

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 16, 2020 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

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 meeting. An audio 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 10:00 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 November 18, 2020 Meeting

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the November 18, 2020 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion of Reserve a Rock

Mr. Perry stated this is a discussion that began last month in regard to Reserve a Rock. Jason pulled together some information on that along with Mr. Saks.

Mr. Saks stated I put out a survey on our Facebook page to get an idea of any interest in the community. Last I checked we had 112 responses and of those 100 were not in interested in moving forward with it and I'm not sure why because I turned off the comment section. I'm open to discussion from staff and board members, but from what I saw there wasn't any interest.

Mr. Saks stated one of my concerns is if it is not done right then it is a huge eyesore that is going to cost us money to get rid of.

Mr. Baron stated at this point I think we should table this to a later date when we have additional information. Erick and I were also talking about where this was projected within the community was an issue and we came up with one question for the legal team. The roundabouts on 13 since we maintain it a part of the property, can you put an item like this on something like that?

Ms. Kilinski responded no; it is a DOT right of way.

Mr. Prosser stated it is a DOT right of way and we maintain the landscaping.

Mr. Saks stated I would say table it until a later date.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski stated it came to our attention that there is a tract 05 that is part of a landscape berm that hadn't been dedicated to the district yet. It was just yesterday so I didn't have time to bring a draft deed to your attention, but my understanding is that in conjunction with platting and selling a home to an end user part of that tract also was within private property. The district has been maintaining it, it was always assumed that the district ultimately would own this parcel. There are a lot of cleanup items as the board has discussed at previous meetings that when a piece

of property is dedicated to this district by plat it is not an effective dedication for purposes of ownership until there is a separate deed. This tract has a little faster timeline associated with it because we need to clean up some private property interests. If the board is okay, I would like to get approval from the board to draft our typical deed, you have seen deeds before for other pieces of property for Tract 05 in this little piece of landscape berm that was incidentally getting ready to be dedicated to a private party and we can bring it back for ratification.

On MOTION by Mr. Cameron seconded by Mr. Saks with all in favor Tract 05 was accepted and staff authorized to prepare the appropriate deed that will be brought to a future meeting for ratification.

B. Engineer

Mr. Saks stated it looks like you were able to resolve the issue we talked about at the last meeting about the sidewalks that didn't connect.

Mr. Stillwell stated I talked with David Provost with Mattamy about that and he got with the contractor who installed the sidewalk, and I haven't been back to see if it is done but they were moving forward with it. He said it would get taken care of.

C. District Manager – Restated 9/30/20 Financials; Month to Month Irrigation Reuse Restated for Adjustments

Mr. Perry stated under 5C I have the restated September 30th financials. The only schedule on here that has changed since what was presented to the board a few months ago is page 10. If you will recall we made a number of adjustments at the end of the year in regard to irrigation. Page 10 is the month-by-month income statement and under grounds maintenance what we have done is gone back through under irrigation water use and restated the adjustment for each of the months. The previous statements that you had the total was the same, but the amount for September was a lot more than \$37,000 because we ran all the adjustments through that month. This will serve as a baseline for monitoring the irrigation usage going forward. There are two ways we are monitoring, one is by gallonage that Jason is maintaining that worksheet and the other is a cost basis, which the accountant for GMS is maintaining based on the billings that come from JEA. Just to document this for the record I wanted to include it in the agenda for today. Other than the adjustment to page 10, which is a supplementary schedule to the financials, there are no other changes to the financials themselves.

D. General Manager

1. Report

A copy of the general manager's report was included in the agenda package.

2. Proposal for Sod Repair

Mr. Zach Davidson stated this proposal is to replace dead sod in the first median south of the main entrance on Longleaf.

On MOTION by Mr. Saks seconded by Mr. Baron with all in favor the proposal from VerdeGo for sod repair in the amount of \$2,000 was approved.

Mr. Cameron stated there has been additional damage to the sod around the pond.

Mr. Jason Davidson stated I walked the bank with Zach and didn't see any additional damage. After the last meeting we went back and forth with United to ensure that proposal they gave us was accurate and it ended up being accurate and at that point in time we drafted the agreement with district counsel, there was a little bit of limbo because the individual that we were communicating with was let go from the company. We got in touch with the new individual and got the agreement over to him and we are waiting to receive that back. He came out and walked that area as well.

The RiverTown swim team reached out to us, they would like to present a proposal of what they would like to do for their FY21 season. I wanted to see if there were any requests that you had that they would need to include in their proposal. They have already told me they would like to mimic the steps that Bartram Trail took as far as their testing for COVID and their sanitation. Are there any question you would like to direct to them so when they come to the next meeting, they will be able to address everything accordingly and make a decision as to whether or not we would like to host the swim team.

Ms. Kilinski stated if the board is interested in entertaining that we do have existing swim team agreements that are very specific in conjunction with USA swimming guidelines, COVID waivers, temperature checks and screening protocols that they have conformed to and are pretty

used to. If you are interested in entertaining that there are existing structures in place that could be followed.

Mr. Jason Davidson stated generally during the holiday season we allowed UPS to keep a pod located right beside our dumpster area and it is a container to store stuff. We have done it for the past couple of years and they asked if that is something we would allow them to do this year. There is no cost incurred to the district, once the holiday season is over UPS comes back and removes the storage container. I can work with Jennifer on a hold harmless.

Ms. Kilinski stated we have license agreements with UPS at several districts, we generally are able to negotiate them paying the district \$1,000 to put their pod on property. I suggest we try that, and you can make it contingent on it not costing the district money.

Mr. Jason Davidson stated we have a member of the community, Mr. Connor Sullivan who owns his own disinfectant company, Connor has approached staff offering a free one-time disinfectant for the gym so we could evaluate his services. The process would be to use a 40-micron setting on their electrostatic sprayer to ensure proper coverage of the equipment. He also uses a microfiber cloth to wipe down the equipment afterwards, ensuring he is not spraying that into the electronic devices or anything like that. The treatment would only be on those high touch areas and not sprayed directly on the electrical components. The manufacturer of this product has advised that they haven't had any reports of the solution rusting or causing any damage to any surfaces. The process would take about half an hour and the gym will be accessible 15 minutes after treatment. We would do it when the gym is closed and the benefit is him introducing his products to the community, seeing how effective it is and then we can gauge what we could use his products and services for. Currently all the sanitation is performed inhouse. It is supposed to last 90 days, but they suggest coming in every 60 days. Is the one-time free application something the board would consider?

Mr. Perry asked do we have an estimate of what it would cost ongoing if we to take advantage of this every 60 to 90 days?

Mr. Sullivan stated we go by square feet and for commercial it is 15¢ a square foot. The gym is about 1,000 square feet. We have no guarantee that it kills COVID, but it is an additional cleaning method for prevention purposes for any bacteria, viruses or mold, anything that grows on surfaces.

Mr. Perry stated I know we don't like to bring items to the board without you having the ability to evaluate it so if we can get a proposal along with the information of the company and product and we can send that to the board members as soon as we get it and we will talk about it on a staff basis and bring it up at next month's meeting.

E. Landscape Report

Mr. Beladi stated we have two things, the clocks for the IQ system that already have a module and the sim card is in place, there are 9 clocks available for it. All it would take is to log into the IQ system online and pay the \$150 per clock for a year.

Mr. Baron stated that would be \$1,350. Is that part of your contract or are you asking the board to add that to your maintenance agreement now?

Mr. Beladi responded that is not part of the maintenance agreement.

Mr. Baron stated GMS already has the water bills for these particular items. We have two months of meter readings on the spreadsheet before we can activate the IQ system and two months of data to do comparison to.

Mr. Jason Davidson stated the spreadsheet I designed is currently set up from October 2019 to November 2020.

Mr. Baron stated we have a solid year data that we can activate this and see the benefits to turn this around. I would like to approve the \$1,350 as the pilot program and evaluate again in three months' time.

Mr. Beladi stated these are already installed and we have the sim cards.

Mr. Baron stated we already reduced the pressure on these five systems, and we don't know the savings based on adjustment of pressure alone did for us before we do the next phase and say turn it on the system to see what those additional savings are, the electronic piece of it. Do we want to wait a month and find at least one data point of what it is they set down in the regular water usage and then take another step down because you are going to compare to what we did last year at this time? Is it worthwhile to combine the two because we don't know the electronic data value is to then later on say do more of these because it is worthwhile?

Mr. Beladi stated those nine have not had the pressure reduced, those are just the clocks that are capable of the IQ system. Where we have the pressure reduction, I can move these sim cards to those clocks. What it is really going to show is you can do the step down one of two ways

that is physically trackable. When you try to merge them together you don't have that data. We can turn 8 of them on. The RiverClub is not in the district.

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor VerdeGo was authorized to turn on the sim card for 8 irrigation clocks for a cost of \$1,200.

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Saks asked do we as a district have the standing to potentially file a complaint with the post office? Our mail service here is horrendous.

Mr. Perry stated I don't know what the issues are, but you are better off as an individual citizen complaining whether it is the city, county and/or federal.

Mr. Saks stated just to put it on the radar in the spring, we talked about the garbage issue in the community and I wonder if we could organize a spring cleanup where the community can get out and walk pond areas or something like that.

Mr. Perry stated we have had districts in conjunction with Earth Day do something like that. We haven't done it this year, but we can talk about that.

Mr. Baron asked I didn't hear anything in the report about the dead fish in the ponds. Who is the spokesperson for that?

Mr. Zach Davidson stated we have had a couple issues with dead fish in the pond. We stocked the ponds in an effort to combat the midge flies and other types of things. We found that in this situation, it was an abundance of fresh rainwater going into the lake messed with the pH levels causing the fish kill. We reached out to Charles Aquatics and they came back out, addressed that, fixed the levels then restocked the pond at no charge. The grass carp was the only type of fish affected. We haven't had any issues with the bass.

Mr. Stillwell stated these are stormwater treatment facilities and look at them as an amenity from an aesthetic standpoint but all of the fertilizers and pesticides they are there to treat those things, so we do see fish kills for reasons and the Charles Aquatics of the world don't know why it happens sometimes. They did find in one pond the oxygen level was extremely low as well and a lot of these things are difficult to explain to residents because nobody knows the real reason sometimes, but it does happen throughout Northeast Florida and as you talk to residents you need

to remind them that these ponds are there to protect the river so there will be things that happen such as algae blooms and fish kills that recur; there is no way to stop them.

Mr. Baron stated we have talked about fountains before. Did you get a cost for those?

Mr. Stillwell responded we permit all these ponds through the water management district and ten years ago it was believed that by adding aeration deep in the ponds it helped them cycle and turn over faster. Aeration is not required on these ponds anymore because they found that it wasn't as efficient as they thought it was. However, aeration does help with control of vegetation in some ways, taking down the sides of the ponds and things of that nature a lot of times aeration can help control vegetation and help the vendor, Charles Aquatics in this case, control that vegetation better. I haven't done any type of study on which ponds need or where aeration may be applicable.

Mr. Baron stated the other question I had was with regard to the electronic lock on the gym. Who does that fall under?

Mr. Jason Davidson stated that would be me.

Mr. Baron asked do you feel that was adequately troubleshot by that company?

Mr. Jason Davidson stated we hire our vendors and entrust that after a longstanding relationship such as the standing relationship we have with AT Services, where they have been providing our service for seven or eight years, we have a trust in them that they are providing a service adequately. For the past couple years, they have had some turnover when I looked at that and how they went about it, could it have been done a little bit more effectively, I can't say that I don't agree with that. However, what they were up against and how they had to get the job done I can't question that. I would like to better understand your question so I can ensure that in the future that this is being performed.

Mr. Baron stated I will talk with you offline.

Mr. Cameron asked the lock was \$1,800 for the gym?

Mr. Jason Davidson responded yes.

Mr. Baron stated when you add it all up it came to about \$3,000. Jim could you also look into the cost of maintenance that shows up twice? Page 6 had the cost share and a maintenance charge. I was expecting the cost share would show us a bill and we are paying half or is this supposed to be a credit, but it didn't show up as a credit.

Mr. Perry stated I know we were looking at other charges with regard to VerdeGo. I don't think we addressed that one specifically. We will get with you on that.

Mr. Cameron asked on the lighting, once they put up the Christmas lighting is there any responsibility for any of it going out?

Mr. Jason Davidson stated usually if there is a section out, I have a person who comes in about 5 a.m. and rides the whole property, takes out the trash from dog stations only and he reports to me if there are any outages on the lights. Usually it is a tripped GFI, if it is anything beyond that I reach out to the provider and they are usually pretty responsive and quick in getting out here and getting the lights back up and running.

Mr. Cameron asked the trees that are wrapped at the welcome center, was that our responsibility?

Mr. Jason Davidson stated we oversee it because it is in the parking lot. I know there is one right now that is blinking, and I reached out to the provider to let them know and that was early this morning. I have not yet heard back.

Mr. Cameron asked on the tower, are both wreaths lit or just one?

Mr. Jason Davidson stated they should both be lit. I will reach out to them for that also.

Mr. Cameron stated the lights going out to Longleaf about 3 feet up a whole string of lights is out on the first palm.

Mr. Jason Davidson stated we will get on that one as well.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

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. Saks seconded by Mr. Cameron with all in favor the check register was approved.


NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – Wednesday,
January 20, 2021 @ 11:00 a.m. at the
RiverTown Amenity Center**

Mr. Perry stated the next scheduled meeting is January 20, 2021 at 11:00 a.m. at the RiverTown Amenity Center.

On MOTION by Mr. Saks seconded by Mr. Baron with all in favor the meeting adjourned at 12:15 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman