

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, August 19, 2025, at 11:00 a.m.

The Public Hearing and Regular Meetings of Two Rivers North Community Development District will be held on **August 19, 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 ON ADOPTING FISCAL YEAR 2026 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
 - B. Discussion on Fiscal Year 2026 Budget
 - C. Close Public Hearing on Adopting FY 2026 Final Budget
 - D. Consideration of Resolution 2025-08; Adopting Final Fiscal Year 2026 Budget
 - E. Consideration of Resolution 2025-09; Levying O&M Assessment for FY 2025-2026 Budget
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-10; Setting Fiscal Year 2026 Meeting Schedule
 - B. Acceptance of Fiscal Year 2025 Grau Audit Engagement Letter
- 5. CONSENT AGENDA**
 - A. Approval of Minutes of the July 15, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures July 2025
 - C. Acceptance of the Financials and Approval of the Check Register for July 2025
 - D. Ratification of Infrastructure Cost Sharing Agreement with Outside Owner Parcel
 - E. Ratification of Blower Motor Replacement
 - F. Ratification of Two Rivers North CDD Trash
- 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, September 16, 2025 at 11:00 a.m.