

Minutes of Meeting
Rivers Edge
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, August 17, 2016 at 6:00 p.m. at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Jason Sessions	Chairman
Kerry Soltis	Supervisor
Jason Beard	Supervisor

Also present were:

Jim Perry	District Manager
Jennifer Kilinski	District Counsel
Ryan Stilwell	District Engineer by telephone
Dan Fagan	Vesta
Roy Deary	Vesta
Amanda Lee	Vesta

The following is a summary of the minutes and actions taken at the August 17, 2016 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated thank you for putting up the lights in the parking lot.

THIRD ORDER OF BUSINESS

Affidavit of Publication

A copy of the affidavit of publication of the public hearing was included in the agenda package.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 20, 2016 Meeting

On MOTION by Mr. Sessions seconded by Ms. Soltis with all in favor the minutes of the July 20, 2016 meeting were approved.

Mr. Stilwell joined the meeting by telephone at this time.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing to Adopt the Budget for Fiscal Year 2017

On MOTION by Mr. Beard seconded by Ms. Soltis with all in favor the public hearing was opened.

1. Consideration of Resolution 2016-10 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2017

Mr. Perry stated the public hearing is now opened for the budget and included in the agenda package is Resolution 2016-10 along with a copy of the budget. We made some minor changes to the budget that was emailed to the board a few days ago. The only thing that we changed since the last meeting is if you look under the revenue section you have some proposed changes. Previously we had items in there for provision of boundary amendment at zero and we know there are going to be costs incurred for that. Also there is some miscellaneous income from interest on the funds the district has plus some rental revenue from renting the amenities. We included those and we have offsetting costs, we adjusted some of the line items below that in the expenditures. The bottom line is that we haven't changed the assessments we just added some additional revenue sources and increased some of the expenditures.

Mr. Sessions stated a minor item that needs to be adjusted is the irrigation water use. We know we have new sections coming online and we are going to have more than a \$7,500 increase in water use and I think we should take that out of landscaping in the new areas. We need to watch that balance because I think that line item is going to be short. We are going to deficit fund so it really doesn't make any difference. We will recognize it as an adjustment of \$35,000 increase and decrease the other by \$35,000 that way it is plain and it has been documented. Other than that this is the same as previously provided to the board. For the residents who are

here there are no adjustments to the assessments for this year they are held at the same level as prior years for the operation and maintenance.

Are there any questions from the residents in regards to the budget proposed for next year?

A resident asked who is responsible in the easements when a mower goes over a sprinkler and leaves it laying there?

Mr. Sessions stated it gets bi-monthly irrigation checks, I saw them check the amenity center today.

A resident stated there is one laying on the easement by our house that has been there a couple of days.

Mr. Sessions stated if you let the CDD know that would be great.

A resident stated when David Provost is riding around in the back section in the construction zone there are whole swaths of grass that died during the drought. Am I supposed to pick up the phone and call or is he supposed to do that?

Mr. Sessions stated David doesn't work for the CDD he works for the developer. Starting October 1st we have a field services management contract and Louis Cowling will come in and be a manager for the site. We can't catch everything so if you see something it would be great if you sent an email and say "here is the issue" and we can take care of it.

A resident stated ultimately it is going to cost us a lot of money to replace that sod and a lot of people ride by that everyday.

Mr. Sessions stated I'm not sure what you are referring to I drove back there three times today and there is someone's yard that needs maintenance but I didn't see a common area that needs maintenance.

On MOTION by Mr. Sessions seconded by Ms. Soltis with all in favor the public hearing was closed.

On MOTION by Mr. Sessions seconded by Mr. Beard with all in favor Resolution 2016-10 was approved.

2. Consideration of Deficit Funding Agreement for Fiscal Year 2017

Mr. Perry stated we also ask that the board consider a deficit funding agreement for fiscal year 2017 and this is the same type funding agreement we have had in place for several years.

Ms. Kilinski stated I would be happy to answer any questions but this is the typical funding source for deficit funding the budget.

On MOTION by Mr. Beard seconded by Ms. Soltis with all in favor the fiscal year 2017 deficit funding agreement was approved.

B. Public Hearing to Consider Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2017, Resolution 2016-11

On MOTION by Mr. Sessions seconded by Ms. Soltis with all in favor the public hearing was opened.

Mr. Perry stated included in your agenda package under section 5 is Resolution 2016-11 and this provides for the special assessments based upon the budget that was just adopted by the board and we will certify a roll to St. Johns County tax collector for all those platted lots that are platted at this point in time.

Mr. Sessions asked are we not doing direct billing on the Mattamy owned lots if they are platted?

Mr. Perry stated no, we have never done that, the 468 lots have always been on the roll and I believe it is a requirement of our trust indenture.

Ms. Kilinski stated maybe it is as far as the debt is concerned and I will look at that.

Mr. Sessions stated check on that because 140 lots are about to be platted and I would like to be direct billed on those.

Ms. Kilinski stated if they are not platted by today they are not going to be on the tax roll.

Mr. Perry stated it is not the new plat it is all the old ones.

Are there any questions by the public? Again, all this does is allows us to certify the roll to St. Johns County for the budget that was just adopted.

There being none,

On MOTION by Mr. Sessions seconded by Mr. Beard with all in favor the public hearing was closed.

On MOTION by Mr. Beard seconded by Mr. Sessions with all in favor Resolution 2016-11 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Termination of Loggerhead License Agreement

Mr. Perry stated item six is consideration of termination of Loggerhead license agreement.

Ms. Kilinski stated we have a license agreement currently with Loggerheads summer swim team and I believe the term of their summer season is already ended so they are not utilizing the pool until next season and I think Amanda may have some recommendations regarding the reason behind the termination.

Ms. Lee stated Melinda and I discussed basically that there is no interest from the residents for the Loggerheads. Once we have enough interest to have a swim team then we can work it on our own versus using Loggerheads or we could use Loggerheads in the future but currently it is not of use to us.

Mr. Sessions asked is someone going to reach out to them and let them know?

Ms. Lee responded yes.

On MOTION by Mr. Sessions seconded by Mr. Beard with all in favor the license agreement with the Loggerhead's was terminated.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski stated we are still in the process of amending the boundary amendment. We have supplementary questions from the county and that is moving along smoothly.

Mr. Sessions asked when do we think it will be finalized?

Ms. Kilinski stated it is hard to say; it could be another three or four months depending on their calendars.

B. Engineer – Requisition Summary

1. Ratification of Requisition No. 896

Mr. Perry stated requisition 896 is for \$45,018 and that is related to the lighting for the parking lot.

On MOTION by Mr. Sessions seconded by Mr. Beard with all in favor requisition no. 896 was ratified.

2. Consideration of Requisition Nos. 895 & 897

Mr. Perry stated for consideration are requisitions 895 and 897, the first one is for \$340 for Prosser for engineering services and the second one is for \$2,448.58 and it is related to a voided requisition that was processed and voided.

On MOTION by Mr. Sessions seconded by Mr. Beard with all in favor requisitions 895 and 897 were approved.

C. Manager

Mr. Perry stated we will be certifying the roll and getting that done prior to September 15th.

D. Amenity Manager

A copy of the amenity manager’s report was provided as part of the agenda package.

Mr. Sessions stated both you and Eric are doing a fantastic job and I have seen great improvements around here and I think you have heard it from residents. Your report is also great and if we can make copies in the future for people who come to the meeting they can look at it. The report is posted with the documents on the CDD website so you can read it there as well.

E. Field Services

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Mr. Haynes stated I would like to bring up the subject of having a dog park here in Rivertown.

Mr. Sessions stated I read your flier and meant to reach out to you before the meeting and didn't get a chance to. That area is designated for basketball courts that are in future planning and we are in for permit on a fenced dog park and it doesn't include all the things you are asking for so I wouldn't mind getting with you after the meeting to try to understand what you are asking for because I'm not sure I understand what some of those things are. The permit should be done in the next 15 days, they are going to be clearing it this week and it should be completed with the relaunch in February.

TENTH ORDER OF BUSINESS

Financial Reports

A. Tri-Party Funding Request No. 17

On MOTION by Ms. Soltis seconded by Mr. Beard with all in favor tri-party funding request no. 27 in the amount of \$9,056.70 was approved.

B. Consideration of Construction Funding Request No. 43

On MOTION by Ms. Soltis seconded by Mr. Beard with all in favor construction funding request no. 43 in the amount of \$44,858.00 was approved.

C. Balance Sheet & Income Statement

Mr. Perry stated next is the balance sheet of the district as of June 30, 2016 and statement of revenues and expenditures through June 30th. They are the same numbers you saw in your budget and the only difference is we have some supplementary schedules for the tri-party funding agreement and the long-term debt report.

D. Assessment Receipt Schedule

Mr. Perry stated you also have the assessment receipt schedule and on the roll we were a little over 100% collected, which means everybody has paid their property tax assessments.

E. Approval of Check Register

On MOTION by Mr. Beard seconded by Ms. Soltis with all in favor the check register in the amount of \$85,363.74 was approved.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – Wednesday,
September 21, 2016 @ 11:00 a.m. at the
Rivertown Amenity Center**

Mr. Perry stated our next scheduled meeting is Wednesday, September 21, 2016 at 11:00 a.m. at this location.

On MOTION by Mr. Sessions seconded by Mr. Beard with all in favor the meeting adjourned at 6:26 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman