

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, November 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
Mac McIntyre	Vice Chairman
Charles Oates	Supervisor
Randy Schaublin	Supervisor

Also present were:

Jim Perry	District Manager
Jennifer Kilinski	District Counsel
Lauren Gentry	Hopping Green & Sams
Ryan Stillwell	District Engineer
Dan Fagan	Vesta
Zach Davidson	Vesta
Jason Davidson	Vesta
Marci Pollicino	Vesta
William Rouse	Vesta
Robert Beladi	VerdeGo
Ernesto Torres	GMS

The following is a summary of the minutes and actions taken at the November 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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the October 16, 2019 Meeting

On MOTION by Mr. Sessions seconded by Mr. McIntyre with all in favor the minutes of the October 16, 2019 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Renewal of Contract with Vesta

Mr. Perry stated the copy of the agreement in our package is not the one that should be considered at this time. We want to have staff look at the contract again and make sure everything lines up for this district and your sister district and we don't have any overlap. We will bring this back to you at the next meeting.

FIFTH ORDER OF BUSINESS

Ratification of Addendum to Amenity Soccer Agreement

Mr. Perry stated this has been signed by staff and is basically an extension of the term that starts December 2nd through February 3rd.

Ms. Kilinski stated in working with Marci she indicated that the program had been especially popular and they were looking to extend for an additional term. We have the same terms and conditions that were previously approved by the board with just the added schedule addendum.

On MOTION by Mr. McIntyre seconded by Mr. Sessions with all in favor the addendum to the amenity soccer agreement was ratified.

SIXTH ORDER OF BUSINESS

Discussion of Amenity Rules Regarding RiverHouse BYOB

Mr. Perry stated staff has been working on this and counsel has developed for you an alcohol insurance matrix that goes through different scenarios. In addition, we have gone through and provided a redline copy of the current rules for the district and made adjustments to allow, bring your own beverage to the pool area and so forth. In addition, because of various considerations of liability that we put on the contractor, Vesta, we asked them to quantify any additional costs that may arise from the board pursuing this policy. Since there would be some

additional costs and we talked about doing a survey in the early spring timeframe you might want to consider a question or two in regard to this policy change.

The board and staff discussed the additional cost to the district, how those costs could be covered by surplus in other budget items and adding that cost/benefit to the survey to go to the residents.

On MOTION by Mr. Schaublin seconded by Mr. McIntyre with all in favor this item was tabled to the next meeting.

Mr. Perry stated we will put it on the next agenda and provide the analysis again.

Mr. McIntyre stated I want to be sure that I am clear on what this additional personnel is going to be doing. Are they being hired to patrol for alcohol related incidents or would they also be filling another duty, i.e. lifeguarding or something else in conjunction with making sure everything is okay with that?

Mr. Jason Davidson stated they would be monitoring the consumption of the alcohol. Most of our lifeguards are 15 and 16 so we want to have an adult able to handle situations should they arise.

SEVENTH ORDER OF BUSINESS

Consideration of Adjunct Supplemental Special Assessment Methodology Report for the Series 2016 Bonds

Mr. Perry stated this is related to the 2016 Bonds, there were some parcels that had not been developed and platted when those bonds were issued. Subsequent to that there are approximately 49 lots that are still in a preliminary plat phase and based on where we are currently there are less lots but more ERUs related to the 2016 Bonds. We are going to rework the allocation of assessments and there are more ERUs to be spread over the debt, the debt per unit will go down and the assessments per unit will go down. Until those 49 lots are platted and we are sure of that we don't want to go through this process. We will bring this back in the spring and hopefully, it will be resolved so it can be reflected in the budget for next year.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Stillwell stated a resident inquired about some drainage, we met with the resident and provided direction to Jason and Zach. In Phase 2A I thought it was all the resident's property and we had a drainage easement over it, but the CDD owns a 15-foot strip and we are going to take care of the grass in that area now.

C. District Manager

Mr. Perry stated in thinking about the BYOB policy if you have any questions, please get with me or Jason because we spent a lot of time on this trying to go through and make sure it reflects what the district wants.

D. General Manager

1. Report

A copy of the report was included in the agenda package.

Amenity Manager

Ms. Pollicino reviewed the activities that took place since the last meeting and upcoming community events.

VerdeGo

Mr. Beladi gave an overview of the maintenance items taken care of since the last meeting.

2. Discussion on Offering Rental of Soccer Field for Events

Ms. Kilinski stated the board approved potentially renting it out. We haven't gone through the rate hearing yet that is scheduled for your December meeting. We were going to adopt a rate to rent that out but after the meeting one of the board members said they had second thoughts about whether that was a good idea or not. Rather than change direction we wanted to bring it back to you for your reconsideration. From a policy perspective we can adopt a rate to rent it out, that doesn't mean you have to rent it out, you could deactivate that rate, you could try it out and change

that policy. Because there was some reconsideration by a board member afterwards we wanted to bring it back to you.

Mr. Schaublin stated I don't mind renting it for events or training seminars but not for a birthday party.

Mr. Sessions stated we are not charging anybody to use the park, we are charging them to have exclusive use of the park, which is no different from what we do with the other facilities. You could also rent half the space. I think renting half the soccer field for events serves the people who have children and want a place to have birthday parties.

Mr. Schaublin stated I would like staff to bring back a proposal with ideas of how we would rent it out and what the cost would be, how it would be managed, how do you ensure they have exclusivity.

On MOTION by Mr. Schaublin seconded by Mr. McIntyre with all in favor this item was tabled to the next meeting.

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

Mr. Oates asked what is the status of the bicycle accident and lawsuit?

Ms. Kilinski stated that case has been settled. We had a claim a couple years ago for a gentleman who wrecked his bicycle on a sidewalk within the community. It was covered by our general liability policy so no cost to the district for defense but there were several companies brought into it, an engineering company, two construction contractors and that was settled successfully a month or so ago.

TENTH 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.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – Wednesday,
December 18, 2019 @ 11:00 a.m. at the
RiverTown Amenity Center**

Mr. Perry stated the next meeting is scheduled for December 18, 2019 at 11:00 a.m. at this location.

On MOTION by Mr. Sessions seconded by Mr. McIntyre with all in favor the meeting adjourned at 11:50 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman