

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, June 9, 2021 at 11:02 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Ernesto Torres	District Manager
Lauren Gentry	District Counsel
Ryan Stillwell	District Engineer by telephone
Steve Howell	Vesta/Amenity Services
Dan Fagen	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Zach Davidson	Vesta/Amenity Services
Clint Waugh	Vesta/Amenity Services
Robert Beladi	VerdeGo
Shane Blair	VerdeGo
James Perry	GMS
Marilee Giles	GMS

The following is a summary of the discussions and actions taken at the June 9, 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 Acceptance of Resignation from Randy Schaublin

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor Randy Schaublin's resignation was accepted.

FOURTH ORDER OF BUSINESS Approval of the Consent Agenda

- A. Minutes of the May 19, 2021 Meeting**
- B. Balance Sheet & Income Statement**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

FIFTH ORDER OF BUSINESS Discussion on Cost for Off-Duty St. Johns County Sheriff's Officers

Mr. Torres stated at the last meeting there was a request to consider using off-duty police from the St. Johns County Sheriff's Office.

Mr. Jason Davidson stated there are three rates depending on the level of the individual from the Sheriff's Office. The first rate is \$40 per hour for an annual cost of \$116,480, rate for a supervisor is \$50 per hour for an annual rate of \$145,600 and for a lieutenant or acting lieutenant is \$60 per hour or \$174,720 annually. These costs were drawn from the hours we are currently providing with security. There is a minimum of three-hours. Our current security annual cost is \$45,000.

The board and staff discussed the differences between private security and off-duty officers, purpose, budget limitations, having a pool of money/hours to draw from rather than specific hours and to solicit input from community after which Mr. Saks was authorized to work with staff to bring back a scope of services to be considered with the same budget limitations.

SIXTH ORDER OF BUSINESS Discussion on RFP for Amenity Services

Mr. Torres stated part of the reason we did not approve the budget at the last meeting was to solicit proposals for amenity management. Since our last meeting we sent out an RFP to several companies and proposals will be provided to you for the next meeting.

SEVENTH ORDER OF BUSINESS **Consideration of Pond Dye from Charles Aquatics**

Mr. Zach Davidson stated we have a proposal for pond dye to help with the algae blooms. The last time he did this was three years ago.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the proposal from Charles Aquatics in the amount of \$2,400 was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Bartram Trail Swim Team Competition Pool Usage**

Mr. Jason Davidson stated the Bartram Trail Swim Team is asking the board for consideration to use the competition pool here at Rivertown on August 2, 2021 through November 5th.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the request of the Bartram Trail Swim Team was approved as outlined in the schedule that was included in the agenda package.

NINTH 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 gave an overview of the proposed fiscal year 2022 budget that included the revenue section, administrative budget, grounds maintenance and amenity center, resulting in an increase in assessments as outlined in the chart for each product type on page 22.

The board and staff discussed finding ways to increase revenue, holding town hall type meetings with residents and agreements to support 5G cell service.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor Resolution 2021-05 approving the proposed fiscal year 2021 budget and setting the public hearing for August 18, 2021 was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

Mr. Stillwell stated as an update on the stormwater inlet we have been trying to repair for a couple months, the contractor discovered the underdrain pipe was not connected to the inlet and they are repairing that.

C. District Manager

There being none, the next item followed.

D. General Manager - Report

Mr. Fagen stated I want to introduce Clint Waugh our new lifestyle director from South Carolina. He has a great deal of experience and is learning the ropes and getting to meet a lot a residents. I encourage you to meet him and spend as much time as you would like.

Mr. Howell stated we had a contract with Crown but with the nature of the industry we are having difficulty getting them to respond and they were having to order the new valve system to replace the current system and they were going to remove all the equipment tear out the old slab put in a new slab put the equipment back in and install the new system. While that was being ordered and constructed from Compac we looked at having the pool being closed approaching Memorial Day weekend as well as having the swim team starting right after that.

We were able to do a temporary repair and have it running on a temporary basis, the four valves came in and in the process instead of installing that now since they are not able to get to the total project of removing and replacing the slab for a while we thought it was smart to hold off on that installation. I spoke with the owner of Crown Pools this past Friday, and we decided to call Ram Jack who does subsurface on concrete foundations, and they are scheduled to come out next

week to give us some guidance and once that is done, we are going to schedule the valve to come in. We think this may be a permanent fix based on their analysis and it could conceivably save us some money.

Mr. McIntyre stated we are looking at a potential fix by Ram Jack opposed to ripping out the slab.

Mr. Howell stated yes.

Ms. Gentry stated we did enter into a contract with Crown Pools for what we previously thought was the scope of work for that \$35,700. We will need a motion from the board to allow staff to modify that as needed and enter into a new contract with Ram Jack as needed not to exceed the previous amount.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor staff was directed to modify the contract with Crown Pools to reflect using Ram Jack Foundation Solutions, and to enter into a new contract with Ram Jack in an amount for the total project not to exceed \$35,700.

Mr. Zach Davidson stated at the last meeting Supervisor Saks requested that we check out putting in bollards around the hill to prevent golf cart traffic. We walked the area, and we have one quote to install four-steel bollards in the areas we looked at and the estimate is \$1,800. I'm asking for approval.

Mr. Baron asked what was the benefit of using steel over wood?

Mr. Zach Davidson responded we can use wood, but we are trying to go into the asphalt to lock them off.

Mr. McIntyre asked do you have an estimate to fix the damage done to the hill?

Mr. Zach Davidson stated it was \$600 to replace it last time. The suggestion was to flat top that hill and add a sandbox, the kids don't have anywhere to dig, or we can resod it and put a sign on it that says, no digging.

Mr. Beladi stated I agree that is a good option because they have used that hill as a sandbox since I have been here and every year we have to go in, repack the top of the hill, resod it. They dig up the irrigation and it washed out the sod, it has been a nightmare.

Mr. Zach Davidson stated I will come back with a proposal. I just wanted to run this past you.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor staff was authorized to contract for the purchase of four-steel bollards in the amount of \$1,800.

Mr. Stillwell stated I recommend that when those bollards are going in especially on the path that we do some kind of temporary sign or something ahead of time and the communication in an email blast, so nobody runs into one of those.

Mr. Cameron stated rather than painting no carts on the path going to Publix can we put a sign saying it is against the law to be on that path? I saw a cart flying towards Publix and another cart coming back slowly and they were in a blind corner, and they almost hit each other.

Mr. Stillwell stated I recommend we put the stenciling down on that path. We could add an additional sign, but Longleaf Pine is a county road so we can do it for education, so the people know.

Mr. Baron stated Mattamy has property that goes up to the Rivertown sign, could you make up a sign saying you are leaving Rivertown property and ordinance XXX is in effect.

Mr. Stillwell stated in this situation less is more and the red circle with a line through it is probably the most effective. We have the stencils and at the welcome center a sign that says no golf carts is my recommendation. Referencing ordinances and everything is asking people to look it up. My recommendation is a sign that you are leaving a CDD roadway.

Mr. Barnes asked will you bring back a proposal for signage?

Mr. Stillwell stated yes.

E. Landscape - Report

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. Cameron asked do we have an arborist looking at the trees? The CDD is getting older and some of the trees look bad.

Mr. Beladi stated we have had an arborist come out and do an assessment. I can find that letter and give it to you.

Mr. Cameron stated in the easement behind me they are yellowing.

Mr. Beladi stated we will take a look.

Mr. Baron stated I have been working with staff between meetings and I appreciate all you have been doing, very professional in your jobs and careers and look forward to working with you next month and welcome to the new member of the staff.

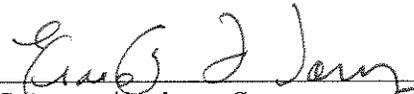
TWELFTH ORDER OF BUSINESS Other Business

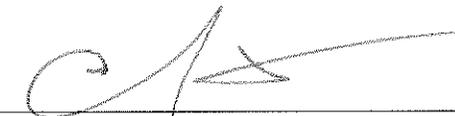
There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – Wednesday, July 21, 2021 @ 11:00 a.m. at the RiverTown Amenity Center

Mr. Torres stated the next schedule meeting is July 21, 2021 at 11:00 a.m. in the same location.

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


Secretary/Assistant Secretary


Chairman/Vice Chairman