TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS REGULAR MEETING MAY 17, 2022

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT AGENDA TUESDAY, MAY 17, 2022 AT 11:00 A.M. SPRINGHILL SUITES BY MARRIOTT TAMPA SUNCOAST PARKWAY LOCATED AT 16615 CROSSPOINTE RUN, LAND O' LAKES, FL 34638

District Board of Supervisors	Chair Vice-Chair Supervisor Supervisor Supervisor	Jeffery Hills Nicholas Dister Steve Luce Ryan Motko Thomas Spence
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	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 11:00 a.m.

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 7-1-1 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.

May 17, 2022 Board of Supervisors **Two Rivers West Community Development District**

Dear Board Members:

The Regular Meeting of the Two Rivers West Community Development District will be held on May 17, 2022 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: 1-866-906-9330 A	ccess Code: 4863181
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REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL	
2. PUBLIC COMMENT ON AGENDA ITEMS 3. VENDOR AND STAFF REPORTS	
A. District Counsel	
B. District Manager	
C. District Engineer	
4. BUSINESS ITEMS	
A. Consideration of Resolution 2022-35; Approving Proposed FY 2023 Budget	
& Setting Public Hearing	Tab 01
i. Proposed FY 2023 BudgetUnder Separ	ate Cover
B. Announcement of Qualified Electors	
C. General Matters of the District	
5. CONSENT AGENDA ITEMS	
A. Consideration of Special Organizational Meeting Minutes December 17, 2021	Tab 03
B. Consideration of Landowners Election Meeting Minutes January 18, 2022	Tab 04
C. Consideration of Public Hearing & Regular Meeting January 18, 2022	Tab 05
D. Consideration of Public Hearing & Regular Meeting February 15, 2022	Tab 06
E. Consideration of Regular Board of Supervisors Meeting March 15, 2022	Tab 07
F. Consideration of Operations and Maintenance Expenditures March 2022	Tab 08
G. Review of Financial Statements for Month Ending March 31, 2022	Tab 09
6. STAFF REPORTS	
A. District Counsel	
P. District Manager	

- B. District Manager
- C. District Engineer
- 7. BOARD MEMBERS COMMENTS
- 8. PUBLIC COMMENTS
- 9. ADJOURNMENT

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

Sincerely,

Rub. Tr

RESOLUTION 2022-<u>35</u>

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Two Rivers West Community Development District ("District") prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Proposed Budget"); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING**. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 16, 2022
HOUR:	11:00 a.m.
LOCATION:	Marriott Springhill Suites 16615 Bexley Village Drive Land O'Lakes, Florida 34638

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT**. The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET**. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE**. Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE**. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 17, 2022.

Attest:

Two Rivers West Community Development District

Print Name:______ Secretary / Assistant Secretary Print Name:_____ Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023



Brian E. Corley Supervisor of Elections PO Box 300 Dade City FL 33526-0300

1-800-851-8754 www.pascovotes.com

April 19, 2022

Brian Lamb, District Manager Meritus Corp 2005 Pan Am Circle Suite 300 Tampa FL 33607

Dear Brian Lamb:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2022.

٠	Cobblestone Community Development District	0
٠	Cypress Preserve Community Development District	771
٠	Hilltop Point Community Development District	0
٠	Longleaf Community Development District	1,354
۰	Two Rivers North Community Development District	0
٠	Two Rivers West Community Development District	0

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood Chief Administrative Officer

East Pasco - Dade City (352) 521-4302 Central Pasco - Land O' Lakes (813) 929-2788 West Pasco - New Port Richey (727) 847-8162

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January 18, 2022 Minutes of Public Hearing, Audit Committee & Regular Meeting

Minutes of the Public Hearing, Audit Committee & Regular Meeting

The Public Hearing, Audit Committee & Regular Meeting of the Board of Supervisors for the
Two Rivers West Community Development District was held on Tuesday, January 18, 2022 at
11:00 a.m. at Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Bexley
Village Dr., Land O'Lakes, FL 34638.

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1. CALL TO ORDER

Brian Lamb called the Public Hearing, Audit Committee & Regular Meeting of the Board of
Supervisors of the Two Rivers West Community Development District to order on Tuesday,
January 18, 2022 at 11:15 a.m.

17 Board Members Present and Constituting a Quorum:

18	Nick Dister	Supervisor
19	Jeff Hills	Supervisor
20	Steve Luce	Supervisor
21	Ryan Motko	Supervisor
22	Thomas Spence	Supervisor
23		
24	Staff Members Present:	
25	Brian Lamb	District Manager, Inframark
26	Dana Crosby-Collier	District Counsel, Straley Robin Vericker
27	Lynn Butler	Paralegal, Straley Robin Vericker
28	Jennifer Taylor	Bond Counsel, Gray Robinson
29		
30	There were no members of	the general public in attendance.
31		
32		
33	2. PUBLIC COMME	NT ON AGENDA ITEMS
34		
35	There were no public comm	nents on agenda items.
36		
37		
38	3. OATH OF OFFIC	E
39		
40	Mr. Lamb stated that he had	d the signed Oaths of Office from all of the Board members.
41		
42		
43	4. RECESS TO PUB	LIC HEARING
44		

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

- 46
- 47
- 48

49 5. PUBLIC HEARING ON LEVYING DEBT ASSESSMENTS 50 A. Open Public Hearing on Levying Debt Assessments

51 52 MOTION TO: Open the Public Hearing. 53 MADE BY: Supervisor Dister 54 **SECONDED BY:** Supervisor Hills 55 DISCUSSION: None further 56 **RESULT:** Called to Vote: Motion PASSED 57 5/0 - Motion Passed Unanimously 58 59 **B.** Staff Presentations 60 Mr. Lamb went over the resolution with the Board. Supervisor Spence noted that the reclaim 61 62 needs to be included in the report and the District Engineer is aware. 63 64 C. Public Comments 65 66 There were no public comments. 67 68 **D.** Close Public Hearing on Levying Debt Assessments 69 MOTION TO: 70 Close the Public Hearing. 71 MADE BY: Supervisor Dister 72 **SECONDED BY:** Supervisor Luce 73 **DISCUSSION:** None further Called to Vote: Motion PASSED 74 **RESULT:** 75 5/0 - Motion Passed Unanimously 76 77 E. Consideration of Resolution 2022-27; Levying Debt Assessments 78 79 The Board reviewed the resolution. 80 Approve Resolution 2022-27. 81 MOTION TO: 82 MADE BY: Supervisor Luce 83 SECONDED BY: Supervisor Dister **DISCUSSION:** None further 84 85 **RESULT:** Called to Vote: Motion PASSED 86 5/0 - Motion Passed Unanimously 87

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89	6. RECESS	5 TO AUDIT CO	MMITTEE MEETING
90 91	Mr. Lamb direct	ed the Board to pro	oceed to the Audit Committee meeting.
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93			
94	7. AUDIT (COMMITTEE M	EETING
95	A. Call t	to Order/Roll Cal	1
96			
97	Mr. Lamb stated	that the Board me	mbers as appointed will serve as the Audit Committee.
98 00	D 4	··· • Cl. • ···· • ···	
99 100	в. Арро	int Chairman	
100	Mr. Lamb will b	e the Chair	
101			
102	C. Selec	tion of Criteria fo	r Evaluation of Proposals
104			
105	The Board review	wed the selection o	f criteria for evaluating the proposal. Mr. Lamb
106	recommended al	so using price as a	factor. The Board agreed.
107			
108	Ν	IOTION TO:	Use pricing as one of the criteria in the selection
109	11.		process.
110	Ν	IADE BY:	Supervisor Motko
111		ECONDED BY:	Supervisor Dister
112		ISCUSSION:	None further
113	K	ESULT:	Called to Vote: Motion PASSED
114			5/0 - Motion Passed Unanimously
115			
116	D. Deter	mine Date, Time	and Location RFP Required
117			of Request for Proposals for Audit Services
118			to Interested Firms
119	F. Deter	mine Date of Nex	t Committee Meeting
120			
121		•	RFP to interested firms and look to have them back in March.
122	The next Audit C	Committee meeting	g will be on March 15, 2022.
123			
124	ο ορτιο		D TO DECULAD MEETING
125	8. KEIUK	N AND PROCEE	D TO REGULAR MEETING
126 127	Mr. Lamb direct	ed the Roard to rat	urn and proceed to the regular meeting.
127			and proceed to the regular meeting.
128			
130			

131 9. VENDOR AND STAFF REPORTS 132 A. District Counsel 133 **B.** District Engineer 134 135 There were no additional reports from Counsel or the Engineer. 136 137 C. District Manager 138 139 Mr. Lamb asked the Board about receiving Supervisor compensation. Nick Dister, Jeff Hills, 140 Steve Luce, Ryan Motko, and Thomas Spence all accepted the Supervisor compensation for the 141 meetings. 142 143 144 **10. BUSINESS ITEMS** 145 A. Consideration of Resolution 2022-28; Canvassing and Certifying the Results of 146 the Landowners Election 147 Mr. Lamb reviewed the resolution with the Board. Nick Dister received 10 votes and will have a 148 149 four-year term, Thomas Spence received 10 votes and will have a four-year term, Jeff Hills 150 received 5 votes and will have a two-year term, Steve Luce received 5 vote sand will have a two-151 year term, and Ryan Motko received 5 votes and will have a two-year term. 152 153 MOTION TO: Approve Resolution 2022-28 as stated. 154 MADE BY: Supervisor Hills 155 SECONDED BY: Supervisor Motko 156 DISCUSSION: None further 157 **RESULT:** Called to Vote: Motion PASSED 158 5/0 - Motion Passed Unanimously 159 160 B. Consideration of Resolution 2022-29; Designating Officers 161 162 The Board reviewed the officer positions. Supervisor Hills will be Chair, and Supervisor Dister 163 will be Vice-Chair. Mr. Lamb will be Secretary, Eric Davidson with Inframark will be the Treasurer, and the remaining Board members will be Assistant Secretaries. 164 165 166 MOTION TO: Approve Resolution 2022-29 as stated. 167 MADE BY: Supervisor Luce 168 **SECONDED BY:** Supervisor Motko 169 DISCUSSION: None further 170 **RESULT:** Called to Vote: Motion PASSED 171 5/0 - Motion Passed Unanimously 172

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174	11. SUPE	RVISOR REOUES	FS AND COMMENTS
175		<u> </u>	
176	There were no	o supervisor requests of	or comments.
177			
178			
179	12. AUD	IENCE COMMENT	Ϋ́S
180			
181	There were no	o audience comments.	
182			
183	12 ADIC		
184 185	IS. ADJU	DURNMENT	
105			
186		MOTION TO:	Adjourn.
187		MADE BY:	Supervisor Dister
188		SECONDED BY:	Supervisor Motko
189		DISCUSSION:	None further
190		RESULT:	Called to Vote: Motion PASSED
191			5/0 - Motion Passed Unanimously
192			
193			
194			

*Please note the entire meeting is avail	able on disc.	
*These minutes were done in summary format.		
*Each person who decides to appeal any decision made by the Board with respect to any considered at the meeting is advised that person may need to ensure that a verbatim recorproceedings is made, including the testimony and evidence upon which such appeal is to be based		
Meeting minutes were approved at noticed meeting held on	t a meeting by vote of the Board of Supervisors at a p	
Signature	Signature	
Signature	oignatur e	
Printed Name	Printed Name	
Title: □ Secretary	Title: □ Chairman	
□ Assistant Secretary	Vice Chairman	
	Recorded by Records Administrator	
	Signature	
	Date	
Official District Seal		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

December 17, 2021 Minutes of Special Organizational Meeting 1 2 3 Minutes of the Special Organizational Meeting 4 5 The Special Organizational Meeting of the Board of Supervisors for the Two Rivers West 6 Community Development District was held on Friday, December 17, 2021 at 2:00 p.m. at 7 Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Bexley Village Dr., Land O'Lakes, FL 34638. 8 9 10 11 **1. CALL TO ORDER** 12 13 Brian Lamb called the Special Organizational Meeting of the Board of Supervisors of the Two 14 Rivers West Community Development District to order on Friday, December 17, 2021 at 2:30 15 p.m. 16 17 **Board Members Present and Constituting a Quorum:** 18 Nick Dister Supervisor 19 Steve Luce Supervisor 20 Ryan Motko Supervisor 21 Supervisor Thomas Spence 22 23 **Staff Members Present:** 24 Brian Lamb District Manager, Meritus 25 District Counsel, Straley Robin Vericker John Vericker via conference call 26 Jennifer Taylor Bond Counsel, Gray Robinson via conference call 27 28 There were no members of the general public in attendance. 29 30 31 2. PUBLIC COMMENT PERIOD 32 33 There were no public comments. 34 35 36 3. ADMINISTER OATHS OF OFFICE TO BOARD ASSIGNED IN PETITION 37 38 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. 39 40 41 42 4. SEAT NEW BOARD MEMBERS 43 A. Overview of Forms, Sunshine Amendment, Code of Ethics, Supervisor 44 Responsibilities 45 46 Mr. Lamb went over that the Board members are well-versed in Sunshine Laws, the Code of 47 Ethics, and supervisor responsibilities. If they have any questions, they will contact Counsel. 48

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50	5. APPO	DINTMENT OF OF	FICERS – Resolution 2021-01
51		hairman	
52		ice Chairman	
53		ecretary	
55 54		reasurer	
55		ssistant Secretaries	
55 56	L . A	ssistant Secretaries	
57 58 59 60 61	 The Board discussed the officer positions. Supervisor Dister will be the Chair, and Supervisor Motko will be the Vice-Chair. Brian Lamb with Meritus will be the Secretary, and Eric Davidson with Meritus will be the Treasurer. The rest of the Board will be Assistant Secretaries, and Brian Howell with Meritus will be an additional Assistant Secretary. 		
62		MOTION TO:	Approve Resolution 2021-01 as stated.
63		MADE BY:	Supervisor Motko
64		SECONDED BY:	Supervisor Dister
65		DISCUSSION:	None further
66		RESULT:	Called to Vote: Motion PASSED
67			4/0 - Motion Passed Unanimously
07			4/0 - Wotion I assed Onanimously
70 71 72 73	A. C	DINTMENT OF CO onsider Appointmen)21-02	NSULTANTS t of District Manager/Assessment Consultant– Resolution
74 75	Meritus will	be the District Manage	er/Assessment Consultant.
76 77	B. D	esignation of Registe	red Agent/Office – Resolution 2021-03
78 79	Brian Lamb/Meritus will be the Registered Agent/Office.		
80 81	C. Consider Appointment of District General Counsel – Resolution 2021-04		
82 83	Straley Robir	n Vericker will be Dis	trict Counsel.
84 85 86	D. C		t of Interim District Engineer – By Motion ze RFQ for District Engineer
87 88	Stantec will b	be the Interim Enginee	er. The Board authorized an RFQ for District Engineer.
89 90	E. C	onsider Appointmen	t of Bond Counsel – Gray Robinson
91 92 93	Gray Robinso	on will be Bond Coun	sel.

102 MOTION TO: Approve Items 6A-G. 103 MADE BY: Supervisor Spence 104 SECONDED BY: Supervisor Luce 105 DISCUSSION: None further 106 RESULT: Called to Vote: Motion PASSED 107 4/0 - Motion Passed Unanimously 108 Consider Authorizing Notice of Establishment – Resolution 2021-05 107 B. Consider Policy of Compensation for Board Members – Resolution 2021-06 118 C. Consider Policy of Reimbursement of District Travel Expenses – Resolution 2021-06 119 D. Consider District Records Retention Schedule – Resolution 2021-06 116 Office – Resolution 2021-08 117 E. Consider District Records Retention Schedule – Resolution 2021-09 118 F. Consider Fiscal Year 2022 Regular Meeting Schedule and Location – Resolution 2021-10 119 2021-10 110 G. Consider Proposed FY 2022 Annual Budget & Set Public Hearing – Resolution 2021-11 111 L Consider Rules of Procedure & Setting Public Hearing – Resolution 2021-13 112 J. Consider Rules of Procedure & Setting Public Hearing – Resolution 2021-14 119 K. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution 2021-13 121 J. Consider Rules of Procedure & Setting Public D	94	F. Consider Appointment of Investment Banker – FMS Bonds		
97 G. Consider Appointment of Trustee – US Bank 98 G. Consider Appointment of Trustee – US Bank 910 US Bank will be the Trustee. 101 US Bank will be the Trustee. 102 MADE BY: Supervisor Spence 103 SECONDED BY: Supervisor Luce 105 DISCUSSION: None further 106 RESULT: Called to Vote: Motion PASSED 107 4/0 - Motion Passed Unanimously 108 Consider Policy of Compensation for Board Members – Resolution 2021-05 118 Consider Policy of Reimburssement of District Travel Expenses – Resolution 2021-06 114 2021-07 115 D. Consider Designation of Primary Administrative Officer and Local Records 119 F. Consider District Records Retention Schedule – Resolution 2021-09 115 F. Consider Fiscal Year 2022 Regular Meeting Schedule and Location – Resolution 2021-11 119 G. Consider Proposed FY 2022 Annual Budget & Set Public Hearing – Resolution 2021-13 115 J. Consider Proposed FY 2022 Annual Budget & Set Public Hearing – Resolution 2021-13 116 Consider Proposed FY 2022 Annual Budget & Set Public Hearing – Resolution 2021-13 117 H. Consider Signation of a Qualified Public Depository – Resolution 2021-14 <tr< th=""><th></th><th colspan="3">FMS Bonds will be the Investment Banker</th></tr<>		FMS Bonds will be the Investment Banker		
 US Bank will be the Trustee. MOTION TO: Approve Items 6A-G. MADE BY: Supervisor Spence SECONDED BY: Supervisor Spence DISCUSSION: None further RESULT: Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously 7. BUSINESS MATTERS 10 7. BUSINESS MATTERS 11 A. Consider Authorizing Notice of Establishment – Resolution 2021-05 B. Consider Policy of Compensation for Board Members – Resolution 2021-06 C. Consider Policy of Reimbursement of District Travel Expenses – Resolution 2021-06 C. Consider Designation of Primary Administrative Officer and Local Records Office – Resolution 2021-08 F. Consider Fiscal Year 2022 Regular Meeting Schedule and Location – Resolution 2021-10 G. Consider Fyz 2022 Regular Meeting Schedule and Location – Resolution 2021-11 H. Consider Proposed FY 2022 Annual Budget & Set Public Hearing – Resolution 2021-12 I. Set Public Hearing for Uniform Method of Collections – Resolution 2021-13 J. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution 2021-14 K. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution 2021-15 L. Authorization to Obtain General Liability and Public Officers Insurance – By Motion M. Consider Approval of Florida Statewide Mutual Aid Agreement – Resolution 2021-16 N. Authorization to Disburse Funds for Expenses – Resolution 2021-17 O. Authorization of ADA Webite Compliance Agreement		This Bonds will be the investment Banker.		
100 US Bank will be the Trustee. 101 MOTION TO: Approve Items 6A-G. 103 MADE BY: Supervisor Spence 104 SECONDED BY: Supervisor Luce 105 DISCUSSION: None further 106 RESULT: Called to Vote: Motion PASSED 107 4/0 - Motion Passed Unanimously 108 Seconder Policy of Compensation for Board Members – Resolution 2021-05 11 A. Consider Authorizing Notice of Establishment – Resolution 2021-05 112 B. Consider Policy of Reimbursement of District Travel Expenses – Resolution 2021-06 113 Consider Policy of Reimbursement of District Travel Expenses – Resolution 2021-07 114 Dublic Hearing for Uniform Administrative Officer and Local Records Office – Resolution 2021-08 117 E. Consider District Records Retention Schedule – Resolution 2021-09 118 F. Consider Fiscal Year 2022 Regular Meeting Schedule and Location – Resolution 2021-01 119 G. Consider Proposed FY 2022 Annual Budget & Set Public Hearing – Resolution 2021-11 111 H. Consider Rules of Procedure & Setting Public Hearing – Resolution 2021-13 121 I. Set Public Hearing for Uniform Method of Collections – Resolution 2021-14 122 Consider Rules of Procedure & Setting Public Hearing – Resolution 2021-13 <th></th> <th>G. Consider Appointment of Trustee – US Bank</th>		G. Consider Appointment of Trustee – US Bank		
101 102 MOTION TO: Approve Items 6A-G. 103 MADE BY: Supervisor Spence 104 SECONDED BY: Supervisor Luce 105 DISCUSSION: None further 106 RESULT: Called to Vote: Motion PASSED 107 4/0 - Motion Passed Unanimously 108 109 100 101 7. BUSINESS MATTERS 102 103 104 105 106 107 108 108 109 101 102 103 104 105 105 106 107 108 108 109 101 102 101 102 101 102 102 103 104 105 105 106 107 108 <th></th> <th>US Bank will be the Trustee</th>		US Bank will be the Trustee		
103 MADE BY: Supervisor Spence 104 SECONDED BY: Supervisor Luce 105 DISCUSSION: None further 106 RESULT: Called to Vote: Motion PASSED 107 4/0 - Motion Passed Unanimously 108 109 100 101 102 103 104 105 105 106 107 108 108 109 109 100 101 102 103 104 105 105 106 107 108 108 109 101 101 102 103 104 105 105 106 107 108 109 1017 1018 10	100	os baix will be the Trustee.		
103 MADE BY: Supervisor Spence 104 SECONDED BY: Supervisor Luce 105 DISCUSSION: None further 106 RESULT: Called to Vote: Motion PASSED 107 4/0 - Motion Passed Unanimously 108 109 100 101 102 103 104 105 105 106 107 108 108 109 109 100 101 102 103 104 105 105 106 107 108 108 109 101 101 102 103 104 105 105 106 107 108 109 1017 1018 10	102	MOTION TO: Approve Items 6A-G		
104 SECONDED BY: Supervisor Luce 105 DISCUSSION: None further 106 RESULT: Called to Vote: Motion PASSED 107 4/0 - Motion Passed Unanimously 108 109 109 7. BUSINESS MATTERS 110 A. Consider Authorizing Notice of Establishment – Resolution 2021-05 112 B. Consider Policy of Compensation for Board Members – Resolution 2021-06 113 C. Consider Designation of Primary Administrative Officer and Local Records 114 2021-07 115 D. Consider Designation of Primary Administrative Officer and Local Records 116 Consider District Records Retention Schedule – Resolution 2021-09 117 E. Consider Iscal Year 2022 Regular Meeting Schedule and Location – Resolution 2021-10 118 F. Consider Fly 2022 Annual Budget & Set Public Hearing – Resolution 2021-11 119 Consider Proposed FY 2022 Annual Budget & Set Public Hearing – Resolution 2021-12 111 H. Consider Rules of Procedure & Setting Public Hearing – Resolution 2021-13 112 J. Consider Rules of Procedure & Setting Public Hearing – Resolution 2021-14 115 K. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution 2021-15 117		11		
105 DISCUSSION: None further RESULT: Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously 107 7. BUSINESS MATTERS 108 7. BUSINESS MATTERS 110 A. Consider Authorizing Notice of Establishment – Resolution 2021-05 111 A. Consider Policy of Compensation for Board Members – Resolution 2021-06 112 B. Consider Policy of Reimbursement of District Travel Expenses – Resolution 2021-07 115 D. Consider Designation of Primary Administrative Officer and Local Records Office – Resolution 2021-08 117 E. Consider District Records Retention Schedule – Resolution 2021-09 118 F. Consider Fiscal Year 2022 Regular Meeting Schedule and Location – Resolution 2021-10 119 2021-10 120 G. Consider Proposed FY 2022 Annual Budget & Set Public Hearing – Resolution 2021-11 121 H. Consider Rules of Procedure & Setting Public Hearing – Resolution 2021-13 123 I. Set Public Hearing for Uniform Method of Collections – Resolution 2021-14 124 K. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution 2021-14 125 K. Consider Designation of a Qualified Public Depository – Resolution 2021-15 126 Motion 127 L. Authorization to Disburse Funds for Expenses – Resolution 2021-18 128		1 1		
106 RESULT: Called to Vote: Motion PASSED 107 4/0 - Motion Passed Unanimously 108 109 7. BUSINESS MATTERS 111 A. Consider Authorizing Notice of Establishment – Resolution 2021-05 12 B. Consider Policy of Compensation for Board Members – Resolution 2021-06 13 C. Consider Policy of Reimbursement of District Travel Expenses – Resolution 2021-07 14 2021-07 15 D. Consider Designation of Primary Administrative Officer and Local Records Office – Resolution 2021-08 16 Office – Resolution 2021-08 17 E. Consider Fiscal Year 2022 Regular Meeting Schedule and Location – Resolution 2021-10 100 G. Consider Proposed FY 2022 Annual Budget & Set Public Hearing – Resolution 2021-11 111 H. Consider Proposed FY 2022 Annual Budget & Set Public Hearing – Resolution 2021-13 123 I. Set Public Hearing for Uniform Method of Collections – Resolution 2021-13 124 J. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution 2021-14 125 K. Consider Designation of a Qualified Public Depository – Resolution 2021-16 126 N. Authorization to Obtain General Liability and Public Officers Insurance – By Motion 127 L. Authorization of Signatories – Resolution 2021-18		1		
 7. BUSINESS MATTERS A. Consider Authorizing Notice of Establishment – Resolution 2021-05 B. Consider Policy of Compensation for Board Members – Resolution 2021-06 C. Consider Policy of Reimbursement of District Travel Expenses – Resolution 2021-07 D. Consider Designation of Primary Administrative Officer and Local Records Office – Resolution 2021-08 E. Consider District Records Retention Schedule – Resolution 2021-09 F. Consider Fiscal Year 2022 Regular Meeting Schedule and Location – Resolution 2021-10 G. Consider Landowners' Meeting Date, Time, and Location – Resolution 2021-11 H. Consider Proposed FY 2022 Annual Budget & Set Public Hearing – Resolution 2021-12 I. Set Public Hearing for Uniform Method of Collections – Resolution 2021-13 J. Consider Rules of Procedure & Setting Public Hearing – Resolution 2021-14 K. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution 2021-15 L. Authorization to Obtain General Liability and Public Officers Insurance – By Motion M. Consider Designation of a Qualified Public Depository – Resolution 2021-16 N. Authorization to Disburse Funds for Expenses – Resolution 2021-18 P. Consider Adproval of Florida Statewide Mutual Aid Agreement – Resolution 2021-29 Q. Consider Provisions for Public Comments – Resolution 2021-21 S. Appointment of Audit Committee – By Motion T. Consider Provisions for Public Comments – Resolution 2021-21 	106			
 7. BUSINESS MATTERS A. Consider Authorizing Notice of Establishment – Resolution 2021-05 B. Consider Policy of Compensation for Board Members – Resolution 2021-06 C. Consider Policy of Reimbursement of District Travel Expenses – Resolution 2021-07 D. Consider Designation of Primary Administrative Officer and Local Records Office – Resolution 2021-08 F. Consider District Records Retention Schedule – Resolution 2021-09 F. Consider Fiscal Year 2022 Regular Meeting Schedule and Location – Resolution 2021-10 G. Consider Landowners' Meeting Date, Time, and Location – Resolution 2021-11 H. Consider Proposed FY 2022 Annual Budget & Set Public Hearing – Resolution 2021-12 I. Set Public Hearing for Uniform Method of Collections – Resolution 2021-13 J. Consider Rules of Procedure & Setting Public Hearing – Resolution 2021-14 K. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution 2021-15 L. Authorization to Obtain General Liability and Public Officers Insurance – By Motion M. Consider Designation of a Qualified Public Depository – Resolution 2021-16 N. Authorization to Disburse Funds for Expenses – Resolution 2021-17 O. Authorization of Signatories – Resolution 2021-17 O. Consider Approval of Florida Statewide Mutual Aid Agreement – Resolution 2021-20 R. Consider Provisions for Public Comments – Resolution 2021-21 S. Appointment of Audit Committee – By Motion T. Consideration of ADA Website Compliance Agreement 	107	4/0 - Motion Passed Unanimously		
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 136 S. Appointment of Audit Committee – By Motion 137 T. Consideration of ADA Website Compliance Agreement 				
137T. Consideration of ADA Website Compliance Agreement				
1 0	137			
	138	• · · · · ·		

139 Mr. Lamb went over all of the Business Items with the Board. The Landowners Election will be 140 held on January 18, 2021 at 11:00 a.m. The public hearings for the budget, uniform method of 141 collections, and rules of procedure will be on February 15, 2021 at 11:00 a.m. The Board 142 appointed the Board as the Audit Committee. Supervisor Dister, Supervisor Motko, Supervisor 143 Luce, and Supervisor Spence accepted the supervisor compensation. The Board authorized 144 obtaining general liability and public officers insurance. 145 146 MOTION TO: Approve Business Matters 7A-T as stated. 147 MADE BY: Supervisor Dister 148 SECONDED BY: Supervisor Motko 149 **DISCUSSION:** None further 150 **RESULT:** Called to Vote: Motion PASSED 151 4/0 - Motion Passed Unanimously 152 153 8. PRELIMINARY REPORT PRESENTATION - ASSESSMENT BONDS 154 155 A. Consideration of Master Report of Engineer 156 157 Mr. Lamb went over the Master Report of the Engineer with the Board. 158 159 MOTION TO: Approve the Master Report of the Engineer in 160 substantial form. MADE BY: 161 Supervisor Dister 162 SECONDED BY: Supervisor Luce 163 **DISCUSSION:** None further 164 **RESULT:** Called to Vote: Motion PASSED 165 4/0 - Motion Passed Unanimously 166 **B.** Consideration of BAN Report of Engineer – Bond Anticipation Note 167 168 169 Mr. Lamb went over the Bond Anticipation Note Report of the Engineer with the Board. 170 MOTION TO: Approve the Bond Anticipation Note Report of the 171 172 Engineer in substantial form subject to final revisions 173 as reviewed by the finance team. 174 MADE BY: Supervisor Spence Supervisor Dister 175 SECONDED BY: 176 **DISCUSSION:** None further 177 **RESULT:** Called to Vote: Motion PASSED 178 4/0 - Motion Passed Unanimously

179 180 181 182 183	C. Consideration of Master Assessment Methodology Report Mr. Lamb went over the Master Assessment Methodology Report with the Board.			
184 185	MOTION TO:	Approve the Master Assessment Methodology Report in substantial form.		
186	MADE BY:	Supervisor Dister		
187	SECONDED BY:	Supervisor Luce		
188	DISCUSSION:	None further		
189	RESULT :	Called to Vote: Motion PASSED		
190		4/0 - Motion Passed Unanimously		
191 192 193 194 195 196 197	 192 D. Consideration of Bond Anticipation Note Supplemental Assessment 193 Methodology Report 194 195 Mr. Lamb went over went over the Bond Anticipation Note Supplemental Assessment 196 Methodology Report with the Board. 			
198 199 200	MOTION TO:	Approve the Bond Anticipation Note Supplemental Assessment Methodology Report in substantial form subject to any revisions from the finance team.		
200	MADE BY:	Supervisor Motko		
202	SECONDED BY:	Supervisor Spence		
203	DISCUSSION:	None further		
204	RESULT:	Called to Vote: Motion PASSED		
205		4/0 - Motion Passed Unanimously		
206 207 208 209 210 211 212	 207 E. Authorizing Issuance of Bonds/Filing of Validation Complaint – Resolution 208 2021-22 209 i. Master Trust Indenture 210 211 Mr. Lamb went over the resolution with the Board. 			
213	MOTION TO:	Approve Resolution 2021-22.		
213	MADE BY:	Supervisor Dister		
214	SECONDED BY:	Supervisor Luce		
216	DISCUSSION:	None further		
217	RESULT:	Called to Vote: Motion PASSED		
218		4/0 - Motion Passed Unanimously		
219	L			

F. Consider Declaring Special Assessments – Resolution 2021-23

Mr. Lamb went over the resolution with the Board.

223			
224		MOTION TO:	Approve Resolution 2021-23.
225		MADE BY:	Supervisor Spence
226		SECONDED BY:	Supervisor Dister
227		DISCUSSION:	None further
228		RESULT:	Called to Vote: Motion PASSED
229			4/0 - Motion Passed Unanimously
230 231 232 233 234		onsideration of Delegent over the resolution	gated BAN Award – Resolution 2022-25 with the Board.
235		MOTION TO:	Approve Resolution 2022-05.
236		MADE BY:	Supervisor Luce
230		SECONDED BY:	Supervisor Dister
238		DISCUSSION:	None further
239		RESULT:	Called to Vote: Motion PASSED
		RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously
239 240 241 242 243 244 245	Mr. Lamb we	onsider Setting Publi	4/0 - Motion Passed Unanimously ic Hearing for Special Assessments – Resolution 2022-24 with the Board. The public hearing will be set for January 18,
 239 240 241 242 243 244 245 246 	Mr. Lamb we	onsider Setting Public ent over the resolution) a.m. at the same loca	4/0 - Motion Passed Unanimously ic Hearing for Special Assessments – Resolution 2022-24 with the Board. The public hearing will be set for January 18, ation.
 239 240 241 242 243 244 245 246 247 	Mr. Lamb we	onsider Setting Public ent over the resolution a.m. at the same loca MOTION TO:	4/0 - Motion Passed Unanimously ic Hearing for Special Assessments – Resolution 2022-24 with the Board. The public hearing will be set for January 18, ation. Approve Resolution 2021-24.
239 240 241 242 243 244 245 246 247 248	Mr. Lamb we	onsider Setting Public ent over the resolution a.m. at the same loca MOTION TO: MADE BY:	4/0 - Motion Passed Unanimously ic Hearing for Special Assessments – Resolution 2022-24 with the Board. The public hearing will be set for January 18, tion. Approve Resolution 2021-24. Supervisor Motko
239 240 241 242 243 244 245 246 247 248 249	Mr. Lamb we	onsider Setting Public ent over the resolution) a.m. at the same loca MOTION TO: MADE BY: SECONDED BY:	4/0 - Motion Passed Unanimously ic Hearing for Special Assessments – Resolution 2022-24 with the Board. The public hearing will be set for January 18, tion. Approve Resolution 2021-24. Supervisor Motko Supervisor Spence
239 240 241 242 243 244 245 246 247 248	Mr. Lamb we	onsider Setting Public ent over the resolution a.m. at the same loca MOTION TO: MADE BY:	4/0 - Motion Passed Unanimously ic Hearing for Special Assessments – Resolution 2022-24 with the Board. The public hearing will be set for January 18, tion. Approve Resolution 2021-24. Supervisor Motko
 239 240 241 242 243 244 245 246 247 248 249 250 	Mr. Lamb we	onsider Setting Public ent over the resolution a.m. at the same loca MOTION TO: MADE BY: SECONDED BY: DISCUSSION:	4/0 - Motion Passed Unanimously ic Hearing for Special Assessments – Resolution 2022-24 with the Board. The public hearing will be set for January 18, ation. Approve Resolution 2021-24. Supervisor Motko Supervisor Spence None further

259			
260		MOTION TO:	Approve Resolution 2021-26.
260		MADE BY:	Supervisor Dister
262		SECONDED BY:	Supervisor Luce
262		DISCUSSION:	None further
203 264		RESULT:	Called to Vote: Motion PASSED
		KESULI.	
265			4/0 - Motion Passed Unanimously
266			
267			erlocal Agreement between Two Rivers West and Two
268 269	R	ivers West for the Fu	Inding and Construction of Certain Offsite Improvement
209 270	Mr. I amh we	ent overt the Interlocal	Agreement with the Board.
270	With Lamb WC	and over the interioed	rigicoment with the board.
272 273		MOTION TO:	Approve the Interlocal Agreement in substantial form subject to final review and authorization.
273		MADE BY:	
			Supervisor Dister
275		SECONDED BY:	Supervisor Spence
276		DISCUSSION:	None further
277		RESULT:	Called to Vote: Motion PASSED
278			4/0 - Motion Passed Unanimously
279			
280	K. O	ther Matters Related	l to Financing
281			
282			TTEDO
283 284		INISTRATIVE MA equest for Working	
284	A. N	equest for working	Capital – By Motion
286	Mr. Lamb bri	iefly discussed reques	ting working capital.
287		5 1	
288			
289		FFREPORTS	
290		istrict Counsel	
291 292		istrict Engineer istrict Manager	
292	C. D	istrict manager	
294	There were n	o further reports from	staff at this time.
295		1	
296			
297	11. BOA	RD MEMBERS' CO	OMMENTS
298			
299	There were n	o comments from the	Board.
300 301			
501			

302 12. PUBLIC COMMENTS 303 304 There were no public comments. 305 306 307 13. ADJOURNMENT 308

309	MOTION TO:	Adjourn.
310	MADE BY:	Supervisor Dister
311	SECONDED BY:	Supervisor Motko
312	DISCUSSION:	None further
313	RESULT:	Called to Vote: Motion PASSED
314		4/0 - Motion Passed Unanimously
315	<u>[</u>	

316

*These minutes were done in summary format.		
*Each person who decides to appeal any decision made by the Board with respect to any n considered at the meeting is advised that person may need to ensure that a verbatim reco the proceedings is made, including the testimony and evidence upon which such appeal is based.		
Meeting minutes were approved at a noticed meeting held on	meeting by vote of the Board of Supervisors at a p	
Signature	Signature	
Printed Name	Printed Name	
Title: □ Secretary	Title: □ Chairman	
□ Secretary □ Assistant Secretary	 Chairman Vice Chairman 	
	Recorded by Records Administrator	
	Recorded by Records Administrator	
	Signature	
	Signature	
	Signature	
Official District Seal	Signature	

January 18, 2022 Minutes of the Landowner's Election

1	М	inutes of the Landowner's Election
2 3 4 5 6 7	Development District was hel	of the Board of Supervisors for the Two Rivers West Community d on Tuesday, January 18, 2022 at 11:00 a.m. at Spring Hill Suites by kway located at 16615 Bexley Village Dr., Land O' Lakes, FL 34638.
7 8 9	1. CALL TO ORDER/ROL	L CALL
10 11		wner's Election of the Board of Supervisors of the Two Rivers West strict to order on Tuesday, January 18, 2022 at 11:15 a.m.
12 13 14 15 16 17	Staff Members Present: Brian Lamb Dana Crosby-Collier Lynn Butler Jennifer Taylor	District Manager, Inframark District Counsel, Straley Robin Vericker Paralegal, Straley Robin Vericker Bond Counsel, Gray Robinson
18 19 20 21 22 23	Nick Dister Jeff Hills Steve Luce Ryan Motko Thomas Spence	
24 25 26	There were no other audience	e members present.
27 28 29	2. APPOINTMENT OF ME	CETING CHAIRMAN
30 31 32	Mr. Lamb stated that he will b	be serving as the meeting chairman.
33 34	3. ANNOUNCEMENT OF	CANDIDATES/CALL FOR NOMINATIONS
35 36 37 38	Mr. Lamb announced the cano Spence.	didates: Nick Dister, Jeff Hills, Steve Luce, Ryan Motko, and Thomas
39 40	4. ELECTION OF SUPER	VISORS
41 42 43 44 45	Jeff Hills, 5 votes for Steve Lu	Ilts: 10 votes for Nick Dister, 10 votes for Thomas Spence, 5 votes for uce, and 5 votes for Ryan Motko. Nick Dister and Thomas Spence will ls, Steve Luce, and Ryan Motko will have two-year terms.

46 47	5. OWNERS REQUESTS	
48 49	There were no requests.	
50 51	6. ADJOURNMENT	
52 53 54	The landowner's election was closed	L
55 56 57	*These minutes were done in summary	format.
58 59 60	considered at the meeting is advised	I any decision made by the Board with respect to any matter that person may need to ensure that a verbatim record of the timony and evidence upon which such appeal is to be based.
61 62 63 64	Meeting minutes were approved at a meeting held on	meeting by vote of the Board of Supervisors at a publicly noticed
65 66 67	Signature	Signature
68 69	Printed Name	Printed Name
70 71	Title:	Title:
72 73 74	 Secretary Assistant Secretary 	□ Chairman □ Vice Chairman
75 76 77 78		Recorded by Records Administrator
79 80 81		Signature
82 83		Date
	Official District Seal	

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

1		February 15, 2022, Minutes of Public Hearing & Regular Meeting		
2 3		Minutes of the Public Hearing & Regular Meeting		
4 5 6 7 8	The Public Hearing & Regular Meetings of the Board of Supervisors for the Two Rivers W Community Development District was held on Tuesday, February 15, 2022, at 11:00 a.m. Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Bexley Village D Land O'Lakes, FL 34638.			
9 10				
11	1. CALI	L TO ORDER		
12				
13			learing & Regular Meetings of the Board of Supervisors of the	
14		-	Development District to order on Tuesday, February 15, 2022,	
15 16	at 11:00 a.m.			
10	Board Mem l	vers Present and (Constituting a Quorum:	
18	Nick Dister		pervisor	
19	Steve Luce		pervisor	
20	Ryan Motko		pervisor	
21				
22	Staff Membe			
23	Brian Lamb		District Manager, Inframark	
24	John Vericker	r Di	District Counsel, Straley Robin Vericker	
25 26	Thora wara n	a mambara of the	eneral public in attendance.	
20 27	There were no	5 members of the g	cheral public in attendance.	
28	2. PUBI	IC COMMENT	ON AGENDA ITEMS	
29				
30	There were no	o public comments	on agenda items.	
31				
32				
33	3. RECI	ESS TO PUBLIC	HEARING	
34 35	Mr. I amh dir	ected the Board to	recess to the Public Hearing.	
36		celeu ine Doalu io	recess to the Fublic freating.	
37				
38	4. PUBI	JC HEARING O	N ADOPTING UNIFORM METHOD OF COLLECTION	
39	A. O]	pen Public Hearin	g on Adopting Uniform Method of Collection	
40		n		
41		MOTION TO:	Open the Public Hearing.	
42		MADE BY:	Supervisor Motko	
43		SECONDED BY	-	
44		DISCUSSION:	None further	
		RESULT:	Called to Vote: Motion PASSED	
45 46		KESULI:		
46			3/0 - Motion Passed Unanimously	

47					
48	B. St	aff Presentations			
49					
50	Mr. Lamb went over the resolution with the Board.				
51					
52	C. Pu	ıblic Comments			
53					
54	There were no	o public comments.			
55		N 111 TT - 1			
56	D. CI	ose Public Hearing o	n Adopting Uniform Method of Collection		
57					
58		MOTION TO:	Close the Public Hearing.		
59		MADE BY:	Supervisor Motko		
60		SECONDED BY:	Supervisor Luce		
61		DISCUSSION:	None further		
62		RESULT:	Called to Vote: Motion PASSED		
63			3/0 - Motion Passed Unanimously		
64	БС	· 1 /· 6D 1			
65	E. Co	onsideration of Resolu	ution 2022-30; Adopting Uniform Method of Collection		
66 67	The Deard rea	viewed the resolution.			
68	The Board re-	viewed the resolution.			
69		MOTION TO:	Approve Resolution 2022-30.		
70		MADE BY:	Supervisor Motko		
71		SECONDED BY:	Supervisor Luce		
72		DISCUSSION:	None further		
73		RESULT:	Called to Vote: Motion PASSED		
74			3/0 - Motion Passed Unanimously		
75 76		1	J		

78 5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE 79 A. Open Public Hearing on Adopting Uniform Rules of Procedure

80		r	
81		MOTION TO:	Open the Public Hearing.
82		MADE BY:	Supervisor Luce
83		SECONDED BY:	Supervisor Motko
84		DISCUSSION:	None further
85		RESULT:	Called to Vote: Motion PASSED
86			3/0 - Motion Passed Unanimously
87		<u>[</u>	
88	B. St	aff Presentations	
89 90	Mr. I amb we	ent over the resolution	with the Board
91	wir. Lamo we	int over the resolution	i with the Board.
92	C. Pu	ublic Comments	
93			
94 95	There were n	o public comments.	
95 96	D. C	lose Public Hearing	on Adopting Uniform Rules of Procedure
97			on Huoping children Raies of Freeduite
98		MOTION TO:	Close the Public Hearing.
99		MADE BY:	Supervisor Luce
100		SECONDED BY:	Supervisor Motko
101		DISCUSSION:	None further
102		RESULT:	Called to Vote: Motion PASSED
103			3/0 - Motion Passed Unanimously
104			
105	E. Co	onsideration of Reso	lution 2022-31; Adopting Uniform Rules of Procedure
106 107	The Board re	viewed the resolution	
107		viewed the resolution	•
109		MOTION TO:	Approve Resolution 2022-31.
110		MADE BY:	Supervisor Motko
111		DISCUSSION:	None further
112		RESULT:	Called to Vote: Motion PASSED
113			3/0 - Motion Passed Unanimously
114		U	
115			
116			

117 6. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2022 BUDGET 118 119 6. Open Public Hearing on Adopting Final Fiscal Year 2022 Budget

119		n		
120		MOTION TO:	Open the Public Hearing.	
121		MADE BY:	Supervisor Luce	
122		SECONDED BY:	Supervisor Motko	
123		DISCUSSION:	None further	
124		RESULT:	Called to Vote: Motion PASSED	
125			3/0 - Motion Passed Unanimously	
126]
120	B. St	aff Presentations		
128				
129	Mr. Lamb we	ent over the resolution	with the Board.	
130				
131	C. Pı	ublic Comments		
132 133	Thoma wara a	a multic commonte		
133	There were no	o public comments.		
135	D. C	lose Public Hearing	on Adopting Final Fiscal Year 2022 Budget	
136	2. 0.			
137		MOTION TO:	Close the Public Hearing.	
138		MADE BY:	Supervisor Motko	
139		SECONDED BY:	Supervisor Luce	
140		DISCUSSION:	None further	
141		RESULT:	Called to Vote: Motion PASSED	
142		ILLSOL1.	3/0 - Motion Passed Unanimously	
174			5/0 Worldin Lassed Chammodsty	
143				
144	E. Co		lution 2022-32; Adopting Final Fiscal Year 2022 B	Budg
145		i. Developer Fundi	ng Agreement	
146 147	The Board re	viewed the resolution		
148	The Board re	viewed the resolution	•	
149		MOTION TO:	Approve Resolution 2022-32.	
150		MADE BY:	Supervisor Motko	
150		SECONDED BY:	Supervisor Luce	
151		DISCUSSION:	None further	
153		RESULT:	Called to Vote: Motion PASSED	
154			3/0 - Motion Passed Unanimously	
155				
156				

157	7. RET	URN AND PROCEE	D TO REGULAR MEETING
158 159	Mr. I amh dii	rected the Board to ret	turn and proceed to the regular meeting.
160	Wir. Lamo an	feeted the Dourd to rea	and proceed to the regular meeting.
161			
162	8. VEN	DOR AND STAFF F	REPORTS
163	A. D	istrict Counsel	
164			
165	District Cour	nsel noted that there w	ill be a validation hearing on February 28th @ 2:30 p.m. via
166	Zoom.		
167			
168		istrict Engineer	
169	C. D	istrict Manager	
170			
171	There were n	o additional reports fr	om Counsel or the Engineer.
172			
173 174		NESS ITEMS	
174			lution 2022-33; Supplemental Assessment Resolution
176	A. C	Unsider ation of Reso	fution 2022-55, Supplemental Assessment Resolution
177	Mr. Lamb rev	viewed the resolution	with the Board.
178			
179		MOTION TO:	Approve Resolution 2022-33.
180		MADE BY:	Supervisor Motko
181		SECONDED BY:	Supervisor Dister
182		DISCUSSION:	None further
183		RESULT:	Called to Vote: Motion PASSED
184		RESCET.	3/0 - Motion Passed Unanimously
104			5/0 - Motion Passed Chammously
185			
186	B. G	eneral Matters of th	e District
187			
188	There were n	o general matters to d	iscuss.
189			
190			
191 192			
192 193			
194			
195			
196			
197			
198			
199			
200			
201			

202 203	10. CONSENT AGENDA ITEMS A. Consideration of Special Organizational Meeting Minutes December 17, 2021		
204		_	andowners Election Minutes January 18, 2022
205	C. C	onsideration of the P	Public Hearing & Regular Meeting Minutes January 18,
206	2022		
207			
208	The Board re	viewed the Consent A	Agenda items.
209			
210		MOTION TO:	Approve the Consent Agenda A-C.
211		MADE BY:	Supervisor Motko
212		SECONDED BY:	Supervisor Dister
213		DISCUSSION:	None further
214		RESULT:	Called to Vote: Motion PASSED
215			3/0 - Motion Passed Unanimously
210			
216			
217		DOR AND STAFF F	REPORTS
218		strict Counsel	
219		strict Manager	
220 221	C. D1	strict Engineer	
221	There were n	o staff reports at this	time
223	There were h	o starr reports at tins	inic.
224	12. SUPI	ERVISOR REQUES	TS AND COMMENTS
225		-	
226	There were n	o supervisor requests	or comments.
227			
228	12 410		
229 230	13. AUL	DIENCE COMMENT	15
230	There were n	o audience comments	
232	There were h	o addrenee comments	
233			
234	14. ADJ0	DURNMENT	
235			
236		MOTION TO:	Adjourn.
237		MADE BY:	Supervisor Motko
238		SECONDED BY:	Supervisor Luce
239		DISCUSSION:	None further
240		RESULT:	Called to Vote: Motion PASSED
241			3/0 - Motion Passed Unanimously
242 243		L	

*Please note the entire meeting is availa	ble on disc.
*These minutes were done in summary for	prmat.
considered at the meeting is advised t	any decision made by the Board with respect to any hat person may need to ensure that a verbatim record nony and evidence upon which such appeal is to be based.
Meeting minutes were approved at a noticed meeting held on	a meeting by vote of the Board of Supervisors at a p
Signature	Signature
Printed Name	Printed Name
Title:	Title: □ Chairman
Assistant Secretary	Vice Chairman
Assistant Secretary	Vice Chairman Recorded by Records Administrator
Assistant Secretary	
Assistant Secretary	Recorded by Records Administrator
	Recorded by Records Administrator Signature
Assistant Secretary	Recorded by Records Administrator Signature
	Recorded by Records Administrator Signature

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

	March 15, 2022, Minutes	of the Regular Meeting
	Minutes of the Regular Meeting	
Development District v	s of the Board of Supervisors for the Two R vas held on Tuesday , March 15, 2022 , at 11:00 ncoast Parkway located at 16615 Bexley Village	a.m. at Springhill Suites
1. CALL TO OR	DER	
	Regular Meetings of the Board of Supervisors ent District to order on Tuesday, February 15, 2	
Board Members Press	ent and Constituting a Quorum:	
Nick Dister	Supervisor	
Steve Luce	Supervisor	
Ryan Motko	Supervisor	
Thomas Spence	Supervisor	
Staff Manuh ang Duagan		
Staff Members Presen Brian Lamb		
John M. Vericker	District Manager, Inframark	(via conforma call)
Sarah Parrow	District Counsel, Straley Robin Vericker Bond / Disclosure Counsel	(via conference call) (via conference call)
There were no member	s of the general public in attendance.	
	MENT ON A CENDA JEEMS	
2. PUBLIC COM	IMENT ON AGENDA ITEMS	
There were no public c	omments on agenda items.	
A. District Co	D STAFF REPORTS	
A. District Co	unsei	
District Counsel Verick	ter stated (via conference call) the bond validation	was successful so
	iod which will be eligible in April for bondage.	
B. District Eng	gineer	
There were no addition	al reports from the Engineer.	
C. District Ma	nager	
There were no reports of	on behalf of the District Counsel at this time.	

 49 50 51 52 53 54 55 56 57 58 59 60 61 	A. Co Bo B. Co District Mana	onds, Series 2022 onsideration of Supp	ict Engineers Report – Capital Improvement Revenue Iemental Assessment Methodology Report ed the associated exhibits of the District Engineers and d.
62		MOTION TO:	Approve the District Engineers Report – Capital
63		-	Improvement Revenue Bonds, Series 2022 and
64		B.	Supplemental Assessment Methodology Report
65		MADE BY:	Supervisor Spence
66 (7		SECONDED BY:	Supervisor Luce
67 68		DISCUSSION:	None further
68 60		RESULT:	Called to Vote: Motion PASSED
69			4/0 - Motion Passed Unanimously
70 71 72 73 74 75 76 77 78 79	Bond Counse	i. Second Suppler ii. Bond Purch iii. Prelimin iv. C	Aution 2022-34; Delegation Resolution nental Trust Indenture hase Contract ary Limited Offering Memorandum ontinuing Disclosure Agreement ed the action items of the Resolution 2022-34 along with the
80		MOTION TO:	Approve the Resolution 2022-34.
80 81		MADE BY:	Supervisor Luce
82		SECONDED BY:	Supervisor Dister
83		DISCUSSION:	None further
84		RESULT:	Called to Vote: Motion PASSED
85			4/0 - Motion Passed Unanimously
86 87		L	
88			
89			
90			

91	
92	
93	
94	
95	D. General Matters of the District
96	
97	District Counsel stated (via conference call) he would like all the resolutions signed.
98	
99	5. SUPERVISOR REQUESTS AND COMMENTS
100	
101	There were no supervisor requests or comments.
102	
103	
104	6. AUDIENCE COMMENTS
105	
106	There were no audience comments.
107	
108	
109	7. ADJOURNMENT
110	
111	I, District Manager Brian Lamb, declare the regular meeting to be adjourned, MOTION by
112	Ryan Motko, 2 ND Steve Luce, all in favor, MOTION PASSED.

*Please note the entire meeting is available	ble on disc.
*These minutes were done in summary fo	ormat.
considered at the meeting is advised th	any decision made by the Board with respect to any hat person may need to ensure that a verbatim record nony and evidence upon which such appeal is to be based.
Meeting minutes were approved at a noticed meeting held on	n meeting by vote of the Board of Supervisors at a p
Signature	Signature
Printed Name	Printed Name
Title: □ Secretary	Title: □ Chairman
Assistant Secretary	🗆 Vice Chairman
	Recorded by Records Administrator
	Recorded by Records Administrator
	Signature
	Signature
	Signature
	Signature
Official District Seal	Signature

Two Rivers West CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		

Variable Contract			
Supervisor: Jeff Hills	JH 031522	\$ 200.00	Supervisor Fee - 03/15/2022
Supervisor: Nicholas Dister	ND 021522	200.00	Supervisor Fee - 02/15/2022
Supervisor: Nicholas Dister	ND 031522	200.00	Supervisor Fee - 03/15/2022
Supervisor: Ryan Motko	RM 021522	200.00	Supervisor Fee - 02/15/2022
Supervisor: Ryan Motko	RM 031522	200.00	Supervisor Fee - 03/15/2022
Supervisor: Steve Luce	SL 021522	200.00	Supervisor Fee - 02/15/2022
Supervisor: Steve Luce	SL 031522	200.00	Supervisor Fee - 03/15/2022
Supervisor: Thomas Spence	TS 031522	200.00	Supervisor Fee - 03/15/2022
Variable Contract Sub-Total		\$ 1,600.00	

Utilities		
Utilities Sub-Total	\$ 0.00	

Regular Services				
ADA Site Compliance	INV 10708	\$ 2,900.00		New Complaint and Accessible Website- Quarterly software- based audits - 12/29/2021
Straley Robin Vericker	21113	1,917.05		Professional Services thru 02/15/2022
Straley Robin Vericker	21255	6,132.17	\$ 8,049.22	Professional Services thru 03/15/2022
Tampa Bay Times	320442 120121	533.00		Advertising Services thru 12/1/2021
Tampa Bay Times	320442 122621	2,261.00		Advertising Services thru 12/25/2021
Tampa Bay Times	320442 010322	506.00		Advertising Services thru 01/02/2022
Tampa Bay Times	320442 010522	1,555.50		Advertising Services thru 01/05/2022
Tampa Bay Times	320442 010522 TW	105.20		Advertising Services thru 01/05/2022

Two Rivers West CDD Community Development District Summary of Operations and Maintenance Invoices

	Invoice/Account		Vendor	
Vendor	Number	Amount	Total	Comments/Description
Tampa Bay Times	320442010522	107.60		Advertising Services thru 01/05/2022
Tampa Bay Times	320442 011222	225.20		Advertising Services thru 01/12/2022
Tampa Bay Times	320442 020222	227.60		Advertising Services thru 02/02/2022
Tampa Bay Times	320442 020622	194.50		Advertising Services thru 02/02/2022
Tampa Bay Times	320442 020922	510.80	\$ 6,226.40	Advertising Services thru 02/09/2022
Regular Services Sub-Total		\$ 17,175.62		

Additional Services		
Additional Services Sub-Total	\$ 0.00	

TOTAL:	\$ 18,775.62	

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[] Chairman [] Vice Chairman [] Assistant Secretary

TWO RIVERS MORE CDD MEETING DATE: March 15, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko	\checkmark	Accept	\$200
Steve Luce	V	Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

JH031522

TWO RIVERS WEST CDD MEETING DATE: <u>February 15, 2022</u>

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko		Accept	\$200
Steve Luce		Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

ND021522

West-TWO RIVERS MORTH CDD MEETING DATE: March 15, 2022

CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
	Accept	\$200
	Accept	\$200.
V	Accept	\$200
V	Accept	\$200
	Accept	\$200
		ATTENDANCE Accept Accept Accept Accept Accept Accept

DMS Staff Signature Brian Lamb

ND 031522

TWO RIVERS WEST CDD MEETING DATE: February 15, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko		Accept	\$200
Steve Luce		Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

Rm 021522

West TWO RIVERS NORTH CDD MEETING DATE: March 15, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence		Accept	\$200.
Ryan Motko	V	Accept	\$200
Steve Luce	V	Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

Rm 031522

TWO RIVERS WEST CDD MEETING DATE: February 15, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko		Accept	\$200
Steve Luce		Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

51021522

West TWO RIVERS NORTH CDD MEETING DATE: <u>March 15, 2022</u>

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko		Accept	\$200
Steve Luce	V	Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

5L 031522

لومي TWO RIVERS NORTH CDD MEETING DATE: <u>March 15, 2022</u>

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence		Accept	\$200.
Ryan Motko		Accept	\$200
Steve Luce	V	Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

75 031522

ADA Site Compliance 6400 Boynton Beach Blvd 742721 Boynton Beach, FL 33474 accounting@adasitecompliance.com



Invoice

	BILL TO Billing Meritus Meritus Districts				
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-10708	12/29/2021	\$2,900.00	01/12/2022	14	

DESCRIPTION	QTY	RATE	AMOUNT
For Two Rivers West CDD: new compliant and accessible website, quarterly software-based audits, customized accessibility policy, Compliance Shield, and two hours of annual support.	1	2,900.00	2,900.00
BALANCE DUE		\$2	,900.00

Straley Robin Vericker

1510 W. Cleveland Street Tampa, FL 33606 Telephone (813) 223-9400 * Facsimile (813) 223-5043 Federal Tax Id. - 20-1778458

Two Rivers West Community Development District 2005 Pan Am Circle, Suite 300

Tampa, FL 33607

NY NO SMIS

 February 24, 2022

 Client:
 001578

 Matter:
 000001

 Invoice #:
 21113

Page:

1

RE: General

For Professional Services Rendered Through February 15, 2022

SERVICES

Date	Person	Description of Services	Hours
1/17/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4
1/17/2022	DCC	REVIEW AGENDA AND PREPARE FOR UPCOMING MEETING.	0.4
1/18/2022	DCC	ATTEND MEETING.	0.3
1/18/2022	LB	ROUND TRIP TRAVEL AND ATTENDANCE AT BOND PRE-CLOSING; REVIEW EXECUTED FINAL ASSESSMENT RESOLUTION AND UPDATE RECORDS WITH SAME; PREPARE EMAIL TO B. LAMB RE BOND VALIDATION REPORT.	1.7
1/26/2022	LB	FINALIZE RESOLUTION ADOPTING BUDGET, BUDGET FUNDING AGREEMENT, RESOLUTION ADOPTING RULES OF PROCEDURE, RULES OF PROCEDURE, AND RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME FOR FEBRUARY BOARD MEETING.	0.6
1/27/2022	LB	WORK ON ADDING EXHIBIT TO INTERLOCAL AGREEMENT; E-RECORD INTERLOCAL AGREEMENT.	0.2
2/1/2022	LB	WORK ON SUPPLEMENTAL ASSESSMENT RESOLUTION AND EXHIBITS TO SAME.	0.6
2/4/2022	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.1
2/14/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3
2/15/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4

	Client: Matter:			22 001578 000001 21113
			Page:	2
SERVICE	5			
Date	Person Description of Services		Hours	
		Total Professional Services	5.0 \$1,	115.50
PERSON I	RECAP			
Person		Hou	rs A	mount
	John M. Vericker	1	.2 \$	420.00
DCC	Dana C. Collier	0	.7 \$	199.50
LB	Lynn Butler	3	.1 \$	496.00
DISBURS	EMENTS			
Date	Description of Disbursements		A	mount
1/28/2022	Simplefile E-Recording- Filing Fee-		\$	117.25
1/31/2022	Simplefile E-Recording- Filing Fee- E	E-Filing	\$	321.25
2/4/2022	FEDEX- Federal Express- FedEx set	rvices		\$25.98
2/11/2022	FEDEX- Federal Express- FedEx Se	rvices		\$30.02
2/15/2022	Photocopies (987 @ \$0.31)		\$	307.05
		Total Disbursements	\$	801.55
		Total Services Total Disbursements Total Current Charges	\$1,115.50 \$801.55 \$1,	917.05
		PAY THIS AMOUNT	\$1,	917.05

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 * Facsimile (813) 223-5043 Federal Tax Id. - 20-1778458

Two Rivers West Community Development District 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

N21 3107 140

March 23, 2022 Client: 001578 Matter: 000001 Invoice #: 21255

1

Page:

RE: General

For Professional Services Rendered Through March 15, 2022

SERVICES

	Date	Person	Description of Services	Hours	Amount
ця ^в	2/22/2022	MS	PROCESS COVER LETTER RE: FINAL JUDGMENT AND FINAL JUDGMENT TO JUDGE LEWIS.	0.2	\$32.00
	3/14/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$105.00
	3/15/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$140.00
			Total Professional Services	0.9	\$277.00

	March 23, 2	2022
	Client: Matter: Invoice #:	001578 000001 21255
	Page:	2
Total Services	\$277.00	
Total Disbursements	\$0.00	
Total Current Charges		\$277.00
Previous Balance		\$5,855.17
PAY THIS AMOUNT		\$6,132.17

Please Include Invoice Number on all Correspondence



ADVERTISING INVOICE

Advertising Run Dates	Ad	vertiser Name
12/ 1/21	TWO RIVERS WEST CD	D
Billing Date	Sales Rep	Customer Account
12/01/2021	Deirdre Almeida	320442
Total Amoun	t Due	Ad Number
\$533.0	0	0000193852

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/01/21	12/01/21	0000193852	Times	Main A/B	Ordinance - Boundaries	1	2x10.25 IN	\$533.00
					De			
					Reci	eiv,	(ed	
					DEC	6 202	1	

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

PLEASE MAKE CHECK PAYBLE TO:

Tampa	Bay	Times
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DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

TWO RIVERS WEST CDD C/O MERITUS 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607

Advertising Run Dates		Adve	ertiser Name
12/ 1/21	TWO RIVERS	WEST CDD	
Billing Date	Sales	Rep	Customer Account
12/01/2021	Deirdre Almeida		320442
Total Amoun	t Due		Ad Number
\$533.00			0000193852

DO NOT SEND CASH BY MAIL

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Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

TIMES PUBLISHING COMPANY



ADVERTISING INVOICE

Advertising Run Dates	Adve	ertiser Name
12/26/21	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
12/26/2021	Deirdre Almeida	320442
Total Amount D	ue	Ad Number
\$2,261.00		0000201860

PAYMENT DUE UPON RECEIPT

	Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
	12/26/21	12/26/21	000201860	Times	Legals CLS	Debt Assessments	1	4x15.25 IN	\$2,257.00
1	12/26/21	12/26/21	0008201860	Tampabay.com	Legals CLS	Debt Assessments AffidavitMaterial	1	4x15.25 IN	\$0.00 \$4.00
			lofa						

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Tampa	Bay	Times tampabay.com
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ADVERTISING INVOICE

Thank you for your business.

TWO RIVERS WEST CDD C/O MERITUS 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607

Advertising Run Dates	Adve	ertiser Name
12/26/21	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
12/26/2021	Deirdre Almeida	320442
Total Amou	nt Due	Ad Number
\$2,261.00		0000201860

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TIMES PUBLISHING COMPANY



ADVERTISING INVOICE

Advertising Run Dates		Adve	rtiser Name
12/26/21 - 01/02/22	TWO RIVERS	WEST CDD	
Billing Date	Sale	s Rep	Customer Account
01/03/2022	Deirdre Almeida	ř	320442
Total Amount	Due		Ad Number
\$506.00)		0000201833

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/26/21	01/02/22	0000201833	Times	Legals CLS	Landowner's Meeting	2	2x72 L	\$504.00
12/26/21	01/02/22	0000201833	Tampabay.com	Legals CLS	Landowner's Meeting AffidavitMaterial	2	2x72 L	\$0.00 \$2.00

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Tampa Bay Times

DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

TWO RIVERS WEST CDD C/O MERITUS 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607

Advertising Run Dates	Adve	Advertiser Name		
12/26/21 - 01/02/22	TWO RIVERS WEST CDD			
Billing Date	Sales Rep	Customer Account		
01/03/2022	Deirdre Almeida	320442		
Total Amount D)ue	Ad Number		
\$506.00		0000201833		

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REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

TIMES PUBLISHING COMPANY

Tampa Bay Times

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name			
01/ 5/22	TWO RIVERS \	TWO RIVERS WEST CDD			
Billing Date	Sales	Rep	Customer Account		
01/05/2022	Deirdre Almeida		320442		
Total Amount Due			Ad Number		
\$1,555.50		0000201860			

PAYMENT DUE UPON RECEIPT

	Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
0	-01/05/22	01/05/22	0000201860	Times	Legals CLS	Debt Assessments	1	4x15.25 IN	\$1,555.50
0.32	01/05/22	01/05/22	0000201860	Tampabay.com	Legals CLS	Debt Assessments	1	4x15.25 IN	\$0.00
	/		\square						
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DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

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TWO RIVERS WEST CDD C/O MERITUS 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607

Advertising Run Dates	Adv	Advertiser Name		
01/ 5/22	TWO RIVERS WEST CDD			
Billing Date	Sales Rep	Customer Account		
01/05/2022	Deirdre Almeida	320442		
Total Amount	Due	Ad Number		
\$1,555.50		0000201860		

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REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

Tampa Bay Times Published Daily

}_{ss}

STATE OF FLORIDA **COUNTY OF Pasco**

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Debt Assessments was published in Tampa Bay Times: 12/26/21, 1/ 5/22 in said newspaper in the issues of Baylink Pasco

Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and ubscribed before me this .01/05/2022 Signature of Not • Public Personally known Х or produced identification Type of identify ation produced



IFGAL NOTICE

NOTICE OF REGULAR MEETING AND PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL AND IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTERS 170, 190, AND 197, FLORIDA STATUTES, BY THE TWO RIVERS WEST **COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors ("Board") of the Two Rivers West Community Development District ("District") will hold a regular meeting and public hearing on January 18, 2022, at 11:00 a.m., at the Spring Hill Suites by Marriott Tampa Sunceast Parkway, 16615 Bexday Village Drive, Land O'Lakes, Florida 34638.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District. more fully described in the Master Special Assessment Methodology Report dated December 17, 2021. The proposed bonds will fund of the public improvements described in the Report of the District Engineer dated December 17, 2021. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes. The purpose of the public hearing will be to consider the adoption of an

The annual principal assessment levled against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$176,095,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

The structure A successful The H

RESOLUTION NO. 2022-23 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED INWHOLE OR IM PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH ANDEL DEST ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS PLAT. ALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT, AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENTS HALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT, AUTHORIZING PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Two Rivers West Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in Report of the District Engineer dated Desember 17, 2021 (the "Engineer's Report"), nonported by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS; the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Atternative Method of Making Local and Municipal

ASSESSMI	Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and			
TOTAL ASSESSMENT: <u>STR.093.000.00</u> ANNUAL ASSESSMENT: <u>STA 19 603.0</u> TOTAL GROSS ASSESANCE ACRES V/- TOTAL ASSESSMENT PER ASSESSANCE ACRES ACRE ANNUAL ASSESSMENT PER GROSS ASSESSANCE ACRES	1,641.903 \$107,250.53	(30 Installaurens)		WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Obth Assessments, and WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of
		PERPARCEL	ASSESSMENTS	those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth
	Gross Upplamed	Total	Tatal	in the Master Special Assessment Methodology Report
Lundowner Name Logid Description fit Address	Assessable Acres	PAR Debr	Arrest	dated December 17, 2021, (the "Assessment Report")
(1) EPG-Two Rheers, LLC / (2) EPG Two Rheers I, LLC (3) EPG Two Rheers II, LLC / (4) EPG Two Rheers IV, LLC (5) EPG Two Rheers Holdings VII, LLC (6) EPG Two Rheers Holdings VII, LLC	154L903	\$176,095,000.00	\$14,09,412.52	incorporated by reference as part of this Resolution and on file in the District Office; and WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the
Saw Exhibits B, Legal Description				benefits to the property improved.
III S. Armannia Ave, Salte 208				
Tampa, FL 33609				NOW, THEREFORE, BE IT RESOLVED BY
Totals	1641.903	\$176,095,000.00	\$14,49,632.91	THE BOARD OF THE DISTRICT THAT:
Notation: Assessments shown are net of collection cost.				 The foregoing recitals are hereby incorporated as the findings of fact of the Board.

3.

4.

5.

6.

7.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the Debt monte

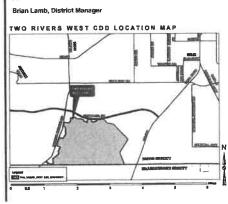
Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of the transmission of the provided of the second secon of this notice

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbalim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requirin special accommodations at the meeting or hearing because of a disabilit or physical impairment should contact the District Office at (813) 873 7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or -800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the



2. The Debt Assessments shall be levied to defray all of the costs of the Project. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, readways, stormwelar ponds, potable water distribution, sanitary sewer system, noclaimed vater distribution, recreational amenities, parks, landscaping, and hardscaping, all as desorbed more particularly in the plans and specifications on file at the Detrict Office, which are by specific reference incorporated herein and made part hered.

The general locations of the Project are as shown on the plans and specifications referred to above.

As stated in the Engineer's Report, the estimated cost of the Project is approximately \$121,434,287 (hereinafter referred to as the "Estimated Cost").

As stated in the Assessment Report, the Debt Assessments will defray approximately 3176;055,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a delt assure reserve and contringency, all of which may be financed by the District's proposed special assessment bonds, to be lasted in one or more series.

The manner in which the Debt Assessments shall be made is based upon an The march is which the Debt Assessments shall be made is based upon an allocation of the benefits among the parces or neal property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be level initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefitsciclands within the District are specifically platted, the Debt Assessments as to platted took will be level of a accordance with the Assessment Report, that is, on an equivalent reidential unit basis per product type. Unit such there that all benefits lands within the District are specifically platted, the marmer by which the Debt Assessments will be imposed on unplatted lands shall be on a per are basis in accordance with the Assessment Report.

In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other artifles. No such excess shall be required to be paid from the District's general revenues. 8

- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all fors and lands, within the Distinit, which are adjoining and contiguous or bounding and abutting upon the Project or specially brenitatio thereby and further designated by the assessment plat hereinafter provided for. 9.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public. 10.
- The Chair of the Board has caused the District Manager to prepare a prelimitary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parel of land and the number of annual instalments into which the assessment is divided. The prelimitary assessment roll is part of the Assessment Report which is on file at the District Office. 11.

In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Det Assessments shall be paki in not more than 30 annual instalments payable at the same little and in the same manuer as are ad valorem taxes and as prescribed by Chapter 197, Rorkta Statutes, provided, however, that in the event the uniform method to the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Rorkta Statutes, the Debt Assessments may be collected as is otherwise permitted by law. 12.

Passed and Adopted on December 17, 2021.

Attest

Brian Lamb

Two Rivers West Community Development District Nicholas Dister Chair of the Board of Supervisors



ADVERTISING INVOICE

Advertising Run Dates	Ad	Advertiser Name			
01/ 5/22	TWO RIVERS WEST CD	D			
Billing Date	Sales Rep	Customer Account			
01/05/2022	Deirdre Almeida	320442			
Total Amoun	t Due	Ad Number			
\$105.2	0	0000202813			

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/05/22	01/05/22	0000202813	Times	Legals CLS	Rule Development	1	2x43 L	\$103.20
01/05/22	01/05/22	0000202813	Tampabay.com	Legals CLS	Rule Development AffidavitMaterial	1	2x43 L	\$0.00 \$2.00

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Tampa Bay Times

DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name			
01/ 5/22	TWO RIVERS	TWO RIVERS WEST CDD			
Billing Date	Sales	s Rep	Customer Account		
01/05/2022	Deirdre Almeida		320442		
Total Amount Due			Ad Number		
\$105.20		0000202813			

ADVERTISING INVOICE

Thank you for your business.

TWO RIVERS WEST CDD C/O MERITUS 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607 DO NOT SEND CASH BY MAIL PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY



REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Pasco

}_{ss}

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE**: **Rule Development** was published in **Tampa Bay Times**: 1/5/22 in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant
Sworn to and subscribed before me this .01/05/2022
Signature of Notary Public
Personally known X or produced identification
Type of Mentification produced

NOTICE OF RULE DEVELOPMENT BY THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Two Rivers West Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

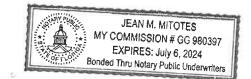
Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53 (120.33(1)(a), 120.54, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.015(5), 190.011(1), 190.033, 190.033(5), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, or by calling (813) 397-5120.

Two Rivers West Community Development District Brian Lamb, District Manager

Run Date: January 5, 2022

0000202813



Tampa Bay Times

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355 Fed Tax ID 59-0482470

PAYMENT DUE UPON RECEIPT

	Advertising Run Dates		Advertiser Name		
	01/ 5/22	TWO RIVERS W	EST CDD		
_ [Billing Date	Sales R	ep	Customer Account	
1	01/05/2022	Deirdre Almeida		320442	
	Total Amount D	Due		Ad Number	
- 1	\$107.60		0000202815		

ADVERTISING INVOICE

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/05/22	01/05/22	0000202815	Times	Legals CLS	Audit Committee	1	2x45 L	\$105.60
01/05/22	01/05/22	0000202815	Tampabay.com	Legais CLS	Audit Committee AffidavitMaterial	1	2x45 L	\$0.00 \$2.00
				9				

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ADVERTISING INVOICE

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TWO RIVERS WEST CDD C/O MERITUS 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607

Advertising Run Dates	Adv	Advertiser Name			
01/ 5/22	TWO RIVERS WEST CDD	TWO RIVERS WEST CDD			
Billing Date	Sales Rep	Customer Account			
01/05/2022	Deirdre Almeida	320442			
Total Amoun	t Due	Ad Number			
\$107.60		0000202815			

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Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

CEMIT TO:

58

Tampa Bay Times Published Dailv

STATE OF FLORIDA **COUNTY OF Pasco**

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Audit Committee was published in Tampa Bay Times: 1/ 5/22 in said newspaper in the issues of Baylink Pasco

Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant Sworn nd subscribed before me this .01/05/2022 Signature of Notary Public х Personally known

on produced

Type of identifica

or produced identification

NOTICE OF AUDIT COMMITTEE MEETING TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Audit Committee of Two Rivers North Community Development District will hold a meeting on January 18, 2022, at 11:00 a.m. at the Spring Hill Suites by Marriott Tampa Suncoast Parkway, 16615 Bexley Village Drive, Land O'Lakes, FL 34638.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 873- $\{s_{SS}\}$ 7300. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more committee members will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the committee with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb District Manager Run Date: January 5, 2022

0000202839



MY COMMISSION # GG 980397 EXPIRES: July 6, 2024 Bonded Thru Notary Public Underwriters



ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name		
01/12/22	TWO RIVERS	TWO RIVERS WEST CDD		
Billing Date	Sale	s Rep	Customer Account	
01/12/2022	Deirdre Almeida		320442	
Total Amount Due			Ad Number	
\$225.20		0000202811		

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/12/22	01/12/22	0000202811	Times	Legals CLS	Notice of Rulemaking	1	2x94 L	\$223.20
01/12/22	01/12/22	0000202811	Tampabay.com	Legals CLS	Notice of Rulemaking AffidavitMaterial	1	2x94 L	\$0.00 \$2.00

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Tampa Bay Times

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ADVERTISING INVOICE

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 Advertising Run Dates
 Advertiser Name

 01/12/22
 TWO RIVERS WEST CDD

 Billing Date
 Sales Rep
 Customer Account

 01/12/2022
 Deirdre Almeida
 320442

 Total Amount Due
 Ad Number

 \$225.20
 0000202811

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DO NOT SEND CASH BY MAIL CK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

TWO RIVERS WEST CDD C/O MERITUS 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

Ci Ci Mili

60

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Pasco

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Notice of Rulemaking was published in Tampa Bay Times: 1/12/22 in said newspaper in the issues of Baylink Pasco

Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant Sv orn to and subscribed before me this .01/12/2022 Signature of N tary Public Personally know Х or produced identification Type of identification produced



NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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A public hearing will be conducted by the Board of Supervisors of the Two Rivers West Community Development District on February 15, 2022 at 11:00 a.m. at the Spring Hill Suites by Marriott Tampa Suncoast Parkway, 16615 Bexley Village Drive, Land O'Lakes. FL 34638.

In accord with Chapter 190, Florida Statutes, the Two Rivers West Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Tampa Bay Times on January 5, 2022.

The Rules of Procedure address such areas as the Board of Supervisors officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including proceedure under the consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well or the conservation of the District as the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes (2016). The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after oublication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (If not requested this hearing may not be held):

DATE:	February 15, 2022
TIME:	11:00 a.m.
PLACE:	Spring Hill Suites by
	Marriott Tampa Suncoast Parkway
	16615 Bexley Village Drive
	Land O'Lakes, FL 34638

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, and received within twenty one (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, or by calling (813) 873-7300.

Two Rivers West Community Development District Brian Lamb, District Manager

Run Date: January 12, 2022

0000202811

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ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name		
01/26/22 - 02/02/22	TWO RIVERS	TWO RIVERS WEST CDD		
Billing Date	Sale	s Rep	Customer Account	
02/02/2022	Deirdre Almeida	a	320442	
Total Amount	Due	Ad Number		
\$227.60			0000202777	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/26/22	02/02/22	0000202777	Times	Legals CLS	PH for FY 2022 Budget	2	2x48 L	\$225.60
01/26/22	02/02/22	0000202777	Tampabay.com	Legals CLS	PH for FY 2022 Budget AffidavitMaterial	2	2x48 L	\$0.00 \$2.00
		25						

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Tampa Bay Times

DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355
 Advertising Run Dates
 Advertiser Name

 01/26/22 - 02/02/22
 TWO RIVERS WEST CDD

 Billing Date
 Sales Rep
 Customer Account

 02/02/2022
 Deirdre Almeida
 320442

 Total Amount Due
 Ad Number

 \$227.60
 0000202777

ADVERTISING INVOICE

Thank you for your business.

TWO RIVERS WEST CDD C/O MERITUS 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607 DO NOT SEND CASH BY MAIL CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

PLEASE MAKE CHECK PAYBLE TO:

Received

FEB 07 2022

REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

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Tampa Bay Times Published Daily

STATE OF FLORIDA **COUNTY OF Pasco**

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: PH for FY 2022 Budget was published in Tampa Bay Times: 1/26/22, 2/ 2/22 in said newspaper in the issues of Baylink Pasco

Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the

said newspaper. F Signature Affiant

m to and subscribed before me this .02/02/2022 Su Signature of Notary Public Х Personal ly known

Type of identification produced

or produced identification

Notice of Public Hearing and Board of Supervisors Meeting of the Two Rivers West Community Development District

The Board of Supervisors (the "Board") of the Two Rivers West Community Development District (the "District") will hold a public hearing and a meeting on February 15, 2022, at 11:00 arm, at the Spring Hill Suites by Marriott Tampa Suncoast Parkway, 16615 Bexley Village Drive, Land O'Lakes, Florida 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2021-2022 proposed budget. A meeting of the Board will also be held where the Board may $\{\}_{SS}$ consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at brian.lamb@merituscorp.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or hyperson repairing special accommodations because of a same of the physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Lamb District Manager Run Date: January 26 and February 2, 2022

0000202777





PAYMENT DUE UPON RECEIPT

ADVERTISING INVOICE

	Advertiser Name			
TWO RIVERS WE	ST CDD			
Sales Re	p Customer Account			
Deirdre Almeida	320442			
t Due	Ad Number			
0	0000209346			
	TWO RIVERS WE Sales Re Deirdre Almeida			

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/06/22	02/06/22	0000209346	Times	Legals CLS	FY 2022 Meeting Schedule	1	2x56 L	\$192.50
02/06/22	02/06/22	0000209346	Tampabay.com	Legals CLS	FY 2022 Meeting Schedule AffidavitMaterial	1	2x56 L	\$0.00 \$2.00
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Tampa	Bay	Times tampabay.com
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DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name		
02/ 6/22	TWO RIVERS	WEST CDD		
Billing Date	Sales	Rep	Customer Account	
02/06/2022	Deirdre Almeida		320442	
Total Amount Due		Ad Number		
\$194.50			0000209346	

ADVERTISING INVOICE

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TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

TWO RIVERS WEST CDD C/O MERITUS 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE**: **FY 2022 Meeting Schedule** was published in said newspaper by print in the issues of: **2/6/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

	A	\ \
Signature Affiant		
Sworn to and subscribed	before me this .02/06	5/2022
	Mit	ster
Signature of Notary Pul	lic	
Personally known	x	or produced identification
Type of identification pro	duced	

NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2022 TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Two Rivers West Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Bexley Village Dr, Land O' Lakes, FL 34638. on the following dates at 11:00 a.m.:

February 15, 2022 March 15, 2022 April 19, 2022 May 17, 2022 June 21, 2022 July 19, 2022 August 16, 2022	11:00 a.m. 11:00 a.m. 11:00 a.m. 11:00 a.m. 11:00 a.m. 11:00 a.m.
August 16, 2022 September 20, 2022	11:00 а.т. 11:00 а.т. 11:00 а.т.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb District Manager

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Run Date: 02/06/2022

0000209346





ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name				
01/19/22 - 02/09/22	TWO RIVERS WE	ST CDD				
Billing Date	Sales Re	ep 🛛	Customer Account			
02/09/2022	Jean Mitotes		320442			
Total Amount E	Due	Ad Number				
\$510.80			0000202805			

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/19/22	02/09/22	0000202805	Times	Legals CLS	PH for UMC	4	2x54 L	\$508.80
01/19/22	02/09/22	0000202805	Tampabay.com	Legals CLS	PH for UMC AffidavitMaterial	4	2x54 L	\$0.00 \$2.00
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					-			

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

TWO RIVERS WEST CDD C/O MERITUS 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607

Advertising Run Dates	Advertiser Name			
01/19/22 - 02/09/22	TWO RIVERS WEST CDD	TWO RIVERS WEST CDD		
Billing Date	Sales Rep Customer Acc			
02/09/2022	Jean Mitotes	320442		
Total Amount D	lue	Ad Number		
\$510.80		0000202805		

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Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

Two Rivers West Community Development District

Financial Statements (Unaudited)

> Period Ending March 31, 2022



Meritus Districts 2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Two Rivers West CDD

Balance Sheet As of 3/31/2022 (In Whole Numbers)

	General Fund	Total
Assets		
Cash - Operating Account	14,954	14,954
Revenue Account - Series 2022 (6000)	0	1
Revenue Account - Series 2022 (6002)	0	100,000
Acq. & Cons-Offsite Project Subacct Series 2022 (6004)	0	8,608,328
Acquisistion & Construction Acct Series 2022 (6005)	0	311,661
Costs of Issuance Account Series 2022 (6006)	0	20,000
Interest Earnings	0	(57)
Debt Proceeds	0	(9,039,933)
Total Assets	14,954	14,954
Liabilities		
Accounts Payable	21,210	21,210
Total Liabilities	21,210	21,210
Fund Equity & Other Credits	(6,256)	(6,256)
Total Liabilities & Fund Equity	(6,256)	(6,256)

Two Rivers West CDD

Statement of Revenues, Expenditures & Changes in Fund Balance 001 - General Fund From 10/1/2021 Through 3/31/2022 (In Whole Numbers)

_	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total 3udget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts - Off Tax Roll	684,517	0	(684,517)	(100)%
Contributions & Donations From Private Sources				
Developer Fundings	0	15,000	15,000	0 %
Total Revenues	684,517	15,000	(669,517)	(98)%
Expenditures				
Legislative				
Supervisor Fees	10,000	1,600	8,400	84 %
Financial & Administrative				
Administrative Service	3,750	0	3,750	100 %
District Management	20,833	0	20,833	100 %
District Engineer	9,500	0	9,500	100 %
Recording Secretary	2,000	0	2,000	100 %
Organization Meeting/Initial Set Up	4,000	0	4,000	100 %
Construction Accounting	4,500	0	4,500	100 %
Dissemination Services	2,083	0	2,083	100 %
Financial & Revenue Collections	2,625	0	2,625	100 %
Rentals and Leases	500	0	500	100 %
Office Supplies	100	0	100	100 %
Technology Services	500	0	500	100 %
Accounting Services	10,000	0	10,000	100 %
Postage, Phone, Faxes, Copies	500	0	500	100 %
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	3,500	6,226	(2,726)	(78)%
Bank Fees	200	46	154	77 %
Dues, Licenses, & Fees	175	0	175	100 %
Miscellaneous Fees	250	0	250	100 %
Website Maintenance	2,000	0	2,000	100 %
ADA Website Set Up/Compliance	1,800	2,900	(1,100)	(61)%

Date: 4/6/22 12:51:35 PM

Two Rivers West CDD Statement of Revenues, Expenditures & Changes in Fund Balance 001 - General Fund From 10/1/2021 Through 3/31/2022 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total 3udget Remaining - Original
Legal Counsel				
District Counsel	9,500	10,483	(983)	(10)%
Electric Utility Services				
Electric Utility Services - Streetlights	135,000	0	135,000	100 %
Electric Utility Services - All Others	6,000	0	6,000	100 %
Stormwater Control				
Aquatic Maintenance	30,000	0	30,000	100 %
Aquatic Plant Replacement	500	0	500	100 %
Other Physical Environment				
General Liability Insurance	3,200	0	3,200	100 %
Property & Casualty Insurance	22,500	0	22,500	100 %
Entry & Wall Maintenance	2,500	0	2,500	100 %
Landscape Maintenance	280,000	0	280,000	100 %
Miscellaneous Landscape	5,000	0	5,000	100 %
Plant Replacement Program	15,000	0	15,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
Landscape Mulch	40,000	0	40,000	100 %
Landscape Annuals	30,000	0	30,000	100 %
Road & Street Facilities	,			
Pavement & Drainage Maintenance	1,500	0	1,500	100 %
Parks and Recreation	,		,	
Field Services	12,000	0	12,000	100 %
Playground Equipment Maintenance	1,000	0	1,000	100 %
Event Services & Supplies	500	0	500	100 %
Dog Waste Station Service and Supplies	1,500	0	1,500	100 %
Contingency				
Miscellaneous Contingency	2,500	0	2,500	100 %
Total Expenditures	684,517	21,256	663,261	97 %
s of Revenues Over (Under) nditures	0	(6,256)	(6,256)	0 %
-				

Page: 2

Two Rivers West CDD Statement of Revenues, Expenditures & Changes in Fund Balance 001 - General Fund From 10/1/2021 Through 3/31/2022 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total 3udget Remaining - Original
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(6,256)	(6,256)	0 %
Fund Balance, End of Period	0	(6,256)	(6,256)	0 %

Two Rivers West CDD Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account Reconciliation ID: 03/31/2022 Reconciliation Date: 3/31/2022 Status: Locked

Bank Balance	14,954.00
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	14,954.00
Balance Per Books	14,954.00_
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Two Rivers West CDD Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account Reconciliation ID: 03/31/2022 Reconciliation Date: 3/31/2022 Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
005	3/21/2022	SERVICE CHARGES - PRIOR PERIOD 3.21.22	21.00	
Cleared Checks/Vouch	iers		21.00	

Two Rivers West CDD Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account Reconciliation ID: 03/31/2022 Reconciliation Date: 3/31/2022 Status: Locked

Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
001 011	3/15/2022 3/21/2022	Developer Fundings - 1.06.22 SERVICE CHARGES - PRIOR PERIOD 3.21.22	15,000.00 0.00	
Cleared Deposits			15,000.00	