

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, April 21, 2021 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
Mac McIntyre	Vice Chairman
Erick Saks	Supervisor
Frederick Baron	Supervisor
Robert Cameron	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the April 21, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. **Minutes of the March 17, 2021 Meeting**
- B. **Balance Sheet & Income Statement**
- C. **Assessment Receipt Schedule**
- D. **Approval of Check Register**

On MOTION by Mr. Saks seconded by Mr. Schaublin with all in favor the consent agenda items were approved.

FOURTH ORDER OF BUSINESS

Consideration of Grass Carp Stocking Proposals

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor the proposal from Charles Aquatics in the amount of \$3,450.00 was approved.

Mr. Schaublin stated I recommend we do a cost benefit analysis between the two options before we pull the trigger on this. I want to see the breakdown between those two because using nature to manage the aquatics is a little more long-term effective than putting in technology. I want to see what the long-term effect is.

Mr. Baron asked can we put something in the newsletter telling people we have restocked the carp and they are there for algae control?

FIFTH ORDER OF BUSINESS

Consideration of Rainbird Proposals

Mr. Beladi stated I worked with multiple vendors and came out with the best pricing and as we talked about at the last meeting, the pricing did go up. We were able to get it down to \$2,250 per clock and \$1,000 for the upgrades. There are 18 clocks that need the upgrade, 9 clocks that are just the changeover from 3G to 4G. This price includes having our tech as well as Rainbird come and help integrate the system and get everything brought online. The service fee remains at \$150 per controller and that initial year will be included in this cost.

Mr. Jason Davidson stated at the earlier meeting they [Rivers Edge II] voted to go forward with the clocks into their system. We have been monitoring the JEA values and this last one we had one outlier, which was 2,770,000 gallons of water. That is way over where it should be, so

we are going to talk to JEA and try to get that to balance, it is the equivalent of about \$12,000 just on that one. The monitoring of this is when you can shut these off after a rain.

Mr. Beladi stated each day we run you are averaging about a million gallons throughout the entire property, which is right at \$4,000 every time we run. You multiply that by 12 months, and you are at \$48,000. Typically, in the rainy season we will be off for multiple days. I feel being able to catch it on the day it is running, and we are unable to get out here and get everything shut down, that is where you are going to see your significant savings.

Mr. Schaublin asked what is the ROI, when will we see a payback on this expense?

Mr. Beladi stated you should see close to \$48,000 in just one year with only shutting one day per month. I came in Monday and shut clocks off and we are still off and I'm going to turn the clocks back on today. You are seeing significant savings and it could be \$4,000 being off three days.

Mr. Schaublin stated worst case scenario is 18 months so 12 months to 2 years on ROI.

Mr. Baron asked how does this fare with adding moisture sensors that would do that job automatically?

Mr. Beladi stated I know that is significantly higher to add rain sensors. I don't have a full understanding of how those work, but I know you have to tap into the line itself that runs to the clock, it is a two-wire system. Sensors have to be put out in staggered areas throughout the property to gain an accurate sensor to moisture level.

Mr. Baron asked will there be someone responsible for monitoring this? How does this happen consistently based on rain? Right now, it sounds that when these are put in someone will have to constantly monitor the weather and remember to shut it down.

Mr. Beladi stated that is what is so ideal about it, it is going to be myself, Jason Davidson, Zach Davidson, multiple people who can do that. We don't want too many hands in that kind of stuff because you can change run times, you can change start times, but I feel our team here and maybe a board member can have access. You live here and you can get right on it and shut it down.

Mr. Saks asked does the Rainbird IQ system have smart monitoring? The one I have at my house since it is online says you are expecting significant rain over the next 24 hours and it automatically shuts it down.

Mr. Beladi stated it may, I don't know all the ins and outs of the things it can do. I have been focusing on what is helpful for us and what we are trying to accomplish. I will find out.

On MOTION by Mr. Saks seconded by Mr. Schaublin with all in favor the proposal from Rainbird for 18 Rainbird IQ 4G in the total amount of \$54,200 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Painting of Longleaf Entrance Tower

This item was tabled.

SEVENTH ORDER OF BUSINESS

Discussion on Cost Sharing for Irrigation Expenses

Mr. Torres stated the irrigation along with the landscaping is a cost share item, meaning we share those expenses with the other two districts.

EIGHTH ORDER OF BUSINESS

Consideration of Social Club Applications

- A. Rivertown Sewing Club**
- B. Tween Craft Club**

On MOTION by Mr. Saks seconded by Mr. Schaublin with all in favor the Rivertown Sewing Club application and Tween Club application were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski stated you should have been receiving updates on legislative movements. We will have a full recap for you at the May meeting as to what passes. There are several bills that we are continuing to monitor. Related to that and something your sister districts discussed earlier is that the COVID liability bill passed both chambers and has been signed by the governor. Essentially what that does is grants entities like businesses and governments, including special districts, fairly broad blanket COVID liability so long as you are following provisions and parameters that are in place at the time by CDC the state or local government when a claim supposedly arose, you are given blanket immunity. With that there are a number of districts that

have asked what the propensity for reopening at more normal levels is and we have advised in talking with your insurance agency that there are really not any specific parameters in place that you have to follow per se. They continue to recommend putting up signage and being diligent about cleaning and those things we would normally do anyway. Your sister district approved reopening at normal levels commencing May 28th and asked that staff get together signage and communication to the residents to explain whys and hows associated with Memorial Day weekend reopening, but we wanted to bring that up and get your feedback on how you want to move forward with reopening of the facilities.

Mr. Schaublin stated I think that is awesome and I would like to follow suit.

Mr. Baron stated we have lifted some of our restrictions.

Mr. Jason Davidson stated we have limited capacity levels as it relates to rentals, classes, the pool deck and events.

Mr. Baron asked would you need us to delay like CDD II is doing or if we agreed, we could do it now?

Mr. Zach Davidson stated it depends on what you would like to do. My suggestion would be to follow some sort of suit like your sister district did as it relates to signage and working with Jennifer and staff to make sure that we are able to get the message to the residents in a timely fashion also to make sure we are getting adequate and good information.

Mr. Saks asked how much time would you need if we agreed at this point that we are ready?

Mr. Jason Davidson responded I would want to work closely with Jennifer's office; 30 days is a good grace period. I want to make sure we are doing this successfully, efficiently and effectively. I would like to get with Jennifer offline and figure out what we can do and what we want to do and how we want to get it out to the residents. I don't want to cause any confusion.

Mr. Schaublin moved to follow Rivers Edge II for opening of the amenities and staff levels contingent on feedback from staff that the timeframe is acceptable.

Mr. Baron asked can we look at the timing? I'm concerned we are rushing into this. Prepare your signage, but I think you are rushing the date. If you are looking at a number, I would like to see 50% of the state being vaccinated right now you are at 34%. St. Johns County has had

roughly 37-40 COVID cases per day. We are getting vaccinated but the number of cases have not gone down.

Mr. McIntyre seconded the motion.

Ms. Kilinski stated one of the things that we talked about earlier that I didn't mention about the May 29th date - I think one of the reasons that was chosen specifically is kind of what you are talking about, the idea that you look at the availability of the vaccine and give it another six weeks, most of the folks that want the vaccine will have the opportunity to get it, which is what I think Mattamy Corporate felt a little more comfortable with rather than saying reopen generally.

Mr. Saks stated we are following the state guidelines and there is going to be a lot of pushback if our restrictions are harsher than the state.

Mr. Schaublin stated you also must put the onus on the individual. If they are not comfortable, they can wear a mask, they can choose to not attend so you can't punish half the community for the other half. We must make a fair opening and you can pick and choose whether you want to participate.

Mr. Cameron stated the main pool area is in the other CDD. I agree with him on the safety factor because I have family that is very compromised, I'm a little more careful.

Mr. Baron stated I'm all for doing signage, I think we have one more meeting before we say let's do it. I would like to amend the statement here and say, let's go forward with the signage and take the vote on go or no go at next months' meeting.

Ms. Kilinski stated that is fine. The other thing I meant to mention is previously, what the board previously gave staff direction on is to do as much or as little as staff is willing. To your point about numbers if something were to explode again, unless you take that discretion away from staff right now, we have been given the discretion to open or close. Because we are proposing potentially doing a broad reopening, we wanted to bring that back to you, especially since we were getting dialog from your sister district that is what they were wanting to do come May 28th. Whether you wait to take a vote in May or not I still recommend you give that discretion.

Mr. Schaublin stated we already gave staff the discretion. I don't want to take that discretion away from staff. Preparing to move forward is the right thing to do, whether we want

to make that contingent on the number or people in the state that had a vaccination, I feel comfortable with that.

Mr. Baron stated I don't think that is the way to go. I think it is wait and see in four weeks.

Mr. Schaublin asked what is going to be the criteria?

Mr. Baron stated an upward spike in cases in the St. Johns area.

Mr. Schaublin asked what is classified as a significant upward spike, 10%, 20%?

