

Two Rivers North Community Development District

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Thomas Spence, Assistant Secretary
Kelly Evans, Assistant Secretary
Ryan Zook, Assistant Secretary

District Staff

Brian Lamb, District Manager
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager
Jessy Perez, Onsite Manager

Regular Meetings Agenda

Tuesday, July 15, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **July 15, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; [Join the meeting now](#)

Meeting ID: 297 982 188 241

Call in (audio only) +1 646-838-1601

Passcode: Yz3RiT

Phone Conference ID: 769 240 715#

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

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. PUBLIC HEARING - Facility Fees**
 - A. Discussion of Non-Resident Member User Fees for Amenities
 - B. Consideration of Resolution 2025-07; Adopting Non-Resident Member User Fees for Amenities
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-06; Adopting a No Fishing Policy
 - B. Acceptance of Fiscal Year 2024 Final Audit Report
- 5. CONSENT AGENDA**
 - A. Approval of Minutes of the June 17, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures June 2025
 - C. Acceptance of the Financials and Approval of the Check Register for June 2025
 - D. Ratification of Childers Estimate 1678 from Horticulture Haulers Inc
 - E. Ratification of Northwater Palm Trimming Estimate_1677_from_Horticulture_Haulers_Inc
 - F. Ratification of Northwater AC Board Estimate 59617769 from 3H Contracting, Inc.
 - G. Ratification of Proposal 15360 Low-Voltage Cabling 100 Key Cards from A-TECH Consulting, Inc.
 - H. Ratification of Surge Protector Proposals
 - I. Ratification of Northwater Mesh Repair
 - J. Ratification of Horticultural Haulers Tree Removal
 - K. Ratification of Big Sun Fencing Childers Gates and Northwater Gate
 - L. Ratification of MR Property Solutions REVISED Proposal
- 6. BUILDER REQUESTS AND COMMENTS**
- 7. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Community Inspection Reports
- 8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 9. ADJOURNMENT**

The next Meeting is scheduled for Tuesday, August 19, 2025 at 11:00 a.m.