

Minutes of Meeting  
Rivers Edge  
Community Development District

The Board of Supervisors of the Rivers Edge Community Development District held a Workshop on Wednesday, December 16, 2020 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida, immediately following adjournment of the regular Board of Supervisors Meeting.

Present and constituting a quorum were:

Randy Schaublin	Chairman by telephone
Mac McIntyre	Vice Chairman by telephone
Erick Saks	Supervisor
Frederick Baron	Supervisor
Robert Cameron	Supervisor

Also present were:

Jim Perry	District Manager
Jennifer Kilinski	District Counsel
Lauren Gentry	Hopping Green & Sams by telephone
Ryan Stillwell	District Engineer
Michelle Haas	Prosser, Inc.
Dan Fagen	Vesta/Amenity Services
Zach Davidson	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Ernesto Torres	GMS
Robert Beladi	VerdeGo

The following is a summary of the discussions and actions taken at the December 16, 2020 workshop.

Mr. Perry called the meeting to order at 12:20 p.m. and called the roll.

**A. Background of District**

Mr. Perry gave an overview of the background of the District covering the establishment of the District, the consolidation of Main Street CDD and Rivers Edge CDD in 2010, the

contraction of the District in 2016, the conceptual development of the District, and the change in master developer from St. Joe Company to Mattamy.

**B. District Construction Improvement Plan and Master Special Assessment Methodologies**

Mr. Perry gave a brief overview of the construction improvement plan and master special assessment methodologies.

**C. Bond Issues**

Mr. Perry gave an overview of the series of bonds issued by the District covering the initial bond validation in 2007, the construction improvement bond series 2016, 2018 and 2018A-1 / 2018A-2, as well as the amended and restated disclosure of public financing report issued in 2018.

**D. Budget FY 2021**

Mr. Perry gave a brief overview of the budget adopted for Fiscal Year 2021, the purpose of the interlocal agreement with Rivers Edge II and Rivers Edge III districts, the various contracts with District staff and service vendors, as well as the purpose of the capital reserve study.

**E. Buildout Budget**

Mr. Perry gave an overview of the budget at build out for the Rivers Edge I, II and III districts which includes administration, amenities, field services, cost share of landscaping, road and stormwater costs, cost share of amenities costs, other costs for operations and maintenance, and amenity's revenues. Included in the documents distributed was a breakdown of the operations and maintenance assessments for all three districts.

**F. Other Documents / Agreements**

Mr. Perry gave an overview of the FDOT joint use agreement for the roundabout, the maintenance agreement for the roundabout with St. Johns County, as well as the traffic enforcement agreement with St. Johns County.

*Mr. Perry adjourned the Workshop*

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman