

**MINUTES OF MEETING
MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Moody River Estates Community Development District held a Special Meeting on November 16, 2021, at 10:00 a.m., at the Clubhouse at Moody River Estates, 3050 Moody River Blvd., North Fort Myers, Florida 33903.

Present were:

John Teckorius	Chair
Robert Geltner	Vice Chair
Chris Jenner	Assistant Secretary
Edward Pike	Assistant Secretary
Julie Canoura (via telephone)	Assistant Secretary

Also present were:

Cleo Adams (via telephone)	Assistant District Manager
Shane Willis	Operations Manager
Mike Eckert	District Counsel
Vivian Carvalho	PFM Group Consulting LLC (PFM)
Lynne Mullins	PFM
Bob Schleifer	Rizzetta & Company (Rizzetta)
Belinda Blandon	Rizzetta
Scott Brizendine	Rizzetta
Jason Greenwood	Governmental Management Services, LLC (GMS)
Kathleen Dailey Meneely	Special District Services, Inc. (SDS)
William Crosley	SDS
Mike Smith	SDS
Mark Vega	Inframark Infrastructure Management Services (Inframark)
Justin Faircloth	Inframark
Cal Teague	Premier District Management (Premier)
Chris Pepin	Premier
Chris Dudak	Premier

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 10:01 a.m. Supervisors Teckorius, Geltner, Jenner and Pike were present, in person. Supervisor Canoura was attending via telephone.

On MOTION by Mr. Teckorius and seconded by Mr. Geltner, with all in favor, authorizing Ms. Canoura's attendance and full participation, via telephone, was approved.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes - agenda items)

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Proposals for District Management Services

A. Opening Comments by District Counsel; Overview of Process

Mr. Eckert discussed the following:

- Wrathell, Hunt and Associates, LLC gave notice that its last day as District Manager would be December 20, 2021; therefore, it was necessary to schedule this Special Meeting to consider replacements for District Management Services.
- Per the Board's instructions, he contacted eight companies; two declined to bid and six highly qualified companies provided proposals.
- He suggested each proposer be permitted ten minutes to present their proposal and qualifications, followed by questions from Board Members.
- Limiting Board questioning to three minutes, if possible, was suggested.
- Attendees would not be asked to leave a public meeting; however, in such situations, District Management firms generally agree amongst themselves to step out during their colleagues' presentations.
- GMS and Premier agreed to switch from the presentation order listed in the agenda in order to accommodate scheduling issues.

B. Presentation by PFM Group Consulting LLC

- **Board Questions**

Ms. Carvalho gave a presentation and discussed PFM's qualifications. She and Ms. Mullins responded to questions.

C. Presentation by Rizzetta & Company

- **Board Questions**

Mr. Schleifer gave a presentation and discussed Rizzetta's qualifications. He and Ms. Blandon and Mr. Brizendine responded to questions.

▪ **Presentation by Governmental Management Services – Tampa, LLC**

- **Board Questions**

This item, previously item 3F, was presented out of order.

Mr. Greenwood gave a presentation and discussed GMS's qualifications. He responded to questions.

The meeting recessed at 11:54 a.m., and reconvened at 12:00 p.m.

D. Presentation by Premier District Management

- **Board Questions**

This item was presented following Item 3G.

E. Presentation by Special District Services, Inc.

- **Board Questions**

Ms. Dailey Meneely gave a presentation and discussed SDS's qualifications. She and Mr. Crosley and Mr. Smith responded to questions.

F. Presentation by Governmental Management Services – Tampa, LLC

- **Board Questions**

This item was presented following Item 3C.

G. Presentation by Inframark Infrastructure Management Services

- **Board Questions**

Mr. Vega gave a presentation and discussed Inframark's qualifications and responded to questions.

▪ **Presentation by Premier District Management**

- **Board Questions**

This item, previously item 3D, was presented out of order.

Mr. Teague gave a presentation and discussed Premier's qualifications. He and Mr. Pepin responded to questions.

Ms. Canoura left the meeting at 1:17 p.m.

H. Board Discussion and Evaluation of Proposals

Each Board Member shared their top candidates. The consensus was that the top three candidates were GMS, Premier and Rizzetta. Mr. Eckert thanked the representatives of all the firms bidding and stated the Board would deliberate between the three highest ranked firms.

Mr. Teckorius recommended Premier based on cost and services. He favored the Field Services Report and the strategies presented for addressing potential violations.

Mr. Geltner concurred and voiced his opinion that having local staff nearby and savings associated with travel were important. He stated he found the Premier orientation slide presentation to be very informative.

Mr. Eckert stated all the information submitted was included in the agenda package.

Mr. Pike favored GMS based on the great amount of preparation and their familiarity with the property and forward-thinking approach.

Mr. Jenner concurred regarding Premier's Field Services Report and local presence and stated he was impressed with GMS's statement about having a "high threshold for pain".

I. Authorization for District Counsel to Negotiate a Contract for District Management Services

Mr. Teckorius felt that, to avoid ambiguity, it was important to provide specifics in the contract regarding inspections. Mr. Eckert recalled that a Scope of Services for District Management Services was previously shared with the Board; the consensus was that a separate Scope of Services for Field Services is also needed. These would be reviewed at the Continued Meeting at which the Contract would be executed. The sample Field Services Report included in the proposal could be attached as Exhibit A.

Mr. Eckert asked the Board Members to send their comments regarding the Scope of Services for District Management Services to him. He would review the sample contract provided by Premier and the sample Field Services Report and develop a Scope of Services for Field Services, which would be sent to Supervisors for review and comments.

Mr. Eckert stated that today's meeting would be continued for one week so that the contract with the new District Management company can be signed and Resolutions can be adopted providing for the new District Management company to appoint Officers for banking and transition purposes. Discussion ensued regarding potential meeting dates. The consensus was to continue this meeting to November 23, 2021 at 1:00 p.m.

On MOTION by Mr. Teckorius and seconded by Mr. Geltner, with all in favor, authorizing District Counsel to negotiate a contract for District Management Services with Premier District Management, was approved.

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Manager**

There was no report.

B. District Counsel

Mr. Eckert presented the Fee Agreement for his new firm, Kutak Rock, LLP, for the Chair's signature. He noted that the rates are the same as previously approved by the Board.

FIFTH ORDER OF BUSINESS**Supervisor Requests**


Mr. Jenner asked for the meeting room to be warmer during meetings. H suggested 73 degrees as opposed to 63 degrees.

SIXTH ORDER OF BUSINESS

**Meeting Continuation to Approve
Management Contract and Resolutions
Appointing Officers from New
Management Company**

On MOTION by Mr. Teckorius and seconded by Mr. Geltner, with all in favor, the meeting recessed at 1:38 p.m., and was continued to November 23, 2021 at 1:00 p.m.


Secretary/~~Assistant Secretary~~


Chair/~~Vice Chair~~