

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**SEPTEMBER 17,2024**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33604

# 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  
Gary Schwartz, Field Manager

## Regular Meetings Agenda

Tuesday, September 17, 2024, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **September 17, 2024, 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*

*Passcode: Yz3RiT*

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

*Phone Conference ID: 769 240 715#*

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

### REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

#### 1. CALL TO ORDER/ROLL CALL

#### 2. PUBLIC COMMENTS ON AGENDA ITEMS *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

#### 3. BUSINESS ITEMS

- A. Acceptance of Fiscal Year 2023 Audit
- B. Consideration of Landscaping Enhancements Proposal
- C. Consideration of Meeting Room Usage Agreement and Reservation Policy
- D. Consideration of Resolution 2024-12; Approving the Assessments on the School Site
- E. Consideration of Resolution 2024-13; Special Districts Performance Measures & Standards
  - i. 2025 Goals & Objectives

#### 4. CONSENT AGENDA

- A. Approval of Minutes of the August 20, 2024; Public Hering & Regular Meeting
- B. Approval of Minutes of the September 04, 2024; Continued Public Hering & Regular Meeting
- C. Consideration of Operation and Maintenance Expenditures August 2024
- D. Acceptance of the Financials and Approval of the Check Register for August 2024

#### 5. BUILDER REQUESTS AND COMMENTS

- A. Lennar
- B. DR Horton

#### 6. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. Community Inspection Reports

#### 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

#### 8. PUBLIC COMMENTS

#### 9. ADJOURNMENT