

River Place on the St. Lucie Community Development District

Revised Meeting Agenda

Thursday
August 17, 2023
2:00p.m.

The River Plantation House
450 Lazy River Parkway, Port St. Lucie, Florida
<https://meet.goto.com/349397253>
+1 (312) 757-3121; Access Code: 349-397-253

Seat 1: Valerie Moss (C.)	
Seat 3: Jeffrey Baldino (V.C.)	
Seat 4: Steven Vidal (A.S.)	
Seat 2: Christina Lynch (A.S.)	
Seat 5: Karen Fopiano (A.S.)	

1. Roll Call
2. Approval of the Minutes of the July 13, 2023 Meeting
3. Public Hearing to Adopt the Fiscal Year 2024 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2023-07** Annual Appropriation Resolution
 - D. Consideration of **Resolution #2023-08** Levy of Non Ad Valorem Assessments
 - E. Motion to Close the Public Hearing
4. Consideration of:
 - A. First Amendment to GMS-SF Management Agreement
 - B. Kasco Aeration System
 - C. Proposal for Fire and/or Security Alarm Monitoring, Test, Inspection, and Maintenance Renewal for 450 NE Lazy River Pkwy, FL 33351 (River Place Clubhouse) with High Rise Fire and Security Scutum Group
 - D. Janitorial Bids:
 - 1) Don Williams Janitorial Services
 - 2) Custom Cleaning of the Treasure Coast
 - 3) InnoKlean Commercial Cleaning Contractors
 - 4) Freedom Coast Cleaning Services Corporation
 - E. Fountain Bids:
 - 1) Solitude Lake Management
 - 2) Superior Waterways Services, Inc.
 - F. Pool Heater Quotes:
 - 1) A/C Now, LLC
 - 2) Brilliant Custom Pools & Construction
 - 3) Tropical Pool Heating, Inc.

- G. RV Storage Lot Power Options:
 - 1) Elite Electric Plumbing & Air
 - 2) Southern Shores Electric, LLC
 - 3) Stott Brothers Electric
 - 4) Solar Irrigation Timer
 - 5) Solar Street Lights
- 5. Ratification of Agreement with River Place on the St. Lucie Owners Association, Inc.
- 6. Discussion of:
 - A. Approval to Move Forward with Construction of Required Fire Lane
 - B. Building Decks off Back of Units to Partially Encroach Drainage Easement Along Preserve
 - C. Easement in Favor of HOA Over a 5' Strip of CDD Property Behind Homes
 - D. Retaining Wall Design
- 7. Staff Reports
 - A. Attorney
 - 1) Memorandum on
 - a. Required Ethics Training
 - b. 2023 Legislative Update
 - B. Engineer
 - 1) Annual Engineer's Report
 - 2) Proposal for Reserve Study with Culpepper & Terpening, Inc.
 - 3) Memorandum on Notice of Unauthorized Work on CDD Properties
 - C. Manager
 - 1) June and July Onsite and Offsite Hours
 - 2) Agenda Printing Cost
 - 3) Boat Storage Rentals
 - 4) **Consideration of Proposed Fiscal Year 2024 Meeting Schedule**
 - D. Clubhouse/Field Manager Report – Monthly Report
- 8. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
- 9. Supervisors Requests and Audience Comments
- 10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.riverplacecdd.com>