

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

Landowner's Election & Regular Meetings Agenda

Tuesday, November 19, 2024, at 11:00 a.m.

The Landowner's Election and Regular Meetings of Two Rivers North Community Development District will be held on **November 19, 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

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.

LANDOWNERS ELECTION/ MEETING

- 1. Call to Order**
- 2. Determination of the Number of Voting Units Represented**
- 3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting**
- 4. Nominations for the Positions of Supervisors**
- 5. Casting and Tabulation of Ballots**
- 6. Landowners Questions and Comments**
- 7. Adjournment**

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. Organizational Matters**
 - Consideration of Resolution 2025-01, Canvassing and Certifying the Landowners Election
 - Consideration of Resolution 2025-02, Designating Officers
- 4. BUSINESS ITEMS**
 - Ratification of Easement Encroachment Agreement 35275 Cassis Path
 - Ratification of Easement Encroachment Agreement 35226 Ackley Trace
 - Ratification of Easement Encroachment Agreement 35242 Ackley Trace
 - Ratification of Easement Encroachment Agreement 35218 Ackley Trace
 - Consideration of Tree Replacement Proposal from Down to Earth
 - Consideration of Addendums from Down to Earth
 - Consideration of Resolution 2025-03, General Fund Budget for Fiscal Year 2023-2024
 - Consideration of Grau Audit Engagement Letter
 - Consideration of Resolution 2025-04, Adopting Parking and Towing Policies

5. CONSENT AGENDA

- A. Approval of Minutes of the September 04, 2024 Meeting
- B. Consideration of Operation and Maintenance Expenditures August 2024
- C. Acceptance of the Financials and Approval of the Check Register for August 2024

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. PUBLIC COMMENTS

10. ADJOURNMENT