

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, November 14, 2018 at 11:00 a.m. at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Jason Sessions	Chairman
Judy Long	Supervisor
Charles Oates	Supervisor

Also present were:

Jim Perry	District Manager
Jennifer Kilinski	District Counsel by telephone
Ryan Stillwell	District Engineer
Dan Fagan	Vesta
Jason Davidson	Vesta
Robert Beladi	Vesta
Beau Barnett	VerdeGo
Ernesto Torres	GMS

The following is a summary of the minutes and actions taken at the November 14, 2018 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 11:00 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident stated I understand we are going to have a special assessment this year.

Mr. Perry stated on the refinancing there was a reduction in your annual debt service payment. If I recall correctly there was an increase on the debt itself.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2019-02  
Amending the FY18 Budget**

Mr. Perry stated next is Resolution 2019-02 amending the fiscal year 2018 budget. It reflects the actuals year to date for the fiscal year ended September 30, 2018. It is required by statute to be done within 60 days of the end of the fiscal year.

On MOTION by Mr. Sessions seconded by Ms. Long with all in favor Resolution 2019-02 was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the October 17,  
2018 Meeting**

On MOTION by Mr. Sessions seconded by Ms. Long with all in favor the minutes of the October 17, 2018 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Mr. Stillwell stated the map in front of you is the map we talked about at the last meeting with regard to the CDD boundaries and which roads are CDD roads versus St. Johns County roads. We do have a board printed we will have in this building in the next couple of days if anybody needs to reference it.

Mr. Sessions stated for reference a lot of the roads located on that map are future roads and may change in alignment. That is the intent of where those roads will be.

Ms. Long asked when do they become St. Johns County roads?

Mr. Stillwell stated a road becomes a St. Johns County road at the time of platting so once we finish construction. The roads in green on that map those roads will always remain CDD roads; the county will not accept them. Those roads were built early on by St. Joe and they agreed to be CDD roads from St. Joe's perspective. We attempted to get the county to take them and they did not take them. All the future roads within Rivertown are planned to be dedicated other than those that are in gated communities.

Mr. Sessions stated to clarify your question, St. Johns County requires that roads are put into place with a single lift of asphalt and the second lift is not allowed to be put down until 90% of the homes are built within that community and two years has passed from the date of development. The roads go to the county when the plat was approved and then we put up a maintenance bond for two years and then after the 90% in two years we put the second lift of asphalt down and they accept the second lift of asphalt.

A resident asked can you clarify what a CDD road means regarding signage such as stop signs, speed limit signs, etc.?

Mr. Stillwell stated everything associated with maintenance for those roads is the responsibility of the CDD. The CDD does have the ability to add or remove signage, however, they are going to come to our firm as engineers and we are going to refer back to what is called a MUTCD, which is the manual for uniform traffic control devices. We can't just add signage on a whim there are codes and standards that we apply to every road that we design, whether it is county or CDD.

A resident stated for example the Kendall Crossing/Sternwheel Drive four-way stop, that came back to you.

Mr. Stillwell stated yes.

Mr. Sessions stated ultimately it would go to the county for approval so even if it is a CDD road it still has to meet county standards. The county wouldn't allow the CDD, the Developer, or resident to just add or delete a sign, it all has to fall within the county regulations. Often people ask for additional stop signs and unfortunately it is all regulated and we have no control over it.

### **C. Manager**

Mr. Perry stated in the meeting in December we have two new supervisors, seat no. 2 is David Butler and seat no. 4 is Mac McIntyre and we will swear them in. We have communicated by email with them and will try to get them somewhat up to speed between Jennifer and me prior to the meeting.

### **D. Amenity Manager**

#### **1. Report**

Mr. Davidson stated the holiday lighting at the RiverHouse has been installed and is functioning 100%.

**2. Dog Stations**

Mr. Davidson stated in the packet you will find suggested locations where dog stations can be placed in the Enclaves and the Groves. It is my suggestion that we go with option 2.

Mr. Sessions stated make sure these are on CDD land.

Mr. Davidson stated those locations are.

On MOTION by Mr. Sessions seconded by Ms. Long with all in favor staff was authorized to purchase four dog waste stations using option 2.

Mr. Davidson stated the pool lighting has been installed for both pools. The verbiage for no smoking in both facilities has been updated and inserted in the policies and procedures and it is on the Rivers Edge CDD website.

We have a proposed single-patron guest pass policy that has been the subject of the last few meetings. Jim, Jennifer the chairman and I came up with this.

Mr. Perry stated I'm fine with it. Jennifer has edited it and I believe we came up with something that is somewhat simplistic, we didn't want to make it too complicated, but we think it achieves what the residents are looking for.

On MOTION by Mr. Oates seconded by Ms. Long with all in favor the single-patron guest policy was approved.

Mr. Davidson gave an overview of the activities that took place during the past month and upcoming events.

**E. Field Services - Report**

Mr. Beladi stated we had electricians go through the Longleaf entrance, S.R. 13 entrance and make sure all the GFIs are up and running, we are taking additional measures to keep the breakers from tripping. We rescheduled the irrigation water, we are adding gaskets to each

connection. We had the docks at the River Park pressure cleaned and I will schedule it for some painting. The paint is starting to peel on the main dock and there is some rotted wood and I will get that redone. We have been through every lake in the whole property cleaning out trash, working with Charles Aquatics and the lakes are looking good. We switched eight streetlights over to LED.

Mr. Barnett stated I want to thank the community and Mattamy and the board for giving us the opportunity to step in help improve the landscaping. We have been working on a lot of projects to improve the community and the most significant improvements are on Main Street and Longleaf Pine we removed jasmine and installed more ivy, which is a better species plant for that area and it makes a dramatic impact when you are coming in. We did that project as well as the River Club. There is an oak tree that was removed and we extended that bed to add more foundational shrubs as well as plant material. There were some overhanging oak limbs blocking some street signs on 13 approaching the roundabout and we had our contractor come in and take care of those. We cleaned up some cul-de-sac areas for some vistas and views of the St. Johns River. We will have pine straw and mulch installed in February by hand, which will take longer but we feel that we will have a better product.

**SIXTH ORDER OF BUSINESS**                      **Supervisors' Requests and Audience Comments**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**                      **Financial Reports**

**A. Balance Sheet & Income Statement**

A copy of the balance sheet and income statement were included in the agenda package.

**B. Assessment Receipt Schedule**

A copy of the assessment receipt schedule was included in the agenda package.

**C. Approval of Check Register**

On MOTION by Mr. Sessions seconded by Ms. Long with all in favor the check register was approved.

November 14, 2018

Rivers Edge CDD

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Wednesday,  
December 19, 2018 @ 11:00 a.m. at the  
Rivertown Amenity Center**

Mr. Perry stated our next scheduled meeting is December 19, 2018 at 11:00 a.m. at this location.

On MOTION by Mr. Sessions seconded by Mr. Oates with all in favor the meeting adjourned at 11:25 a.m.



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Secretary/Assistant Secretary



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Chairman/Vice Chairman