

**TWO RIVERS WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**February 15, 2022, Minutes of Public Hearing & Regular Meeting**

**Minutes of the Public Hearing & Regular Meeting**

The Public Hearing & Regular Meetings of the Board of Supervisors for the Two Rivers West Community Development District was held on **Tuesday, February 15, 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.

**1. CALL TO ORDER**

Brian Lamb called the Public Hearing & Regular Meetings of the Board of Supervisors of the Two Rivers West Community Development District to order on **Tuesday, February 15, 2022, at 11:00 a.m.**

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

Nick Dister	Supervisor
Steve Luce	Supervisor
Ryan Motko	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. RECESS TO PUBLIC HEARING**

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

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

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

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

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**B. Staff Presentations**

Mr. Lamb went over the resolution with the Board.

**C. Public Comments**

There were no public comments.

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

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

**E. Consideration of Resolution 2022-30; Adopting Uniform Method of Collection**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2022-30.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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

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

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

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88 **B. Staff Presentations**

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

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92 **C. Public Comments**

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94 There were no public comments.

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

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

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105 **E. Consideration of Resolution 2022-31; Adopting Uniform Rules of Procedure**

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107 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2022-31.
MADE BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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

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127 **B. Staff Presentations**  
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129 Mr. Lamb went over the resolution with the Board.  
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131 **C. Public Comments**  
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133 There were no public comments.  
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135 **D. Close Public Hearing on Adopting Final Fiscal Year 2022 Budget**  
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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		3/0 - Motion Passed Unanimously

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144 **E. Consideration of Resolution 2022-32; Adopting Final Fiscal Year 2022 Budget**  
145 **i. Developer Funding Agreement**  
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147 The Board reviewed the resolution.  
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149	MOTION TO:	Approve Resolution 2022-32.
150	MADE BY:	Supervisor Motko
151	SECONDED BY:	Supervisor Luce
152	DISCUSSION:	None further
153	RESULT:	Called to Vote: Motion PASSED
154		3/0 - Motion Passed Unanimously

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157 **7. RETURN AND PROCEED TO REGULAR MEETING**

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159 Mr. Lamb directed the Board to return and proceed to the regular meeting.  
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162 **8. VENDOR AND STAFF REPORTS**

163 **A. District Counsel**

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165 District Counsel noted that there will be a validation hearing on February 28<sup>th</sup> @ 2:30 p.m. via  
166 Zoom.  
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168 **B. District Engineer**  
169 **C. District Manager**

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171 There were no additional reports from Counsel or the Engineer.  
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174 **9. BUSINESS ITEMS**

175 **A. Consideration of Resolution 2022-33; Supplemental Assessment Resolution**

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177 Mr. Lamb reviewed the resolution with the Board.  
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MOTION TO:	Approve Resolution 2022-33.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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

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188 There were no general matters to discuss.  
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- 202 **10. CONSENT AGENDA ITEMS**
- 203 **A. Consideration of Special Organizational Meeting Minutes December 17, 2021**
- 204 **B. Consideration of the Landowners Election Minutes January 18, 2022**
- 205 **C. Consideration of the Public Hearing & Regular Meeting Minutes January 18,**
- 206 **2022**

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208 The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda A-C.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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- 217 **11. VENDOR AND STAFF REPORTS**
- 218 **A. District Counsel**
- 219 **B. District Manager**
- 220 **C. District Engineer**

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222 There were no staff reports at this time.

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224 **12. SUPERVISOR REQUESTS AND COMMENTS**

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226 There were no supervisor requests or comments.

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229 **13. AUDIENCE COMMENTS**

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231 There were no audience comments.

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234 **14. ADJOURNMENT**

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

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

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

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 3-15-22.

DocuSigned by:  
Brian Lamb  
Signature

Brian Lamb

Printed Name

Title:

- Secretary
- Assistant Secretary

DocuSigned by:  
Jeffery S. Hills  
Signature

Jeffery S. Hills

Printed Name

Title:

- Chairman
- Vice Chairman

Recorded by Records Administrator

[Signature]  
Signature

3-15-22  
Date

