

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, March 27, 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 |
| Mac McIntyre   | Supervisor |

Also present were:

|                   |                                |
|-------------------|--------------------------------|
| Ernesto Torres    | District Manager               |
| Jennifer Kilinski | District Counsel by telephone  |
| Ryan Stillwell    | District Engineer by telephone |
| Dan Fagan         | Vesta                          |
| Jason Davidson    | Vesta                          |
| Zach Davidson     | Vesta                          |
| Marci Pollicino   | Vesta                          |
| Robert Beladi     | Vesta                          |
| Lauren Gentry     | Hopping Green & Sams           |

The following is a summary of the minutes and actions taken at the March 27, 2019 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 and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February 20, 2019 Meeting**

On MOTION by Ms. Long seconded by Mr. Sessions with all in favor minutes of the February 20, 2019 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Agreement with RiverTown RipTides for Use of the District's Aquatic Facilities**

On MOTION by Mr. Sessions seconded by Ms. Long with all in favor the agreement with RiverTown RipTides for use of the aquatic facilities was approved.

**FIFTH ORDER OF BUSINESS**

**Selection of Audit Committee**

On MOTION by Mr. Sessions seconded by Mr. Oates with all in favor the board members were appointed to serve as the audit committee.

**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. Manager**

There being none, the next item followed.

**D. Amenity Manager**

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

**E. Field Services - Report**

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

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

Mr. Sessions stated I would like to request that we meet every other month. We can see today that there is very little business being conducted in this meeting and it is very expensive to put these meetings on with the notices and staff. I suggest going to every other month and reduce the costs and make better use of everybody's time.

Ms. Long stated it depends on what comes up that needs to be discussed. I don't know that to just do it blankly if that would be acceptable. There may be things that come up where people want to come together and we need to have the meetings every month.

Mr. Torres stated there are times that things do come up and we usually identify those at one of the meetings and you always have the option to call for a special meeting. A special meeting is one that we didn't notice at the beginning of the year and we can have one out of cycle.

Ms. Long stated as the community grows there are more people who may have more questions who might start coming to meetings.

Mr. Oates stated if a homeowner had an issue to bring before the board it would be a much longer delay before they would be able to do that.

Mr. Sessions stated you have the majority of the votes on the board, but most districts hold meetings every other month. These meetings are not meant to be complaint sessions, they are not meant to be reporting of trees down or sprinkler heads or parking issues and things of that nature. Those can be handled outside these meetings. These meetings are intended to do the business side of the CDD and set policies, rules and regulations, which we do such as the swim team and things of that nature. We can meet every month, but there is an opportunity to save some money and apply it somewhere else but if you want to be here every month we certainly can.

Ms. Long stated I think it is important to have the meetings monthly for a while. It is not just because people come and complain it is because people want to ask questions and find out more about the community.

Mr. Sessions stated these meetings should not be question and answer sessions about the community. That is not the intent. You don't go to a city council meeting to ask about a broken sprinkler head or to learn about how things are set. At this time, do we have any items on the April agenda that need to be addressed?

Mr. Torres stated no; the budget approval will be at the May meeting.

Mr. Sessions moved to cancel the April meeting and there being no second the motion died for lack of a second.

Ms. Long stated there have been a lot of questions about golf cart registration and use agreement form that was put into our monthly agenda that they put on Facebook. There were a lot of questions and things in this agreement that I have never seen. It never came before me and any time we vote on something like being a golf cart community and Vesta sets up a user agreement and golf cart registration this should come before the board so the board can look at it individually and ask questions and give comments before it is actually implemented.

Mr. Sessions stated the traffic enforcement agreement came before the board three times.

Ms. Gentry stated I went through some old agendas preparing for this and when the board adopted the golf cart vehicle policies in May 2018 there was a registration and use agreement attached to those policies. Is it different than the one that is in there?

Ms. Long stated I have never seen it. A lot of times when forms are done they come the day of the meeting.

Mr. Sessions stated no, that can't happen, they go in the agenda package.

Ms. Kilinski stated Lauren is right, it has been a year, those forms that Vesta is using were in an agenda package reviewed and approved by the board. It doesn't mean we can't change them; as we discussed it is a policy not a rule but these exact forms did come before the board for approval roughly a year ago. We wouldn't roll out any forms without you looking at them.

Ms. Gentry stated it is a policy and if there are issues that have come up and it needs to be amended that is an option going forward. If you have comments they can be discussed at another board meeting or today.

Ms. Long stated I would much rather the board members be given a copy of this and at the next meeting we can discuss what we think about this and whether it is appropriate for RiverTown.

Mr. Sessions asked Jennifer, is the traffic enforcement agreement on the CDD website?

Ms. Kilinski stated I don't know if it is on the website but I think she is referring to registration forms and the rules that were implemented by way of the amenity policies. Those should be on the website as well, but we can bring them back to discuss them. The traffic enforcement agreement really can't be changed without going back to St. Johns County. The rules and policies of the district can be changed.

Mr. Sessions asked are the registration forms on the CDD website as part of the rules and regulations of the golf cart?

Ms. Long stated yes. But I have questions about them. They require a lot of personal information and a lot of people do not want to do that. A lot of people don't want to register. They have questions about the insurance, they have questions about the liability insurance and it is not what the county is requiring. It is this form requiring registration of your golf cart in the community. Those are the questions and people don't want to do this and I think you either have to go out there and present it and get full compliance or just pull it back and not have any compliance. You can't just have it sitting out there and say this is what you should do.

Ms. Kilinski stated we can talk about this and bring the forms back to the next meeting. It is really going to be a policy decision for you. Jim Perry and I did speak about this last week. I know there were some questions posed about how this is rolled out and whether we need to have those forms or not. It is going to be a liability question for the board because there are two ways to approach it. We have a couple districts that don't have registration forms, don't put out any policies and what that means is that the district will not be in the business whatsoever of enforcing golf cart regulation and golf cart use so if you see somebody you call the sheriff's office, that's it. You can't suspend privileges, you can't move the golf cart, you can't do anything related to golf carts and that is fine because we have a traffic enforcement agreement. If the district wants the ability to enforce rules, be able to penalize folks who are not operating them correctly, to be able to move them and that sort of thing then you need to have rules in place. We can bring that back and give you pros and cons to both approaches. Nocatee has rolled theirs back; they no longer enforce it. I have four or five other districts that like to have

the enforcement ability. It is really up to you. Here, we don't have all St. Johns County roads, remember some of those are CDD owned roads, which means that you want to enforce it or don't enforce it but again, we can talk about that with some specificity at the next meeting and give you pros and cons to both approaches.

Ms. Long stated I would like that.

Mr. McIntyre stated I would also like to look at it and have a discussion. I don't necessarily think I am open for no rules and just washing our hands of it but I'm also not in favor of hard line, it is either this and that's all there is, take it or leave it. I would like an opportunity to go through it.

Mr. Sessions stated those will come in your agenda package that is emailed to you so you have to dig through that and find the item we are discussing.

Ms. Long stated at the time I was talking with the board that runs the architectural committee he said to be a golf cart community we had to follow certain rules and regulations.

Mr. Sessions stated that was St. Johns County rules and regulation. We have people register their golf carts so that we can enforce rules.

Ms. Long stated I said that to be a golf cart community we need to comply with what is required to be a golf cart community and I thought that was part of it. Now that I know that is not a part of it and we can't enforce it and we can't do it, I don't think we should do it.

Ms. Gentry stated your enforcement mechanism would be the amenities privileges since these are enacted as part of your rules. If someone were violating the policies that the board has enacted then you could follow the procedures if they had enough violations revoke the amenity privileges.

Mr. Torres stated we will add that to the next agenda.

**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 Register**

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

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Wednesday, April 17, 2019 @ 11:00 a.m. at the RiverTown Amenity Center**

Mr. Torres stated the next meeting is scheduled for April 17, 2019 at 11:00 a.m. in the same location.

On MOTION by Mr. Sessions seconded by Mr. Oates with all in favor the meeting adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman