

MINUTES OF MEETING  
MOODY RIVER ESTATES  
COMMUNITY DEVELOPMENT DISTRICT

The continued meeting of the Board of Supervisors of the Moody River Estates Community Development District was held on Tuesday, November 23, 2021 at 1:00 p.m. at the Clubhouse at Moody River Estates, 3050 Moody River Boulevard, North Fort Myers, Florida 33903.

Present and constituting a quorum were:

Edward Pike	Chairman
Chris Jenner	Vice Chairperson
Robert Geltner	Supervisor
John Teckorius	Supervisor
Julie Canoura	Supervisor (by phone)

Also present were:

Shane Willis	District Manager
Mike Eckert	District Counsel (by phone)
Cal Teague	Premier District Management
Jennifer Miller	Premier District Management (by phone)

*The following is a summary of the actions taken at the November 23, 2021 continued meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Call to Order / Roll Call**

Mr. Willis called the continued meeting to order at 1:00 p.m. All Supervisors were present. A motion was made by Vice Chair Geltner and seconded by Chairman Teckorius, with all in favor, the Board approved Ms. Canoura participating in the continued meeting by telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS****Consideration of Premier District Management, LLC Agreement for District Management Services**

Mr. Eckert presented the draft district management contract, and stated he received comments from board members and Premier. Cal Teague of Premier presented Premier's comments related to the termination provision, public records notice provision, preparation of assessment methodologies, and the number of websites for the District. Supervisor Canoura offered comments on the website contractual provision, technology to be provided by Premier, surveys and public participation. Supervisor Pike offered comments about the number of meetings and workshops permitted by the agreement and website ownership. Vice Chair Geltner offered many comments and suggested changes on the agreement. These included, but are not limited to, clarification that both the agreement and Exhibit A include the scope of services, online access to District records for board members, field services as it relates to the entry monumentation and the HOA Facilities Maintenance Agreement, ability of District staff to act in the event of emergencies, late payment by the manager, expense reimbursement, emergency preparedness, notice provisions, timely provision of notices of violations to board members, monitoring the update of the public facilities report, monitoring preparation of the 20-year storm water needs analysis, posting information on the website, maintaining an office in Lee County, provision of resident complaints to board members, formatting issues, inspection and monitoring for compliance with storm water management permits, content of field maintenance reports, fixed fees for additional services, incremental billing for extra meeting time and payment for insurance coverage in the event the manager does not procure necessary insurance. Mr. Teckorius inquired about complaint response by the manager and frequency of field inspections.

On MOTION by Supervisor Jenner seconded by Chair Teckorius, with all in favor the agreement with Premier District Management was approved in substantial form with the changes discussed at the meeting, subject to final review by Supervisor Geltner and district counsel, and the Chair was authorized to execute the same.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2022-02, Appointing and Removing Officers of the District and Providing for an Effective Date**

Christopher Dudak was suggested as assistant secretary.

Jennifer Miller as assistant treasurer.

Calvin Teague was also suggested for Secretary and Treasurer in section 3.

On MOTION by Vice Chair Geltner, seconded by Chair Teckorius, with Supervisors Geltner and Teckorius, in favor and Supervisors Canoura, Jenner and Pike opposed, the proposal to keep the same slate of board officers failed.

On MOTION by Supervisor Canoura seconded by Supervisor Jenner, with Supervisors Canoura, Jenner, Teckorius and Pike in favor, and Vice Chair Geltner opposed, Supervisor Pike was elected Chair of the Board of Supervisors.

On MOTION by Chair Pike seconded by Supervisor Canoura, with all in favor, Supervisor Jenner was elected Vice Chair of the Board of Supervisors.

On MOTION by Vice Chair Jenner seconded by Chair Pike, with all in favor, the slate of officers including the remaining supervisors as assistant secretaries, was approved.

On MOTION by Chair Pike seconded by Supervisor Canoura, with all in favor, Resolution 2022-02 appointing and removing officers, was approved.

## **FIFTH ORDER OF BUSINESS**

### **Other Business**

Mr. Eckert discussed various transition issues related to district management services. He stated that it would be a difficult and time-compressed transition that would require a lot of work by Premier. Mr. Teague suggested it would be a smooth transition. There were no other business items discussed.

**SIXTH ORDER OF BUSINESS**

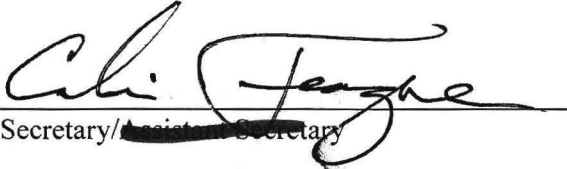
**Supervisor Requests**


Supervisor Teckorius raised the issue of lake bank maintenance and asked Premier to look into lake bank maintenance techniques and other available contractors. Chair Pike asked Premier to work on transition issues related to current maintenance practices by Wrathell Hunt and Associates. Permit compliance and violations were also discussed. A different meeting schedule was also discussed and deferred to a future meeting.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Supervisor Geltner, seconded by Chair Pike, with all in favor the meeting was adjourned.
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Secretary/~~Assistant Secretary~~

  
Edward Pike (Dec 20, 2021 14:46 EST)  
Chairman/~~Vice Chairman~~

# MRE - Meeting Minutes - 2021-11-23

Final Audit Report

2021-12-20

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