

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, February 20, 2019 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 | Vice Chair |
| Charles Oates | Supervisor |
| David Butler | Supervisor by telephone |
| Mac McIntyre | Supervisor |

Also present were:

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

The following is a summary of the discussions and actions taken at the February 20, 2019 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

Ms. Graham stated I had an issue with speed limit signs.

Mr. Stillwell stated although the speed limit signs at RiverTown are in accordance with St. Johns County and the traffic control device regulation, we just went through all that signage

as part of the traffic enforcement agreement that was done to allow the golf carts on the roadways and signs were added in places and other signs taken out to make sure all that signage is in the correct location. I'm happy to look at your location and provide a little background as well if needed if Jim will give me that address in an email.

Mr. Sessions stated I think your question from the last meeting was could we add speed limit signs on roadways that are owned by the CDD knowing that we can't have signs on roadways that are owned by St. Johns County. I think Ryan's advice and Jennifer can chime in would be that you would not want to add a speed limit sign within a community that is not part of the approved plans through the county because it would add additional liability to the CDD.

Ms. Kilinski stated under Chapter 190 we don't have traffic enforcement authority, the district doesn't have the right to enforce traffic speed limits or even opine as to what those should be.

Mr. Stillwell stated the traffic enforcement that we have in place now with the county will allow the sheriff's office to police speeding throughout the community as needed.

Ms. Kilinski stated I suggest we have a conversation with Ryan afterward about where the location is because part of the reason St. Johns County has been pushing back is because we didn't have a traffic enforcement agreement. We know the roads are public, most of the roads are owned by the county but the county doesn't deem them public roads where they wouldn't enforce traffic violations without that agreement that was just put in place. My sense is if we work with Ryan on where that location is, now that we have a traffic enforcement agreement they will now feel that they have the authority to enforce some of those provisions and hopefully, put up the speed limit signs.

Ms. Kelley asked what is the plan and timeline for the ponds because the midge flies have reached a nuisance level? I thought fish were going to be added to the pond and if that has happened it is not effective.

Mr. Sessions asked are we certain that the fish in the pond would slow down this issue or is there something else?

Mr. Kilinski stated I'm not the most qualified person, but we do deal with this in a number of districts. At Turnbull we had this issue not long ago and I recommend we get proposals for different options and what they might cost and the pros and cons of those and bring it back to the next meeting.

Mr. Sessions stated we haven't had a winter and the gnat and no-see-ums are out of control everywhere. Being along the river and at RiverTown where we are only developing 2,000 of 5,000 acres because the other 3,000 acres are a swamp, you are going to have quite a bit of bug issues during seasons like this. Let's try to get educated and get some proposals.

Ms. Croraty stated the residents of my neighborhood would like it to meet the same standards of the rest of the community. We understand this property belongs to AT&T, but we we're hoping that maybe RiverTown could get approval from AT&T to paint the exterior of this building as needed.

Mr. Sessions stated I received this request five minutes before the meeting and I reached out to AT&T and haven't yet had a response. The wheels are in process. Everything we just heard aside from the speed limit signs are all easy maintenance issues and I encourage you to send those in through the CDD through the proper channels that you get every month in your newsletter to get them addressed quicker. There is no reason to wait for a CDD meeting and if the proper channels are used we can hold Vesta and others accountable to curing these maintenance issues because I know that Jason and Zahk deal with issues every day. It is not that you can't bring the issues here, but issues can be taken care of faster if they are brought to the attention of staff.

Mr. Perry stated if it is an operational issue such as lakes or midge flies or landscaping Vesta is the one that you should contact and if it is something related to the assessments, the budget, financial implications you can email me.

Ms. Johanson stated speeding is an issue not only by residents but there are a number of construction vehicles speeding through the neighborhood. I have called the county but by the time they get here the dump trucks are gone.

Mr. Sessions stated on the Mattamy side we did hear a complaint about some dump trucks so we diverted the route they were taking and tried to work with the teams on that. We appreciate the concerns. We care for the safety of everybody just as much as you and I promise you that when we hear the concerns we reach out to the parties in charge of those trucks and address it with them.

Ms. Kilinski stated the traffic enforcement agreement with St. Johns County is the best line of defense for the districts that I have dealt with on these issues. Once you start having the rolling patrol where they don't exactly know where it is going to be or what time or what day

they are showing up you tend to see a lot better behavior at least in the short term. I encourage the use of that tool, which took us forever to get across that finish line, but it is in now in place.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 19, 2018 Meeting

On MOTION by Ms. Long seconded by Mr. Oates with all in favor the minutes of the December 19, 2018 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Engagement Letter with McDirmit Davis & Company for FY18 Audit Services

Mr. Perry stated the engagement letter for the fiscal year 2018 audit is consistent with the budget. The audit is already in process and this is ratification of that engagement letter.

On MOTION by Mr. Sessions seconded by Mr. Oates with all in favor the engagement letter with McDirmit Davis to perform the fiscal year 2018 audit was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Conveyance of Various Tracts from Mattamy Jacksonville, LLC to the District

Mr. Sessions asked does this include the newest ones sent out by Jennifer Thomas in the last two days?

Ms. Kilinski stated I don't think I was copied on those.

Mr. Sessions asked can we leave this available to making minor modifications per her emails?

Ms. Kilinski stated yes, essentially this is a cleanup item. We try to go through especially in a project like this that is moving so quickly once every six to twelve months to identify parcels that really should be in the district's name. There are so many small parcels, pocket parks, conservation areas, stormwater ponds that have been constructed that haven't been sufficiently deeded to the district. We may own the improvement, but we haven't done the underlying fee. Working with Mattamy through some of these parcels that were identified with the property appraiser still belonging to Mattamy or the association that really belong in the district's

possession is what you will see in Exhibit A. What Jason is asking is that we give authority for the chair if there are cleanup items that both the district manager and district counsel deem to be really a district property that we would expect the district to own and operate and maintain or already is doing that you allow us to amend Exhibit A to include that additional parcel of land and finalize and record the deed.

On MOTION by Ms. Long seconded by Mr. McIntyre with all in favor the form of the deed and Exhibit A were approved and the chair, district counsel and district manager were authorized to finalize the final legal descriptions associated with the deed and to record the deed upon completion.

SIXTH ORDER OF BUSINESS

Discussion of Social Media and Sunshine Amendment

Mr. Perry stated we have a number of districts where we are having a lot of challenges with social media and the sunshine amendment. I did send out to you a short synopsis of some things that would help yourself and the district. In regard to the sunshine amendment the thing to remember is business that could possibly take place regarding the district needs to be done in a public forum, which is what we are right now. If you are trying to conduct business outside of that, they are violations of the sunshine law and some of this happens without your intent. Because of that what is happening with some districts is they are entering into litigation in regard to that and there has been a lot of litigation recently in regard to American with Disabilities Act and website access and things of that nature. This is a little bit of a spinoff on that and we definitely don't want to stifle free speech, but we want to make sure if you are on social media be very careful as to your conveyance of thoughts and ideas especially if there are other members of this board who are on there. There are some suggestions if you are on private sites to take snapshots of the correspondence and things because it is a public record if it is in regard to business that may come before this board.

Ms. Kilinski stated hopefully, the letter was self-explanatory, it is one we send out routinely especially the last three or four years with Nextdoor and Twitter and Facebook and all kinds of different media to communicate with folks, which is fantastic, but it can also provide you as board members a heightened degree of risk. We like to remind people about some of those things that you really think about, it is not the medium you are using that makes it a public

record or makes it subject to the sunshine law it is the content, no matter what medium you are using. I'm happy to answer any specific questions on the record or off the record if you ever have a concern about somebody sent me this, what do I do with it, there are ways to resolve the sunshine law but we want to make sure you are equipped with the best information to make the right decisions.

Ms. Long stated I made a statement that I feel very strongly about on Facebook. We are a credible board and we were elected by the community. When we go on Facebook or any social media as an elected official and respond to problems or questions this can cause a negative reaction from the community and create problems for all the board members. Also wrong or misguided information is given out can lead to anger and mistrust. Integrity is an important part of our ability to conduct business in the community. After all, we were elected to represent all of the people in RiverTown not just a few on Facebook. If members of the board feel like they want to reach out to residents individually I say that is a good thing. Additionally, not all people use social media so when you are conducting CDD business in a social media forum then you are only addressing a small part of the community because many residents are not on social media and will not be able to participate or even know about these discussions. CDD meetings are open to the community where all residents can come and express their views and ask questions.

SEVENTH ORDER OF BUSINESS

Discussion of Swim Team

Mr. Perry stated we have a placeholder on the agenda from one of the meetings in regard to discussion of swim team. I handed out and sent an email this morning that has the 2019 summer swim team proposal. Jason has been working on this and I open it up for discussion because I know this is something the board is interested in.

Mr. Sessions stated this is something we were not able to do last year due to timing and my concern that it was for a limited few within the community and we asked that you bring it back this year. We now have landowner board and I would be interested to hear their thoughts on the swim team and how it would work within the confines our of community and the pool and residents and everything else.

Ms. Long stated if there was a poll done in the community to see how many people wanted this or didn't want this, didn't we do that last year?

Mr. Sessions responded we did. Unfortunately, we didn't ask the specific question on a swim team, we asked how many people were interested in swimming. We didn't ask the right question and we can do that again, Survey Monkey is easy to use and we are going to send out a survey today for the RiverTown Town Hall meeting that is going to be next week and we could include that in the survey. We could figure it out.

Ms. Long stated we have the two pools and they were packed last summer and you are going to add another 150 families this summer. I don't know how it would be accepted in a community that is still growing and we are limited to our amenity centers. I don't think it is a good question for the board I think it is a good question for the community.

Mr. McIntyre stated Bartram still uses the pool.

Mr. Sessions stated their season starts after this.

Mr. McIntyre asked what is the benefit to the CDD for a swim team?

Ms. Pollicino stated it is a resident swim team so there would be another activity that the children could participate in.

Mr. McIntyre asked is there any cost associated with this on the part of the CDD or is it funded by participants and outside sponsors?

Mr. Fagan stated it is difficult to quantify as far as the additional bathing load and chemicals and filtration and so on. As the bathing load increases you do use more chemical, a little more maintenance, some janitorial and it is difficult to quantify that. The participants in the swim team would be minimal to begin and increase every year.

Mr. Sessions stated I think there is going to be a swim team here at some point; the question is timing. Are we ready for it now or is it something we do later?

Ms. Pollicino stated we did poll the Facebook page and over 100 kids were interested and that is enough kids to join a team. We have interest; there is no lack of interest in the community for a swim team.

Mr. Sessions stated if we want to move forward then at the next meeting we should have the agreement in place with all the rules and regulations that we will ask of the swim team and they will ask of us and get all these things nailed down prior to the practices starting.

On MOTION by Ms. Long seconded by Mr. Sessions with all in favor staff was authorized to move forward with drafting an agreement for swim team participation at the RiverTown facilities to be presented to the board at the March meeting.

EIGHTH ORDER OF BUSINESS

Consideration of an RFP for FEMA Debris Removal

Mr. Perry stated included in your agenda package is a draft RFP and project manual for debris removal services and this is in conjunction with storm events that may occur in the future. All we are trying to do is tie down contractors with prices and preapproval by FEMA for those services so that when a hurricane or storm occurs we have someone in place and if they are preapproved by FEMA, reimbursement goes a lot quicker. What has been drafted is a form of the document there are a number of things that need to be changed but for the most part it is pretty much done. We will get contractors lined up and the board will rank and preapprove, but you are not engaging any services right now.

On MOTION by Mr. Oates seconded by Ms. Long with all in favor the RFP for FEMA debris removal was approved in substantial form.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2019-04 Amending the FY19 General Fund Budget

Mr. Perry stated attached to the resolution is a change to the budget amounts in regard to assessments and developer assessments. During the course of finalizing the budget an old spreadsheet was used and we were off about \$1,200 so this just cleans it up and we will bring back to you at the end of the year a budget amendment for each individual line item once the year is pretty much completed. This is a minor adjustment, but we want to get it put in place at this point.

On MOTION by Mr. McIntyre seconded by Ms. Long with all in favor Resolution 2019-04 was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Perry stated our next meeting is scheduled for March 20th and your sister district moved their meeting to the 27th. Do you want to move this one to the 27th?

On MOTION by Ms. Long seconded by Mr. Oates with all in favor the March meeting will be moved to March 27, 2019.

D. Amenity Manager - Report

Mr. Jason Davidson gave an overview of the amenity manager’s report, copy of which was included in the agenda package.

On MOTION by Mr. Sessions seconded by Ms. Long with all in favor the proposal from VerdeGo for the annuals in the amount of \$2,220 was approved.

Mr. Butler left the telephone conference call at this time.

E. Field Services - Report

Mr. Zach Davidson reviewed the field services report, copy of which was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Ms. Long stated we discussed this being a golf cart community six months ago and I haven’t heard anything since. Has it been tabled or is it something we are going to look for in the future?

Mr. Sessions stated we have had a golf cart community for several months now.

Ms. Long stated we don’t have rules and regulations that are required by the county.

Ms. Kilinski stated we incorporated all of that several meetings ago before we had the signage up this board took action on incorporating all the golf cart regulations, rules, etc.

Ms. Long stated there are some pretty strict rules and regulations that are not being followed.

Mr. Sessions stated in the next newsletter we will put a link to the rules and regulations and advise people that the golf cart community is in effect.

Ms. Kilinski stated we incorporated Florida Statutes because that is very specific.

Ms. Long stated River Club is in CDD II, Watersong will be in CDD II. Is the River Club going to belong to Watersong?

Mr. Sessions stated the residents of Watersong will pay their CDD assessments and will have access to the River Club.

Ms. Long stated they are going to have their own amenity center. Is their own amenity center going to be the River Club?

Mr. Sessions responded no, they will have their own amenity center.

Ms. Kilinski stated there is an interlocal agreement that has been recorded that requires access by Rivers Edge II here and Rivers Edge I there. There is no privatization that would occur.

Mr. Sessions stated the RiverTown Town Hall meeting will be Tuesday night where we will have Watersong discussion. I encourage all to attend.

Ms. Walker stated regarding the community vegetable garden it was suggested that we raise the gardens a little bit to hold the soil in and make a deeper root base.

Mr. Sessions stated the only thing I ask is that you build it in the same manner it is in today and I don't see a problem with that at all.

EIGHTH 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 Registers

- 1. December**
- 2. January**

On MOTION by Mr. Sessions seconded by Ms. Long with all in favor the December and January check registers were approved.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – Wednesday,
March 20, 2019 @ 11:00 a.m. at the
RiverTown Amenity Center**

Mr. Perry stated the next meeting is going to be moved to March 27, 2019 at 11:00 a.m. at this location.

On MOTION by Mr. Oates seconded by Ms. Long with all in favor the meeting adjourned at 11:27 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman