

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, September 16, 2020 at 11:00 a.m. using *Zoom* media technology pursuant to Executive Orders 20-52, 20-69 and 20-193 issued by Governor DeSantis, including any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Mac McIntyre	Chairman
Randy Schaublin	Vice Chairman
Judy Long	Supervisor
Erick Saks	Supervisor
Jacob O'Keefe	Supervisor

Also present were:

Jim Perry	District Manager
Lauren Gentry	District Counsel
Ryan Stillwell	District Engineer
Dan Fagen	Vesta/Amenity Services
Jay King	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Zach Davidson	Vesta/Amenity Services
Marcy Pollicino	Vesta/Amenity Services
Robert Beladi	VerdeGo
Ernesto Torres	GMS
D.J. Smith	Mattamy

The following is a summary of the discussions and actions taken at the September 16, 2020 meeting. An audio 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. via Zoom and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated I want to address the update on the park area and any consideration for golf carts for handicap people who might need that access to be able to get out toward the pier or dock. Right now it says, no golf cart access and I would like the board to look at item no. 14 on the redline where it says no golf cart, to consider something such as if you have a handicap placard on your golf cart that you can drive up toward the pier to use the pier. The second item I would like the board to address is the reclaimed water and the \$137,000 in charges and what was being done to reduce those the high costs over the last couple of months.

Mr. Perry stated as discussed last night at the town hall meeting, Mattamy has been working with the district engineer and funding a study of alternatives for reuse irrigation purposes not only for the two districts that have usage right now, but also for district 3 and I believe they are exploring some of those options. On a short-term basis, I know that the field services team from Vesta has been working with the landscape provider to review the system and their procedures in regard to shutting off certain areas during rain events and so forth and will continue to do that.

Mr. Saks stated I did have a sit down with VerdeGo and Vesta the other day because I had concerns about this as well and I wanted to pass on and ask the other board members if they are on board with this. They said they are willing to look into other options as far as more automated solutions or something that would allow them to turn off some of these zones with their cellphones. There might be some initial cost to get started on something like this, but we would save so much on the water bill that it would balance out pretty quickly. We don't know until they do some research, and I wanted to propose this to the other board members to allow VerdeGo and Vesta to do some research and bring back to the board a viable option.

Mr. O'Keefe stated that is almost exactly what Mattamy has been working on with Prosser for the better part of six to seven months. It is a comprehensive study of all those viable options when it comes to automation, remote access from cellphones and tablets to be able to control systems, pressure regulation, soil monitoring system, in addition to some other items. I don't know that it makes sense for Vesta and VerdeGo to spend a lot of time on it when there is such a comprehensive study already done by the engineer. That hasn't been circulated to the rest of the board members at this time. We are in the final stages of reviewing that for a roll-out plan throughout RiverTown.

Mr. Stillwell stated it is about an action plan. There are, as Jacob mentioned, some simple quick things we can do, which involves better rain sensors and soil moisture sensors, but to

implement things that are overall IT software based that can link all the controllers together to a software, those things take time and at a significantly more expense. The current plan that we have outlined is to do some test cases where we add soil moisture sensors to some of those clocks that have the highest volume of flow to see if that works in one or two locations. Similarly, we are going to look at adding some pressure reducing valves; one of the big things we have noticed is JEA sends us some very high pressure reuse water, and when you look at some of the heads around the community they are spraying and almost causes a fogging effect as opposed to droplets of water so all that water evaporates and not benefiting us and it is due to the high pressure. What we want to do are things that are not tens of thousands of dollars to implement, but more along the lines of some smaller test cases to prove our theories of ways to save the money and you do that in a couple zones and do a one month check. We are talking thousands of dollars that these pressure reducing valves could save per zone, per clock. That is the outline and is about implementing these things and how Mattamy or the CDD wants to do that.

Mr. Saks asked do you know what the study results and understand the true model is going to be from these projected saves?

Mr. Stillwell stated we were paid by Mattamy to do the study, so technically it is Mattamy's study.

Mr. O'Keefe stated right now speaking in the capacity as a board member and as Mattamy staff member, what we would be looking to do in the short-term before turning over the full irrigation study to the rest of the board members, just looking for approval here to look at implementing a couple of test scenarios where possible in the community as-is to test out the viability of it, and then once we make sure a hypothesis can be proved out and is feasible, then perhaps at that point release the irrigation study as a whole or at least in portions that are feasible to the board members to review for perhaps a more comprehensive rollout throughout the district.

Mr. Schaublin asked how long do you project it will take to get the information to come to a conclusion? Is there any upfront cost we have to put into for this study?

Mr. O'Keefe asked Ryan, do you want to talk about the timeframe aspect?

Mr. Stillwell stated from my perspective those items could be implemented in the next four to six weeks, and we need a one-month period to see if we see the reduction from adding those things. You are talking three months probably and we will have results of those trial test periods

and we will be able to implement as Mattamy and the board sees fit throughout other areas in the community.

Mr. Schaublin asked is there any upfront cost for us for this study or is this being paid for by Mattamy?

Mr. O'Keefe stated for the sake of the implementation of it I think we can probably do some of our test scenarios on Rivers Edge 2's property, and not to get into too much of Rivers Edge 2's business but that way the test cost and going forward won't be borne by the existing residents in there. Should we see what we expect to see in terms of savings we can have a well-defined rollout plan from a cost perspective and savings associated with that, that we can bring back to this board without them having to bear the cost of testing.

Mr. Saks stated the issue we have is effective in November Mattamy won't have a seat on this board, we are still footing the bill for the majority of this from the CDD1 and we already have options within our community. Talking to these gentlemen, it is already built in there, they just have to flip a switch. I don't think there is anything wrong with talking with Rainbird just to find out some of our additional options. Mattamy has everything in CDD3, CDD2 but we are the ones that are going to have to deal with this.

Mr. Schaublin stated it sounds like a two-prong approach, you have your strategic and tactical. From tactical they are addressing the point whereas what we are thinking now is a quick hit with Rainbird and what options we have there. Mattamy is more strategic long term for the entire property and if they can do the proof of concept in the new development and roll that cost into that development, it is big burden, whatever benefits from that shared with the rest of the community is a win/win for everybody, it is part of the whole infrastructure of the community. I tend to like the two-prong approach.

Mr. O'Keefe stated I would be okay with allowing VerdeGo to at least contact Rainbird and find out. Some of the systems are already there, it is just a matter of flipping them on.

Mr. Beladi stated there is an IQ system that is linked in to all the Rainbird clocks, we do have 12 that have the modules that can accept that. There is a \$150 per year charge per clock but that gives you access to change run times, turn the system on and off remotely, it would help mostly on weekends when we are not there and we do get substantial rain and then we would be able to shut it down from home or wherever we are. There is a significant cost to add it to the rest of the clocks, you have 27 irrigation clocks throughout the property. We can work with Rainbird

or we can work with Mattamy, whatever we need to do to help to implement something like this just let us know what we can do.

Mr. Schaublin asked what is the cost?

Mr. Beladi responded as long as you have Wi-Fi you can get a Rainbird IQ, it wouldn't be linked to everyone, but you would log in and it would pull up any clocks linked to that throughout RiverTown and cut it off.

Mr. Schaublin asked are all the clocks connected or do we have to have additional clocks and set them up?

Mr. Beladi stated certain clocks already have this system set up, I believe it works off a cellular signal and that is something we need to get with Rainbird and get more information and that is part of the conversation we had with Mr. Saks and Jason. We will get more information on that and we will be able to dive into it a little bit more. Some clocks are already set up for it we just need to see the feasibility of turning that on looks like and we will be able to get more information back from Rainbird on that and have them possibly do a test on a number that are already set up. We would like some time to get more information back on that if we could.

Mr. Saks stated we should allow them to get information from Rainbird, it is not going to cost any time on their part.

Mr. Perry stated I think the board's direction seems pretty clear that you want Vesta and VerdeGo to work together to explore the options to make the irrigation system more efficient including offsite options for communication to shut down valves and run times, etc. they will explore those options and if they get it done prior to the agenda package going out we will forward that information to you, but we will have it in the agenda for next month as a discussion item and hopefully, we will have some resolution of what those options are.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 19, 2020 Meeting

On MOTION by Ms. Long seconded by Mr. Schaublin with all in favor the minutes of the August 19, 2020 meeting were approved as presented.
--

FOURTH ORDER OF BUSINESS

Consideration of Policies

A. Towing Policy, Form of Agreement and Form of Authorization

Ms. Gentry outlined the towing policy and the board and staff discussed situations where vehicles were parked long term in places, on-street parking was necessary due to too many cars in a household, RV parking was necessary, and exceptions were necessary for longer term parking rather than merely overnight. The Board directed staff to come back with more options for exceptions for longer term parking in on-street parking areas.

B. Memorial Bench Policy

Ms. Gentry outlined the proposed memorial bench policy and the board took the following action.

On MOTION by Mr. Schaublin seconded by Mr. McIntyre with all in favor the memorial bench policy was adopted to include the revision that it is available for current or former patrons only, with an interim fee of \$450 and staff was authorized to implement the policy.

C. RiverFront Park Policies

The board and staff discussed the proposed park policies. The board discussed which policies were necessary for the benefit of the community.

Mr. O'Keefe moved to approve the RiverFront Park Policies as recommended by staff. The motion died due to lack of a second.

Mr. McIntyre moved to table this item until the next meeting and Mr. Schaublin seconded the motion.

Mr. Saks stated if this is approved, I recommend any of the board members who have something specific they would like to see, provide it to Lauren and we can vote on it next month.

On voice vote with all in favor the motion passed.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Maintenance for Maintenance Phase 1 and The Arbors (VerdeGo)

Mr. Perry stated this item was held over from your last meeting. This has been reviewed with staff in regard to the costs being proposed are consistent with other areas in the district. Also attached is a map relating to the areas to be maintained with regard to the two proposals.

Mr. Saks asked the Arbors is being turned over to us as of when? Is that CDD 1's responsibility?

Ms. Gentry stated relating to the landscaping maintenance only it is intended that certain common areas will be turned over to the CDD and that hasn't happened yet, but it doesn't prevent us from maintaining those landscape improvements.

Mr. O'Keefe stated we have platted those lots and we dedicate that to the district.

Ms. Gentry stated we need a formal deed to formally convey it to the CDD, but the plat does evidence the intent to do that.

Mr. Perry stated the proposal start date was September 1st.

Mr. Schaublin stated I want a timeframe established when we take on expense to ensure that it is budgeted. We can take it over as long as we have a date it will be transferred to the district.

Ms. Gentry stated we can expedite conveyance documents and as long as we are able to get the documentation we need, and Mattamy has been very responsive with everything we have needed so far, I don't see why it couldn't happen in the next few months. Mr. Schaublin asked if it could be completed in the next 90 days. Ms. Gentry responded that it will depend on our ability to obtain all of the necessary documents and due diligence checks, and have those on a future agenda, but staff will make every effort to have this conveyed over in 90 days so long as there is not an unforeseen circumstance and we can come back to the board with updates on that.

On MOTION by Mr. McIntyre seconded by Ms. Long with all in favor the proposals for landscape maintenance of Mainstreet Phase 1 in the monthly amount of \$4,071.16 and the Arbors in the monthly amount of \$2,986.66 were approved.

Mr. Perry stated this motion was approved with the understanding that the deeds to these properties will be transferred within 90 days and staff will bring that back to the board if there is any delay in that process.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. District Manager

1. Consideration of Regular Meeting Schedule for Fiscal Year 2021

Mr. Perry stated the meeting schedule is consistent with what this district has been meeting in the past. We have one night meeting scheduled for August 16th at 6:00 p.m. for a budget hearing. The meetings are scheduled for 11:00 a.m. Your sister district, Rivers Edge 2 is going to meet a little earlier so it shouldn't flow into this district and create any delays in starting of this district. We can change these meetings at any time, but we meet on a monthly basis.

On MOTION by Ms. Long seconded by Mr. O'Keefe with all in favor the fiscal year 2021 meeting schedule reflecting meetings the third Wednesday of the month was approved as amended with the August meeting being corrected to August 18th.

2. Discussion of CDD's History and Background for a District Workshop or Special Meeting

Mr. Perry stated I had talked with some of the supervisors about having a workshop to go over basically the history and background in regard to the RiverTown community. Some of you who attended the town hall meeting got a lot of that background if you hadn't attended those before, but there are areas that may be beneficial for the board and some residents to have reviewed. Would you like to have something like that in the October or November timeframe? I would like to be able to do it in person. As of right now we do not have the ability to do a Zoom meeting in October, but the possibility is the governor might extend that order through October. I would like to do a workshop in November.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor a workshop was scheduled for November 10, 2020 at 11:00 a.m. at the RiverTown Amenity Center.

3. Discussion of Vesta Contract

Mr. Perry stated you have been provided a copy of the Vesta agreement. The agreement was negotiated a little over a year ago and it provided for an initial one-year for services and two one-year renewals thereafter. Since their services expire October 1st for the fiscal year, I'm looking for a motion to approve the renewal of the contract with Vesta.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the Vesta Contract was renewed for one year.

D. General Manager - Report

Mr. Jason Davidson stated the following is up for consideration by the board and if any of the following were to be approved, we would implement the first week of October. First is hours of operation for the RiverHouse. If this option doesn't fit the needs of RiverTown we can discuss that as well. Our current hours of operation at the RiverHouse are 9 a.m. to 8 p.m. and it is staffed during that time. We are proposing to go back to the dawn to dusk hours for the pool usage at the RiverHouse. There are two drivers behind this request, one is the residents would like to have access to the lap pool earlier in the morning and the other pertains to staff being onsite, which would need to be reduced so we would be able to provide the services within our current budget. Dawn to dusk for the pool, dusk is generally around 7:30 p.m. at this time of the year and it will continue to get earlier as we get close to daylight savings time. We would keep the 80 people capacity but would only be able to monitor during the times that staff is onsite. That would be Sunday and Tuesday through Thursday from 11 a.m. to 7 p.m. and Friday and Saturday staff can be onsite from 11 a.m. to 9 p.m. We would reactivate the access control and do away with the reservation system and signup sheet for participation and use-at-your-own risk basis. While staff would be onsite, they would use our participation tracker and 30-minute tallies to ensure capacity is not exceeded. Is this something the board would like to consider now?

On MOTION by Mr. Schaublin seconded by Mr. McIntyre with all in favor the operating hours will be changed as outlined above.

Mr. Jason Davidson stated next is consideration of reactivation of programming, such as soccer shots for the kids, a karate class for kids, tennis program and then there are exercise classes such as water aerobics, fit and 50 and so forth.

Mr. Schaublin asked what safety protocols would be put in place?

Ms. Pollicino stated I would talk with tennis and soccer shots and discuss how we would instill social distancing and how many people will sign up at once. Both are outside activities, one on the tennis courts and one on the soccer field. Attendance was limited anyway regarding some of the programs that were run and I can work with them and also work with counsel to determine how we can move forward to ensure social distancing as well as to be within the guidelines for children's programming and tennis according to state regulations and CDC. We have a waiver for clubs, and I can work with counsel to have a waiver if we start back with programming.

Ms. Gentry stated I recommend any approval for this be subject to staff working with Vesta on getting appropriate restrictions in place for programs run through the District. We do still want to be able to demonstrate that we have reasonable protocols in place in light of the COVID-19 situation, and we can likely do that with a contract addendum. Most districts are still not doing large community events but there is some room to facilitate with social distancing in place; some of the more controlled programs if the district is interested in bringing those online.

Ms. Pollicino stated the programming is mostly outdoors. We are talking about my dance classes and exercises classes inside the fitness room. If the board would like to consider those, they would definitely have to be reinstated with restrictions especially on the amount of people who can sign up for those classes to maintain social distancing inside. I would also think that the classes would need to run during office hours when we are staffed so we can allow for sanitation as well after the class is over. I would ask for two motions, one for programming, which is outside and possibly indoor exercise programs or if there is a possibility to start exercise and move some classes outside, maybe we can try it outdoors with social distancing.

On MOTION by Mr. Schaublin seconded by Mr. Saks with all in favor the board would not object to reinstating programming subject to Vesta working with counsel and staff to put in appropriate parameters in place.

Mr. Jason Davidson stated my next item would pertain to rentals. Prior to your discussion I will advise that our sister district has tabled this until the next meeting to have procedures and parameters in place.

Mr. Saks asked can't we do what we just did for rentals as well? In concept we approve it, but you need to make sure you are working with district counsel and all appropriate agencies.

Mr. Jason Davidson stated we would be able to do that.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor staff was authorized to work with district counsel and the appropriate agencies to put the proper protocols in place to reinstate rentals.

Mr. Jason Davidson stated the last item is the possibility of reactivating events. This too was tabled by your sister district until the beginning of next year around the appropriate parameters.

Mr. Saks stated there are a few people interested in this. I had a resident come to me today to put together a proposal that I shared with Jason. They wanted to bring back a farmer's market/local vendors market. They had some COVID-19 stipulations and we found out that Nocatee is also doing something like this. It can be done as long as we do what we use stipulations to make sure we are doing it safely I think we can start moving in this direction.

Ms. Gentry stated everything we are implementing is subject to the comfort level of the board in having these kinds of district activities and the ability of staff to enforce whatever parameters we put in place. I can't speak to what Nocatee is doing, but what we are seeing is districts are still on the whole not hosting large scale events partially due to the logistical problems with enforcing social distancing and putting those parameters in place and enforcing them when you have large events. That is the discussion we have had offline with staff about whether these were feasible. We are not restricting what residents are doing on their private property but as far

as using district property for events or having an event that is district sponsored all those considerations go into it.

Mr. Jason Davidson stated the challenge here with staff is being able to manage the crowds and ensuring residents who want to participate are able to. Smaller events on average are 150 residents to the larger events that can reach upwards of 400 residents. We would have to close these events off once a capacity of some sort is met. With the café opening in October I think we should take one step at a time. This is staff's suggestion.

Mr. Perry stated GMS manages Nocatee and I deal with them quite a bit in regard to their onsite operations. They do have the farmers market and some smaller events, but they have a lot of staff at that community. Most other districts have pushed off major events of any kind until the first of the year. If you want to limit the events right now such as exploring the farmers market and getting that started, that might make sense to roll it out with one or two small events and then build from there.

Mr. McIntyre asked is it possible to opening and reintroducing everything we can possibly reopen and introduce using current guidance from the governor and CDC and moving some of the inside activities to the outside? We have the amphitheater, the lawn, we have space for some of these events in the open air opposed to being enclosed and get back to some normalcy. I don't see the need in piecemealing little by little, the guidance is what it is, we have lived with whatever the guidance is for months. I don't see that changing much either in a way of lessening restrictions or maintaining. I just don't want to have to keep everything closed on hypotheticals and not look at solutions that we can bring the community back together to a sense of normal and utilize spaces in different ways but maintaining the safe parameters.

Mr. Saks asked could we develop an exploratory committee or something like that to look at options?

Mr. Perry stated the district could, but if it is comprised of two or more board members, it would have to be advertised as a public meeting. You can have one board member work with staff, that is what a lot of districts do. Some districts formally assign supervisors to different functional areas and they are the expert in that area. We haven't done that in this district, but that is an option further down the road. The short version on your question is yes, the district could do that, and it would be preferable to have one supervisor designated to work with staff on that and if you wanted two or more we would have to advertise it as a public meeting.

Mr. O’Keefe stated there was mention of the amphitheater but that is within CDD2.

Mr. McIntyre asked what is the space by the RiverHouse? We have the lawn between the RiverHouse and pool, the soccer field, there is space. I’m sure residents are ready to start utilizing things, we have to get back to some sense of normalcy and as long as we work within the parameters and staff is cognizant of what needs to be done and everything is being worked in the proper manner I don’t see the need to keep everything closed or restricting small tidbits out of fear or because other districts aren’t doing it. At some point I’m sure we would all like to see as much available as possible and if we have the outdoor space, I think we should utilize it.

Ms. Pollicino stated normally for my outdoor events you are definitely looking at 300 to 400 people.

Mr. Saks stated I would be willing to sit down with staff and maybe some community members and have a discussion and report back to the board next month unless anyone objects.

Ms. Pollicino stated if you want to move forward with events, if you leave it open you are going to get the numbers, if it is in the soccer field you can’t stop people from coming in; it will be hard to control. Otherwise you have to have multiple staff members with entry points as well as have a reservation system, how many people are allowed in if you want to control the crowd.

Mr. McIntyre stated if Erick wants to spearhead this that would be great and come back to the next meeting with a proposal.

Mr. Saks stated the proposal may be that it is just not feasible, but at least we have the discussion.

E. Landscape - Report

Mr. Beladi gave an overview of the landscape report, a copy of which was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

A resident asked how do you know which community the budget is tied to?

Mr. Perry stated there is a map of each of the districts and if you contact me with your address, I can tell you which district you live in.

A resident stated the basketball court and lights at the basketball court have been mentioned several times and the feedback is usually that residents do not want lights at the basketball court, but I do not see that communicated anywhere.

Mr. Perry stated this item came up a few years ago and the consensus of the people involved in the basketball programming and pickup games and so forth was that there was no desire to have that.

Mr. Jason Davidson stated it has come up and there has been discussion, but there has never been a push for it.

Mr. O’Keefe stated a lot of residents in RiverTown bring up the question fairly often and I don’t know if any of the other board members have heard it but they say we have a lot of folks who come in and use facilities like the RiverFront Park and trail systems and how do we monitor the community usage for folks who live outside RiverTown that come and use the facilities. Those facilities have a lot more capacity than the small amount of basketball courts that we have and if you look around northwest St. Johns County area there is not a lot of facilities that have lit basketball courts. I encourage folks to think about if you provide the one lit facility in the area for basketball courts you are going to end up having a lot of folks from outside the community come in and use a very limited facility that could potentially outweigh the benefit to the few RiverTown residents who would want to it at night.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH 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 Ms. Long seconded by Mr. O'Keefe with all in favor the check register was approved.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – TBD

Mr. Perry stated our next scheduled meeting is going to be October 21st at 11:00 a.m. and if the governor extends the order, we may have it by Zoom and if not, it will be onsite.

On MOTION by Ms. Long seconded by Mr. McIntyre with all in favor the meeting adjourned at 12:46 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman