A, the Board hereby approves the Developer Funding Agreement attached hereto as Exhibit B and authorizes the Chairman to execute same in the District’s behalf.

Section 3. The Appropriate Officer(s) of the District and the District Manager are authorized to execute any and all necessary transmittals, certifications, or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2013.

**RIVER BEND
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

RESOLUTION 2013-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER BEND COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, River Bend Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (the “County”); and

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2013/2014 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Operation and Maintenance Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapters 190 and 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the Tax Collector (“Uniform Method”); and

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an agreement with the Property Appraiser and Tax Collector to provide for the collection of special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Operation and Maintenance Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Operations and Maintenance Budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of River Bend Community Development District (the "Assessment Roll") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on the parcels designated in **Exhibit "B"** to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the County Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVER BEND COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits "A" and "B"**.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapters 190 and 197, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits "A" and "B"**.

SECTION 3. COLLECTION AND DUE DATE. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B"**, is hereby certified and adopted.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the property roll by the Property Appraiser after the

date of this Resolution, and shall amend the Districts Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of River Bend Community Development District.

PASSED AND ADOPTED this 8th day of August, 2013.

ATTEST:

**RIVER BEND COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

By: _____
Name: _____
Chairman of the Board of Supervisors

Exhibit "A" – Fiscal Year 2013/2014 Budget
Exhibit "B" – Assessment Roll

RESOLUTION 2013-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER BEND COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, River Bend Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVER BEND COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. Regular meetings of the Board of Supervisors of the River Bend Community Development District, for the Fiscal Year 2014, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hillsborough County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2013.

**RIVER BEND
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
RIVER BEND COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2014**

**RIVER BEND COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2013/2014

October 10, 2013	6:30 p.m.
November 14, 2013	6:30 p.m.
December 12, 2013	6:30 p.m.
January 8, 2014	6:30 p.m.
February 13, 2014	6:30 p.m.
March 13, 2014	6:30 p.m.
April 10, 2014	6:30 p.m.
May 8, 2014	6:30 p.m.
June 12, 2014	6:30 p.m.
July 9, 2014	6:30 p.m.
August 14, 2014	6:30 p.m.
September 11, 2014	6:30 p.m.

All meetings will convene at 6:30 p.m., at the River Bend Amenity Center, located at 2502 Dakota Rock Drive, Ruskin, Florida, 33570.