

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, December 19, 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	Vice Chair
Charles Oates	Supervisor
David Butler	Supervisor
Mac McIntyre	Supervisor

Also present were:

Ernesto Torres	Assistant District Manager
Jennifer Kilinski	District Counsel by telephone
Ryan Stillwell	District Engineer
Dan Fagan	Vesta
Marci Pollicino	Vesta
Robert Beladi	Vesta
Beau Barnett	VerdeGo Landscaping
Tara Jinks	former board member

The following is a summary of the discussions and actions taken at the December 19, 2018 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Torres called the meeting to order at 11:00 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Elected Supervisors**

Mr. Torres being a notary public of the State of Florida administered the oath of office to Mr. Butler and Mr. McIntyre.

**B. General Information for New Supervisors**

Mr. Torres stated as a supervisor of the CDD you are now a governmental official in the State of Florida, like any other government official in this capacity you are subject to comply with the sunshine law and if any business is to be discussed about Rivers Edge CDD you can talk to anyone else in the world but you can only speak to the supervisors here at a publicly noticed meeting. You are also subject to Florida's public record law, meaning any document you may acquire or generate pertaining to the district is subject to public records requests. We ask that any document, including electronic communication be maintained separate from your personal email or other documents. GMS stores all the CDD records as well. If there is a records request please notify the district manager or district counsel, Jennifer Kilinski. I will provide you with a new supervisor's packet and if you have any questions related to the CDD please feel free to call us as well.

Ms. Kilinski stated I believe you received notebooks from our office that had some of the document relevant to the district and I encourage you to reach out to the district manager or to me if you have any questions.

**C. Consideration of Resolution 2019-03 Designating Officers**

Ms. Kilinski stated this is a resolution that the district would undertake any time it changes or alters the board seats. It is at your discretion how you allot those positions.

Ms. Jinks left the conference call at this time.

On MOTION by Mr. Sessions seconded by Ms. Long with all in favor Resolution 2019-03 was approved as follows: Jason Sessions Chairman, Judy Long vice chairperson, James Perry secretary, David deNagy treasurer, James Perry assistant treasurer, Jim Oliver, Ernesto Torres, Charles Oates, David Butler and Mac McIntyre assistant secretaries.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the November 14, 2018 Meeting**

On MOTION by Mr. Sessions seconded by Ms. Long with all in favor the minutes of the November 14, 2018 meeting were approved as presented.

**FIFTH 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**

There being none, the next item followed.

**D. Amenity Manager- Report**

Ms. Pollicino gave an overview of the amenities manager report, copy of which was included in the agenda package.

**E. Field Services - Report**

Mr. Beladi gave an overview of the field operations manager's report, copy of which was included in the agenda package.

Mr. Barnett outlined the progress made in the landscape maintenance since the last meeting.

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

Ms. Meredith stated I want to know if we can replace the pampas grass in the common area in front of our house it looks terrible. I would like to have schillings, I will trim them, water them I will do the landscaping. I think the landscape is a waste of money. I think you need to turn the sprinkler system off. The park is practically under water and I have called twice to have them turn it off, it rained for two days and the irrigation system is running. Another thing, the top of the trees need to be cut down and pruned. They are falling over and they need to be stood up straight.

Mr. Sessions stated I think we would need to get with you specifically and discuss the issue with the trees.

Mr. Barnett stated we have done a copper treatment to those trees to see if that will help the moss grow and get a good flush of growth coming back.

Mr. Sessions stated one of the challenges of RiverTown is that the soil doesn't perc, which means it holds water. If you were to pull any of these trees out in front of you it would be a bucket of water. If you have locations where you would us to address concerns we would love to help you with that. One of the best ways to address those concerns is to email the proper people. We can take your concerns here and these two will get with you after the meeting to understand the location you are speaking about. Landscape and irrigation is always a challenge in a community of this size. We have 430 irrigation zones and a lot of times they are asking why they run at a certain time and some of it is to get all the zones running properly you have to run them all the time and getting them shut down and turned back on because of the rainy season is a difficult task.

Mr. Walker stated I want to ask that field services have consideration when they are spraying around the garden. The garden is organic, and we don't any overspray from pesticide or anything like that.

Ms. Pollicino stated I received an email about that and I spoke with VerdeGo and they understand there is to be no spraying around the garden.

A resident stated when I got my tax bill it was significantly higher than we were told by Mattamy Homes. Is there something else I'm missing? Are there fees? I never got an answer on the fees so I did some research by looking at your past minutes and in talking to St. Johns County. If I'm correct that section of RiverTown, the Orchards, that is under the Series 2016 Bonds. If I'm correct by looking at your minutes there is a 2% administrative charge.

Mr. Torres stated that is a percent charged by the county for every CDD.

A resident asked is there an administrative charge tacked onto the dollars we pay for the CDD?

Mr. Sessions stated the county does charge a 2% administrative charge for the CDD fee that gets applied towards the debt portion of your payment.

A resident stated I asked St. Johns County if they charged a fee to collect the CDD fees and their answer was no.

Mr. Sessions asked who did you ask at the county?

A resident stated the treasurer's office.

Mr. Sessions stated the property appraiser and tax collector would address that question.

A resident stated I would like to know how much the county collects from RiverTown.

Mr. Torres stated I can get you that information.

A resident stated on the road going north there is a manhole cover that has sunk since the last rain and the asphalt around it is caved in. You may want to take a look at it.

Mr. Sessions stated that road is currently maintained by the county and we have a bond in place for that road and we will take a look at it and get some feedback to you.

As soon as you know of an issue, please send an email so that it can be addressed.

Mr. Butler stated if we have cameras to catch people doing vandalism can we do anything about it?

Mr. Sessions stated we are not policing authorities; nobody can police the community better than the residents who live here. Calling the county sheriff's office is what we need to do and if we catch someone driving through the property and damaging the property call the sheriff and get them involved. I encourage everybody to pick up the phone and call the sheriff's office if something is going on.

Ms. Long asked the \$20,000 deficit at the RiverClub, that is part of the RiverClub, which is going to go under CDDII. All those that are listed under CDDII are being taken care of by Mattamy?

Mr. Sessions stated yes, there are no other landowners in CDDII. The CDD budget and CDD fees for CDDII are all being paid by Mattamy.

**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 Mr. Oates with all in favor the check register was approved.

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Wednesday,  
January 16, 2019 @ 11:00 a.m. at the  
Rivertown Amenity Center**

Mr. Torres stated the next meeting is January 16, 2019 at 11:00 a.m. at the same location.

On MOTION by Mr. Sessions seconded by Ms. Long with all in favor the meeting adjourned at 11:39 a.m.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman