

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, May 19, 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 by telephone

Also present were:

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

The following is a summary of the discussions and actions taken at the May 19, 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 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 Consent Agenda**

- A. Minutes of the April 21, 2021 Meeting**
- B. Balance Sheet & Income Statement**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals for Painting of Longleaf Entrance Tower**

Mr. Jason Davidson stated a copy of the three proposals received for this work was included in your agenda package.

Mr. Baron asked has anyone checked the wood on the structure to make sure it is not full of moisture so that we are not painting over moisture? That is what I saw as a difference in the bids, if we come across a rotten board or something that needs to be fixed someone is willing to fix it within the price sheet.

Mr. Zach Davidson responded it would require renting a lift to be able to inspect it and we have not done that and have not been able to inspect all the wood.

Mr. Saks stated it seems like Ibis is taking some form of precaution in respect to the wood by doing a pre-inspection and inspection during prep time where I would think they would catch any wood damage and bring it to our attention, but it does not say if it would be covered in the cost of the project.

On MOTION by Mr. Saks seconded by Mr. Schaublin with all in favor the proposal from Ibis Painting in the amount of \$6,400 was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of LED Lighting Agreements with FP&L**

Mr. Torres stated the agreement with FP&L is for LED lighting in the Gardens.

On MOTION by Mr. Schaublin seconded by Mr. McIntyre with all in favor the LED Lighting Agreements with FP&L were approved.

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2021-05  
Approving the Proposed Budget for Fiscal  
Year 2022 and Setting a Public Hearing Date  
for Adoption**

Mr. Perry stated this is the start of the budget process, where the budget goes to the board for approval and sets the maximum level of assessments. We would like to approve the budget and set the public hearing for August. The budget has an approximate 9% assessment rate increase, which when equated to the 60-foot lots is a \$120 per year increase in the operation and maintenance assessments. or \$10 per month. Some of the major cost drivers and savings in this budget, the first is a reduction in irrigation for reuse water. We currently have \$375,000 budgeted and we are reducing it to \$300,000 based on our current run rates, it will probably be less than that because we still don't have enough data to take it down any less than that. Based on previous discussion by residents and the board we have security budgeted right now at \$45,000 and that is going to increase to \$75,000. That is a discussion and something the board needs to consider if you were to change vendors. There are added expenditures, the largest two of those are related to the pool and a number of smaller items related to maintenance. Also included is the 3% contractual increase for Vesta this year. There is also the inclusion of one more full-time maintenance person. Also, it reflects the impact related to the minimum wage. We do have narrative of each of the line items that gives a brief description of the line item, and we have the budgets for the Series 2016, 2018 A-1 and A-2 bonds.

Mr. Perry reviewed the budget questions submitted Mr. Baron and the explanation of each. Mr. Fagen gave an overview of the proposed increases to the contract for amenity services.

On MOTION by Mr. Schaublin seconded by Mr. McIntyre with all in favor staff was authorized to solicit bids for amenity services.

Mr. Torres stated we can table this and bring the proposed budget to the next meeting.

Ms. Kilinski stated your sister district moved their June meeting to June 9<sup>th</sup>. There is a statutory requirement that you approve a budget before June 15<sup>th</sup> and your regular meeting is scheduled for June 16<sup>th</sup>. The two options are to move it back to June 9<sup>th</sup> or approve it preliminarily today and then come back and know that you are probably going to change it. If June 9<sup>th</sup> is available for everyone that might be the easiest option because you can line things up.

On MOTION by Mr. Saks seconded by Mr. Schaublin with all in favor the June meeting was moved to June 9, 2021.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Ms. Kilinski stated you should have been receiving the Capital Conversations newsletters and the last wrap up of all the bills that passed that may affect district operations. Our monitoring at this point is really looking for the Governor's signature on those bills to ensure they are actually effective law before we start making any changes to documents. There is nothing of significance; but there were changes to reporting requirements will appear in your audit. It is not something you will necessarily see or feel except there may be additional charges for auditing because there are five or six new categories of reporting requirements. Any local government that provides stormwater or wastewater services is required to now report a needs analysis for the following 20 years. There is no guidance in the statute for what that may entail so the Florida Water Association, which is an association of all the water management and water utilities, are working on coming up with something that is easily digestible that we are hoping is consistent with what most entities have had to be reporting to the water management districts now. We will report back once we know those that were signed and what may be required.

**B. District Engineer – Update Regarding Rivertown Main Street Double Yellow Lines**

Mr. Stillwell stated back in March the board approved in substantial form the impact of the roundabout that is going in, it is actually Rivers Edge III, but it affects this district because it is part of the overall maintenance agreements. We are planning to go out and execute that and this will be back sometime before July 4<sup>th</sup> and work will be starting in the next couple of months.

I know Supervisor Saks had asked me about the double yellow lines in front of Twinflower Place and we reached out to the county, they don't seem willing to remove the lines themselves, however, they don't have an issue if the district wants to pursue a right of way permit and remove the lines, and if the board would like we could pursue that. I think they will let us do it with just an aerial and submit that. We will have to hire a contractor to do that and I can get prices and bring that back to the board before moving forward. It is just north of the roundabout, Rivertown Main Street where Twinflower comes out, there is a double yellow line there and that was because

Twinflower was built after Main Street was built. It is a little confusing when you are crossing double yellow lines.

We would do it hourly and we will bring back the price to do the work. I don't imagine it is more than \$500.

Mr. Schaublin asked how many complaints have we had?

Mr. Saks stated one or two people, but it doesn't mean that there weren't more. They may have had one person call.

Mr. Schaublin stated I'm trying to see the value if it is just one person.

Mr. Stillwell stated when you remove the striping there is still going to be a mark there. You will still see something there.

Mr. McIntyre stated I think that is man hours and cost expenditure unnecessarily for a problem that is not created by us. We would be creating a problem to fix when there isn't really a legitimate cause for man hours and the expenditure.

Mr. Schaublin asked don't they do repaving?

Mr. Stillwell stated typically it is about once every 20 years and that road is only 6 or 7 years old now.

Mr. Baron stated if I lived in the Preserve and I make a left turn and if an accident occurs, is there any liability back on the CDD for that accident since we brought it up?

Ms. Kilinski stated it is a county road and a county striping issue, that doesn't mean that somebody can't sue us.

Mr. Baron asked why should we bear any of the expense at all if it is a county road?

Ms. Kilinski stated I think we are not at this point. Since this issue arose and Ryan reached out to the county to notify them of the issue, the county is on notice that there may be a striping issue. I think we have done everything we need to do from a due diligence perspective to cover the district.

### **C. District Manager- Report on Number of Registered Voters**

A copy of the letter from the supervisor or elections indicating that there are 2,393 registered voters residing within the district as included in the agenda package.

### **D. General Manager - Report**

**1. Report**

Mr. Jason Davidson stated we are looking to lift the current operating restrictions due to COVID as it relates to capacities for events, pool usage and rentals.

Mr. Schaublin stated we gave you permission to do what is in our best interests.

Mr. Jason Davidson stated we have everything ready, letters to the residents ready and we have signage ready to go out.

On MOTION by Mr. Schaublin seconded by Mr. Saks with all in favor staff was authorized to lift the capacity restriction on the pool usage, events and rentals that were put into effect due to COVID-19.

**2. Update on Event Coordinator Vacancy**

Mr. Jason Davidson stated next is lifestyle director update. Clint Waugh will be starting on May 24<sup>th</sup> and we are looking forward to Clint coming on board. We will be guiding him through and getting him acclimated to Rivertown and plan on doing a meet and greet of some sort so the community can come out and meet Clint. He is coming with a strong events background, mostly in sports and has gotten large events together for sporting events as it relates to ESPN and other large hitters.

**3. Competition Pool**

Mr. Jason Davidson stated we have been working diligently with Crown to get them scheduled. You have the proposal for that repair and they hope to be out next week to begin the repair.

On MOTION by Mr. Schaublin seconded by Mr. McIntyre with all in favor the proposal from Crown Pools was approved.

**E. Landscape - Report**

Mr. Beladi stated I wanted to update you on the IQ parts, we had 21 of the 31 installed and they are up and running. I'm waiting on the final 10; they are on backorder now.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

Mr. Saks stated we talked at length about golf cart safety and we had a decent crowd show up. We keep talking about not wanting to overdo signage, but I mentioned it to Jason, the area right across from the parking lot where the playground is, I think we need two signs to address that over there. Golf carts race through there and kids are playing there.

Mr. Schaublin asked are you talking about the trail that runs behind the playground?

Mr. Saks stated yes. They are not supposed to be in there and they are going at a high rate of speed. I don't know the solution and wanted Jason to look at it and maybe come up with a proposal.

Mr. McIntyre stated I'm not sure signage will do the trick because if you are old enough to drive a golf cart you probably know you are not supposed to do that. It is kids being kids.

Mr. Saks stated it is adults.

Mr. McIntyre stated I do know kids do it and they go up the hill and over the side of the hill and when they are confronted about it, they are belligerent. I don't think signage would work and it is even worse if it is adults. I think the only reasonable option would be a bollard or two.

Mr. Schaublin stated it may not stop all of them, but at least it says this is a safety zone.

Mr. Stillwell stated we have the stenciling that we are going to do as well and it sounds like we can look at both locations you are talking about.

Mr. McIntyre stated my question would be, would the expenditure be somewhat equal for doing the discovery about signs going up, getting signs, having the signs manufactured and set. What is that cost in comparison to a bollard on either side?

Mr. Stillwell stated I think it is going to do two different things as well. A bollard will stop the cart going on the path, however, they can go around the bollard. I think we should look at that area in general and I don't think signs will stop it. A bollard is the way to go and maybe two or three in a couple locations.

Mr. McIntyre stated since we are talking about golf carts not a vehicle if there are more cost effective options opposed to cement with steel casings, something that is light weight but super strong that if they nail it with a golf cart they have to go home and tell their parents.

Mr. Stillwell stated there are things called flexible delineators that you have seen on roadways around town that divide lanes but they can be run over.

Mr. McIntyre stated I'm looking for something permanent that doesn't bend and snap back up. I imagine the cost of steel and concrete or whatever the traditional bollard is to stop a car from

knocking it over, that may be overkill for a golf cart. If there were something just as tough but not as expensive that would get the job done, I would look at that as an option.

Mr. Baron stated a quick shout out to Rob and Zach for the reclaimed water break that happened on Cherry Laurel they caught it real early when I called it in.

At the Mattamy Town Hall, you might want to bring up the golf cart issue.

Mr. Saks asked does CDD II pay as much in legal fees?

Ms. Kilinski stated our firm is engaged with all three districts and the cost savings is that if there is something that affects all three districts we split it up.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Wednesday, June 16, 2021 @ 11:00 a.m. at the RiverTown Amenity Center**

Mr. Torres stated the next scheduled meeting is June 9, 2021 at 11:00 a.m. in the same location.

On MOTION by Mr. Schaublin seconded by Mr. Saks with all in favor the meeting adjourned at 12:08 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman