

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 19, 2020 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
Mac McIntyre	Vice Chairman
Judy Long	Supervisor
Charles Oates	Supervisor
Randy Schaublin	Supervisor

Also present were:

Jim Perry	District Manager
Lauren Gentry	District Counsel
Jennifer Kilinski	District Counsel by telephone
Ryan Stillwell	District Engineer
Ernesto Torres	GMS
Jason Davidson	Vesta
Zach Davidson	Vesta
Marci Pollicino	Vesta
Robert Beladi	VerdeGo

The following is a summary of the discussions and actions taken at the February 19, 2020 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

There being none, the next item followed.

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THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 19, 2019 Meeting

On MOTION by Mr. Schaublin seconded by Mr. Oates with all in favor the minutes of the December 19, 2019 meeting were approved as presented.

Mr. Perry stated two members may be leaving early and we will still have quorum, but I would like to move items VI and VII to later in the meeting.

FOURTH ORDER OF BUSINESS

Ratification of Agreement with the RiverTown RipTides, Inc. for Use of the District's Aquatic Facilities

On MOTION by Mr. McIntyre seconded by Mr. Schaublin with all in favor the agreement with the RiverTown RipTides, Inc. for use of the district's aquatic facilities was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-03 Adopting an Internal controls Policy

Mr. Perry stated this is now a requirement of Florida Statutes and all the districts in the State are going through and formally recognizing an internal controls policy. As you will recall, the district has an annual audit by an independent CPA and as a part of that audit the auditors do comment on internal controls of the district, plus district staff and officers of the district have to certify that we have a control program in place. Nothing is changing; this just formalizes it because the statute was passed last year.

On MOTION by Ms. Long seconded by Mr. Oates with all in favor Resolution 2020-03 was approved.

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EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2020-04
Confirming the District's Use of the St. Johns
County Supervisor of Elections to Conduct
the District's Election of Supervisors**

Mr. Perry stated this is a formal resolution that enables the Supervisor of Elections to run the general election for the open seats that will be coming up in November. There are three open seats and the resolution specifies those seats.

On MOTION by Mr. Oates seconded by Mr. Schaublin with all in favor Resolution 2020-04 was approved.

NINTH ORDER OF BUSINESS**Consideration of Proposals for Resurfacing of
the Pool Slide**

Mr. Davidson outlined the three proposals received for the resurfacing of the pool slide.

Ms. Gentry stated we would like to prepare our own form of agreement for this and I wanted to point out that Safe Slide has a provision that the customer is required to provide lodging for them, so it would be subject to negotiation of that term and we would be limited by some statutory provisions on lodging. If the Board would like to go with that vendor, we can certainly negotiate with them.

Mr. McIntyre stated Safe Slide has a longer warranty, but it is contingent upon entering into a yearly service agreement that would bring that price up. Slide Experts' warranty is also contingent on proper maintenance, which is open ended. Is there an understanding of exactly what that means? Does that also mean they are expecting to be called out annually or bi-annually to do some type of maintenance in order for that warranty to remain in place?

Mr. Jason Davidson stated with Slide Experts it would be similar to what we did with the tennis courts; they would educate our maintenance staff in how to maintain it and train our team to make sure they understand the maintenance on the slide being executed properly.

Mr. Schaublin asked was there a clause in the warranty?

Mr. McIntyre stated in Safe Slide's proposal it states that the warranty is contingent upon an agreement for annual maintenance by them.

Mr. Schaublin stated my recommendation would be to go with Safe Slide as long as the total cost comes under the other two proposals.

Ms. Gentry asked do you want to put a cap of \$14,240, the cost of Slide Experts?

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Mr. Perry stated you can do \$14,000.

On MOTION by Mr. Schaublin seconded by Ms. Long with all in favor the proposal from Safe Slide was approved in an amount not to exceed \$14,000 and District Counsel was authorized to negotiate the cost of the lodging to be at or under the state threshold and to prepare an agreement for this work.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Pool Coping Repair

Mr. Jason Davidson stated a representative of Epic Pools came out in March with regard to some coping issues we were having under the diving blocks; the quote they gave us still stands. They have done most of the pool coping repair around the pool.

On MOTION by Mr. Sessions seconded by Mr. Schaublin with all in favor the proposal for pool coping repairs from Epic Pools in the amount of \$3,400 was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resident Facility Use Requests

A. Chess Club

Ms. Gentry stated included in the agenda package is the Chess Club’s request to use amenity facilities for their meetings, but we also need Board approval for the formation of the club. That paperwork for the formation of the club is what has been handed out to you separate from the agenda.

On MOTION by Mr. McIntyre seconded by Ms. Long with all in favor the formation of the chess club was approved.

B. Food Truck Event

Ms. Pollicino outlined the request for a food truck event.

Ms. Gentry stated this is not something currently contemplated under the club forms or your general rental forms, but if the board would like to have those types of events then we can facilitate it.

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On MOTION by Mr. McIntyre seconded by Mr. Schaublin with all in favor staff was authorized to get the necessary paperwork in place for food truck events by resident clubs.

The next two items were taken out of order.

SEVENTH ORDER OF BUSINESS

Consideration of Revisions to District Parking Policies

Mr. Perry stated the revision to the District's parking policies was included in your agenda package. There is a redline version of the changes being proposed for consideration by the board. A lot of this is a result of some issues that staff has had with vehicles being parked overnight or several days in CDD roadways and non-activity by those residents of moving those vehicles after being requested several times.

Ms. Gentry stated you already had some language in your policies stating that vehicles must be parked in designated areas, should not be parked on grass lawns, etc. but in order to make it clear that they are not allowed to park on the District roadways we created a new parking policy section that makes it more obvious, calls it to their attention and has no. 3 to say that you cannot park on District owned roads. This would be subject to the rules for suspension and termination of your privileges that are already in the amenity rules. If someone did not respond to a request to remove the vehicle, then their amenity privileges could be suspended.

Mr. Perry stated the way this reads is there is no on-street parking on District roads.

Ms. Gentry stated it is my understanding that with the width of the roads, parking is not allowed because you have to allow the flow of traffic.

Mr. Perry stated staff has talked about incorporating a towing policy that we don't want to do at this point in time because in order to do that, you have to have a lot of signage and we experienced that in other districts and it has created a lot of other issues.

On MOTION by Mr. Sessions seconded by Ms. Long with all in favor the revised parking policy was approved.

SIXTH ORDER OF BUSINESS

Consideration of Triathlon License Agreement

Mr. Sessions stated my only concern with this is when I see them using the RiverHouse, because the last time we tried to do a race of this nature at RiverHouse they blocked this entrance.

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Previously, we didn't have the Orange Branch Trail entrance and there was only one way in and one way out. I would think that through as you discuss this.

Ms. Pollicino stated it is a kids triathlon, so they park in the parking lot here, utilize the lap pool, then they do a loop using the golf cart paths and they come back and they bike on the sidewalk, dump their bikes in the soccer field and run four laps around the soccer field and then they are done.

Mr. Sessions asked where do you put the overflow parking?

Ms. Pollicino stated we won't have any overflow parking; they will all go right in there.

Mr. Sessions asked do you cap the participants?

Ms. Pollicino responded yes. This is just for children, not adults.

Mr. Sessions stated I think the distances should be in here; we are going to use the pool for the swimming, X amount of miles for the bike path, X amount of miles for the cart paths, etc.

On MOTION by Mr. McIntyre seconded by Mr. Schaublin with all in favor the triathlon license agreement with Florida Race Day, LLC was approved subject to an appropriate cap on registration and ensuring no entrances are blocked.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Ms. Long stated I would like a map showing the new areas.

Ms. Gentry stated we do have a hearing before the County Commission scheduled for March 3rd regarding the establishment of Rivers Edge III.

C. District Manager

Mr. Perry stated we have had an issue with some feral cats. Staff has been diligent in dealing with that with the resident and working with the County animal control. Unfortunately, it is going to take a while to work through the issue.

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D. General Manager

Mr. Jason Davidson gave an overview of the general manager's report and the field operation report and Ms. Pollicino reviewed the events that have taken place since the last meeting.

Mr. Beladi gave an update on the landscape maintenance.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Ms. Long stated the sidewalk that runs along Longleaf from us to the new Publix is wide, but I think people are going to start using their golf carts to go down the sidewalk. I have noticed at the Publix on County Road 210 the sidewalk that comes from Silverleaf to that shopping center has been asphalted and widened. I'm sure you have to go to St. Johns County to get approval to do something like that. Because of the influx of so many golf cart communities, things have changed. If you go through Nocatee, their sidewalks are all on County property and they are paved and made for golf carts. I was wondering if we could write a letter to the County and ask them if they would consider on a safety basis, because people walk and ride their bikes and that is a main road, and I think it would behoove the County to make it more safe. We could present it that way in a letter as a safety precaution to maybe do that to the new shopping center so people could take their golf carts, ride their bikes, whatever.

Ms. Gentry stated the Board has decided to leave it to the County golf cart regulations; it would be up to them; these are County sidewalks.

Mr. Stillwell stated Rivers Edge CDD, along with Rivers Edge II CDD both had a traffic enforcement agreement that allows a golf cart. A golf cart is very different than an LSV, which is a licensed tagged vehicle, so a golf cart that can go 25 mph that you have insurance on and you have a license plate is very different than a golf cart that is allowed on the CDD roads and other parts here in RiverTown. From that perspective, to take a golf cart versus a low speed vehicle outside of this district's boundaries onto a County road would require something from the County, but the biggest hurdle from that perspective is to take a golf cart onto private property, which is what the Publix subdivision would be. They are typically not allowed in those commercial developments. It happens all over the place that golf carts are in these commercial developments, but technically those people are breaking the law.

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Mr. Sessions stated Nocatee was designed for that from the beginning and that Publix falls within the CDD boundaries. There is a very large gap between the CDD boundary and the RiverTown DRI and the Publix property, probably half a mile.

Mr. Stillwell stated it would be a function of convincing the County engineer that is a public road, owned by the County, the CDD doesn't have any jurisdiction over that road. It does have an 8-foot path as it stands today, the minimum width path to allow golf carts is 12-feet in St. Johns County. I'm not sure if there is room in the right of way to widen that path from that perspective and given the County's capital budget.

Mr. Sessions stated there would also be a large cost within Rivers Edge CDD because there is probably a $\frac{3}{4}$ mile section that would be required for us to do. I'm not saying not to do the letter; I just don't know where you are going to get the funding. In the letter you would say the funding would come from where?

Ms. Long stated if we get permission then we can discuss the funding. You have a new subdivision going in between us and there and they might want to have it too. It may be something we could work an agreement with the other subdivision and even the shopping center.

Mr. Sessions asked is that something you would like to spearhead and write a letter on?

Ms. Long stated that would be fine if I could get somebody to help me with it. I just wanted to know what the Board thinks about it. I don't want to pursue it if people think it is something that is not going to happen.

Mr. Sessions stated I think it is a great idea, I just don't know where the funding would come from or how you would account for the wetland impacts. There is a really large wetland between our property and the Publix property, and you are going to impact that wetland.

Mr. Stillwell stated you have to have four more feet of pavement, it is going to have to be a 12-foot wide multi-use path per county standard, but then outside of that you have to have a shoulder for a clear zone for when someone drives their cart off that path.

Mr. Perry stated the political reality Ryan was talking about is the county has a lot of needs for roadways and their budget is extremely limited.

Mr. Sessions stated the County doesn't build roads, developers build every road in the county and every expansion of roads.

Ms. Long stated the spot between the basketball court and the Main Street road, the basketball players drive their golf carts up there and park and it is turning into a mudhole. Can we

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put a fence across to stop the parking and force these people to park other places so this grass would have time to grow back, or if we could concrete a place where people could park their golf carts.

Mr. Jason Davidson stated there is plenty of parking in front of and on the sidewalks and they should be utilizing those.

Ms. Long stated they don't. You have to put something across it to stop them or you have to repair it.

FOURTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

FIFTEENTH 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

Mr. Perry stated this is for two months of activity and we were reviewing some of the costs with the chair this morning and there is a question of some of them should possibly be in the other district and relate to landscaping and irrigation costs.

On MOTION by Mr. McIntyre seconded by Ms. Long with all in favor the check register was approved subject to final review by the chair.

D. Tri-Party Funding Request No. 70

Mr. Perry stated these are old invoices from district counsel with regard to construction activity and will be funded by Mattamy.

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On MOTION by Mr. McIntyre seconded by Ms. Long with all in favor the tri-party funding request no. 70 in the amount of \$3,560.50 was approved.

SIXTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – Wednesday, March 18, 2020 @ 11:00 a.m. at the RiverTown Amenity Center

Mr. Perry stated our next scheduled meeting is going to be March 18, 2020 at 11:00 a.m. at this location.

On MOTION by Mr. Oates seconded by Mr. Schaublin with all in favor the meeting adjourned at 11:49 a.m.

DocuSigned by:

Jim Perry

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Secretary/Assistant Secretary

DocuSigned by:

Jason Sessions

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Chairman/Vice Chairman