Mr. Baron stated an upward trend of a variant that comes into the area, that is a bad sign.

Mr. Schaublin stated unless we put a parameter around what that spike is, such as more than a 20% spike of the variant, then we are not comfortable moving forward and that gives us some kind of guidelines to gauge it on.

The motion passed on the following roll call vote: Mr. Schaublin approve. Mr. McIntyre approve. Mr. Cameron approve. Mr. Saks approve. Mr. Baron opposed.
--

B. District Engineer – Golf Cart Control

Mr. Stillwell stated we talked last month about golf carts and golf carts on paths. I put in your agenda packet an idea for some research and talking with other engineers in our office and I had conversations with Jason as well on logistics. It is a 24"x24" stencil that the District could buy and Jason could work with us on an as needed basis, we are not going to stencil every path out there. Where we have issues, Jason can reach out to me and say we have issues here and continue to see issues in this location are you okay with putting that down? I feel that is a much better solution than putting signage up at every path and if it is an asphalt path issue, we can paint it white, if it is a sidewalk, we can paint it black. I don't know that we are going to stop this problem - I think it is going to continue forever out here at RiverTown - but this is an inexpensive option and I wanted to get the board's thoughts on it.

Mr. Baron stated basically, what we are talking about are different sidewalks and roadways in the CDD that would be labeled with these stencils for non-golf cart traverse.

Mr. Stillwell stated sidewalks and paths. There are 8-foot paths around the lakes that I have seen golf carts either parked or driving and those are not golf cart paths. Those are running, walking, bicycle paths.

Mr. Baron asked are there a prescribed number of stencils per footage to ensure that if someone misses the first one and they are going along, there are others to warn them opposed to one at each end of the path.

Mr. Stillwell stated I recommend we start with the entrance and exit points that are logical because that seems to be where we had the most trouble is where they are coming in and turning and wearing out the grass on those places.

Mr. Schaublin asked why don't we say no golf carts on paths, just stay on the road?

Mr. Stillwell stated I believe the majority of that signage is in place, however, I have feedback from residents that disagree with that. There are county policies, traffic enforcement agreement that we have that we could disseminate through the website and things of that nature, but people still need that extra reminder.

Mr. Jason Davidson stated it is an aid to suppress golf cart use that are in an area that is supposed to be walking to avoid an accident especially at night when incidents can occur.

On MOTION by Mr. Baron seconded by Mr. Schaublin with all in favor the stencil for golf cart control was approved.

C. District Manager

There being none, the next item followed.

D. General Manager - Report

Mr. Jason Davidson gave an overview of the amenity manager's report and asked for board action on the following proposals.

On MOTION by Mr. Schaublin seconded by Mr. Cameron with all in favor the live music event by the pool on May 15, 2021 was approved.

On MOTION by Mr. Schaublin seconded by Mr. Baron with all in favor the Caribbean Night event on May 29, 2021 was approved.

On MOTION by Mr. Saks seconded by Mr. Schaublin with all in favor the Soccer Shots summer season was approved.

On MOTION by Mr. Schaublin seconded by Mr. Saks with all in favor the landscape maintenance proposal from Verdego in the amount of \$16,598.06/year for Estates of Rivers Edge CDD 1 was approved.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the proposal from Charles Aquatics to stock carp in four additional ponds in the amount of \$3,450.00 was approved.

E. Landscape - Report

Mr. Beladi stated we removed five palms from WaterSong, we found beetles are getting into the palms themselves. There are other properties close to us that are getting issues with beetles and they are replacing 25 trees. I want to put that on your radar to keep an eye on some of the trees. Replacement is going cheaper than treatment because you have to do multiple treatment on the trees and I haven't had a lot of experience with this, it just popped up yesterday. I started doing research on it and looking at cost comparison for treatment and replacement. I'm seeing some yellowing on some palm trees and I will investigate those trees to see what is going on with them and I will report back.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Cameron stated I asked for some information on the makeup error?

Mr. Jason Davidson stated I will check into it.

Mr. Saks stated some of the rules and restrictions in RiverTown seem overly aggressive. How do we get some of those changed, such as the sheds issue? A lot of residents bring up the issue about not being able to have a shed that conforms to a certain standard in the backyard.

Ms. Kilinski stated I think the right discussion is towards Mattamy. The CDD has nothing to do with it whatsoever.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting - May 19, 2021 @
11:00 a.m. at the RiverTown Amenity Center**

Mr. Torres stated the next scheduled meeting is May 19, 2021 at 11:00 a.m.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the meeting adjourned at 12:00 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman