

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 18, 2019 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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| Jason Sessions | Chairman |
| Mac McIntyre | Vice Chairman |
| Judy Long | Supervisor |
| Charles Oates | Supervisor |
| Randy Schaublin | Supervisor |

Also present were:

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

The following is a summary of the discussions and actions taken at the December 18, 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

Affidavits of Publication

Copies of the affidavits of publication of the public hearing were included in the agenda package.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 20, 2019 Meeting

On MOTION by Mr. Oates seconded by Mr. McIntyre with all in favor the minutes of the November 20, 2019 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure and Additional and Updated Rates, Fees and Charges; Consideration of Resolution 2020-02

On MOTION by Mr. Sessions seconded by Mr. Schaublin with all in favor the public hearing on the amended and restated rules of procedure was opened.

Mr. Perry stated Resolution 2020-02 is included in the agenda package along with the rules of procedure that have been provided. Counsel provided in the past a redline version of this and since the last presentation we have had no additional changes.

There were no comments from the board or public.

On MOTION by Mr. Sessions seconded by Mr. McIntyre with all in favor the public hearing was closed.

Ms. Kilinski stated the resolution is going to adopt three separate documents and there is a public hearing on each of those. You just held a public hearing on the new rules of procedure, the second is the amenity suspension rule. You also previously received a redline of that. We are updating the suspension and termination rules to be consistent with other district's rules that we recently updated, largely to have an escalating offense provision within your rules.

Amenity Suspension Rule

On MOTION by Mr. Sessions seconded by Mr. Oates with all in favor the public hearing was opened on the amenity suspension rule.

There were no comments from the board or public.

On MOTION by Mr. Sessions seconded by Mr. McIntyre with all in favor the public hearing was closed.

Amenity Fee Schedule

On MOTION by Mr. McIntyre seconded by Mr. Sessions with all in favor the public hearing on the amenity fee schedule was opened.

Mr. Perry stated the only other thing that was brought up that staff looked into was the soccer field options.

Ms. Kilinski stated later in the agenda is discussion about the soccer field use. You may decide that you do or do not want to use that but you may want to go ahead and adopt a rate for it and if you decide you don't want to use it, deactivate it and in the event you want to rent it out in the future you can reactivate it. Going through the ratemaking process is not cheap and if you know you want to do a rate potentially in the future as long as we are going through this process, I recommend keeping it on your books. It doesn't mean you have to exercise the right to use that rate.

Mr. Jason Davidson stated half the field would be \$50 and the whole field would be \$100.

Mr. Perry stated we will modify the fee schedule.

On MOTION by Mr. Oates seconded by Mr. Schaublin with all in favor the public hearing was closed.

On MOTION by Mr. Sessions seconded by Mr. Schaublin with all in favor Resolution 2020-02 that includes the amenity suspension rule, fee schedule and rules of procedure was approved.

SIXTH ORDER OF BUSINESS

Consideration of Renewal of Contract with Vesta

Mr. Perry stated our agreement with Vesta previously included operations of the RiverClub and that has been taken out and reverts back to the original contract with Vesta for the management of the facilities. The contract also provides for an update on the fees that is consistent with the proposal and the fees adopted by the board and included in the budget.

On MOTION by Mr. Sessions seconded by Ms. Long with all in favor the contract with Vesta was renewed.

SEVENTH ORDER OF BUSINESS

Discussion of Amenity Rules Regarding RiverHouse BYOB and Related Staffing Costs

The board and staff discussed the cooler size, hours of operation and staffing for same.

On MOTION by Mr. Schaublin seconded by Mr. Sessions with all in favor option C, reducing hours through March 1, Tuesday – Sunday 10:00 a.m. – 5:00 p.m., increase staff March – October was approved.

On MOTION by Mr. Sessions seconded by Mr. McIntyre with all in favor the amenity rules for the RiverHouse BYOB were approved with the changes to section 32 under the general swimming pool policies.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal from the RiverTown RipTides Swim Team for the 2020 Season

On MOTION by Mr. Sessions seconded by Mr. McIntyre with all in favor the proposal from the RiverTown RipTides Swim Team for the 2020 season was approved and Ms. Pollicino and Ms. Zimmer will work together to finalize the hours.

NINTH ORDER OF BUSINESS

Consideration of License Agreement with JTF Racing

Ms. Kilinski stated we talked about this briefly at the last meeting and this is the form of agreement we have used previously in this district and others and have partnered with this race provider in other districts and have not had any issues.

On MOTION by Mr. Sessions seconded by Mr. McIntyre with all in favor a license agreement with JTF Racing was approved.

Mr. Sessions stated people have approached Mattamy and/or the CDD about hosting charitable events to benefit individuals who live in RiverTown and that is a great cause and we want to be able to allow that to happen. We have to be very cognizant that we have 1,000 families that call RiverTown home and the CDD and/or Mattamy have a difficult time supporting each one of those causes that need to happen. Mattamy's stance has been that while we would allow the operation to happen with the RiverTown community if going through the proper channels, getting the agreement with the CDD and having liability insurance. We can't support every single one as a sponsor. I think there was confusion in the past where staff felt that we should not allow them to have them and I think we should allow people to have events within the RiverTown property, we just can't sponsor those events.

TENTH 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

There being none, the next item followed.

D. General Manager

1. Report

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

2. Discussion on Offering Rental of Soccer Field for Events

This item was discussed earlier in the meeting.

3. Consideration of Proposals for Resurfacing Tennis Courts

On MOTION by Mr. Sessions seconded by Mr. Schaublin with all in favor the proposal to resurface the tennis courts from BAB in the amount of \$18,390 plus three new nets to come out of the capital reserve was approved.

Mr. Zach Davidson gave an overview of his report and Ms. Pollicino gave an event update, a copy of which was included in the agenda package.

Mr. Perry stated we do need to revisit the soccer fields for event. We have that rate that has been approved but there was no real decision if you wanted to move forward.

On MOTION by Mr. Sessions seconded by Mr. McIntyre with all in favor the rates and implementation of rental of the soccer field was approved at \$50 for half of the field and \$100 for the whole field.

ELEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

THIRTEENTH 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 Ms. Long with all in favor the check register was approved.

December 18, 2019

Rivers Edge CDD

**FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – Wednesday,
January 15, 2020 @ 11:00 a.m. at the
RiverTown Amenity Center**

Mr. Perry stated the next scheduled meeting will be Wednesday, January 15, 2020 at 11:00 a.m. at the same location.

On MOTION by Mr. Sessions seconded by Mr. Oates with all in favor the meeting adjourned at 11:57 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman