

*Rivers Edge
Community Development District*

August 18, 2021

AGENDA

Rivers Edge
Community Development District
www.RiversEdgeCDD.com

August 11, 2021

Board of Supervisors
Rivers Edge Community Development District
Call In # 1-800-264-8432; Passcode 653314

Dear Board Members:

The Rivers Edge Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, August 18, 2021 at 6:00 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the advance agenda for the meetings:

- I. Roll Call
- II. Audience Comments
- III. Discussion Regarding Minor Suspension of Amenity Privileges
- IV. Approval of the Consent Agenda
 - A. Minutes of the July 21, 2021 Regular Board Meeting and July 21, 2021 Joint Continued Meeting
 - B. Balance Sheet and Income Statement (to be provided under separate cover)
 - C. Assessment Receipts Schedule (to be provided under separate cover)
 - D. Check Register (to be provided under separate cover)
- V. Consideration of Revised Board Vacancy Policy
- VI. Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget
 - A. Consideration of Resolution 2021-08, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022 (budget to be provided under separate cover)
- VII. Public Hearing Regarding Fiscal Year 2022 O&M Assessments
 - A. Consideration of Resolution 2021-09, Imposing Special Assessments and Certifying an Assessment Roll
- VIII. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022

- IX. Consideration of Resolution 2021-10, Designating Registered Agent and Registered Office
- X. Consideration of Resolution 2021-11, Ratifying Interim Rate for Food Trucks
- XI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager – Report
 - E. Landscape – Report
- XII. Other Business
- XIII. Supervisors' Requests and Audience Comments
- XIV. Next Scheduled Meeting – September 15, 2021 at 11:00 a.m. at the RiverTown Amenity Center
- XV. Adjournment

FOURTH ORDER OF BUSINESS

A.

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, July 21, 2021 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Mac McIntyre	Chairman
Erick Saks	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Scott Maynard	Supervisor

Also present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Ryan Stillwell	District Engineer
Jonathan Perry	Vesta
Roy Deary	Vesta
Jason Davidson	Vesta
Clint Waugh	Vesta
Jim Perry	GMS
Marilee Giles	GMS
Shane Blair	VerdeGo

The following is a summary of the discussions and actions taken at the July 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 at 11:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Sharp stated I have a concern about what is going to happen when we have to resurface district-owned roads, where the money is that is being accumulated, hopefully, and dedicated

towards to reduce the amount of the special assessments or anything we might have to make at that time. Can someone tell me where it is in the budget or financial statements?

Mr. Torres stated we have a capital reserve account, and the district makes an annual contribution to that account. Based on our capital reserve study we make a financial contribution to the capital reserves each year so that account grows. When a major expense like that occurs, we will have the funds to take care of that.

Ms. Sharp asked is there are special dedicated fund so they can't be borrowed from for other purposes?

Mr. Torres stated it is at the board's will, but we make a conscious decision each year to follow the capital reserve study.

Mr. Gray stated I have a concern about Sternwheel Park. I don't know if anyone has looked at it, but it looks like 40% of the grass is dead, it hasn't been cut in several weeks. Are there any plans for that park?

Mr. Baron stated I agree, I looked at it the other day and I'm going to be speaking with a couple of the residents in the Main Street area next week and we are going to walk around and locate various areas of need, Sternwheel Park and the pond behind the homes. I will be addressing that with several residents and if you would like, you can leave me your contact information and when we put that group together, I will make sure you are a part of it. It appears from the info I have been getting it seems that there may be a couple areas that have been missed or forgotten or not even known that they were there. We are going to make sure they are in the loop to be maintained.

Mr. Gray stated we have asked for signs like the ones around the soccer field because the kids come flying in with their golf carts and slide and it destroys the grass. We need signage there that says golf carts are not allowed in that park.

Mr. Blair stated we are aware of this park and I will be there today or tomorrow to get it cleaned up and we also have our vendor to get the weeds knocked out and fertilization and we will take a look at the sod. We are aware of that situation.

The next item taken out of order.

ELEVENTH ORDER OF BUSINESS**Ratification of Transfer of Client Matters to
KE Law**

Mr. Torres stated the day before yesterday we received a letter from Hopping Green & Sams and that was forwarded to the Chairman, giving the district's options regarding district counsel services. Hopping Green & Sams provided the client matters letter, listing three options, (1) continue services with Jennifer Kilinski and her law firm now (2) continue services with Hopping Green & Sams and (3) issue an RFQ for district counsel services. Jennifer is no longer with Hopping Green & Sams and that is what triggered the matter. Based on my discussion with the Chair, he strongly urged continuity of the services provided by the individual who understands the district the most. He chose alternative one. We can ratify his decision and if a majority is opposed and want to go in a different direction this is the time to do it.

Mr. McIntyre stated the other attorneys that are going with her have been here since the beginning and they are fully aware of the ins and outs and all the issues we have had, and I felt that with everything that is going on and with all the moving parts that continuity should remain and have no hiccups. It would be a smooth transition.

Mr. Baron asked are the rates the same as the contract we have in place with Hopping Green?

Ms. Kilinski stated correct. It is the same rates and fees, and my hope is that because we are able to provide very efficient legal services the escalation of those fees would be very limited over the next several years.

Mr. Baron stated it was an amicable split with Hopping Green and your new firm?

Ms. Kilinski stated it was, there are five of us in the special district practice group that left, it was no disrespect to the firm at all, it was a desire to do something a little different. The joint letter is required to go out by the firm that gives you the opportunity to do that, that is why I didn't contact any of you, I wasn't allowed to until that joint letter was sent out and we had the advantage of this board meeting.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the transfer of client matters to KE Law was ratified and the proposed fees were approved.

THIRD ORDER OF BUSINESS**Organizational Matters****A. Consideration of Appointing a New Supervisor to Fill Seat No. 2**

Mr. Torres stated we received interest from six parties and those letters and resumes were included in your agenda package. Dan Griffin, Scott Maynard, Darren Johnson, Jacob O’Keefe, Ronald Bilyew and Wes Huddleston. We invited all of them to be present and some are here and two are on the phone.

Mr. Maynard, Mr. Griffin, Mr. Bilyew, Mr. O’Keefe and Mr. Huddleston reviewed their background and qualifications to serve on the board and after discussion the board took the following action.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor on roll call vote Scott Maynard was appointed to fill the unexpired term of office of seat no. 2.

Mr. Torres stated unfortunately I am not able to administer the oath of office over the telephone and he will not be able to participate in the rest of the meeting. I can reach out to you before the next meeting and administer the oath of office and you can participate in the next meeting. I will also provide a package of information to you.

B. Oath of Office for Newly Appointed Supervisor

C. Consideration of Resolution 2021-06 Designating Officers

Mr. Torres stated each time we have an appointment we go through the process of designating officers. At the same time, I would like to update the designations of staff.

On MOTION by Mr. Saks seconded by Mr. Baron with all in favor Resolution 2021-06 was approved reflecting the following: Mac McIntyre chairman, Erick Saks vice chairman, Ernesto Torres Secretary and Treasurer, Frederick Baron, Robert Cameron, Scott Maynard, Marilee Giles, Daniel Laughlin, Jim Oliver and Jim Perry assistant secretaries.

FOURTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the June 9, 2021 Meeting**
- B. Balance Sheet & Income Statement**
- C. Assessment Receipt Schedule**

D. Approval of Check Register

Mr. Saks stated someone contacted me about it taking a long time for people to get minutes. We can't get the minutes out until they have been approved, but the minutes are part of the agenda package. Is there a way to get the draft minutes out a little quicker on the website so that people who can't attend can see what happened at the meeting?

Mr. Torres stated we don't make the minutes public until after they are approved by the board in the event there is an error.

Ms. Kilinski stated that is accurate, we do have audio and draft minutes available if there is a public records request. Our preference is not to post them until they are final because sometimes there are errors and then you have to unwind things that were posted that may not have been recorded accurately.

Mr. Baron stated on the budget page 11 shows \$104,000 in June as an expenditure, there is no details against it. Is that a typo of accumulation of some of the pool expenses?

Mr. Torres stated that was the contribution made to capital reserves, but I will check on that.

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

FIFTH ORDER OF BUSINESS**Consideration of Revising Board Vacancy Policy to Remove Requirement that Candidate Submit hard Copies of Resumes in Addition to Electronic**

Mr. Torres stated based on your policy you adopted regarding handling of a vacancy, it requires resumes be electronically sent and a hard copy mailed. Usually, we just receive them electronically.

Mr. Baron asked do we need to do to paper on everything? Last time we went to iPads for staff, and I would like to remove the packets being printed unless mandated by the state or submission to the county or whatnot, otherwise we now go electronic.

Mr. McIntyre stated I would like to have a policy for candidates that electronic resumes and packets are acceptable, hard copies are optional, but once we have those items for a meeting and it is time to vote, that the supervisors only are allowed to ask questions of the candidates and

there is a free discussion among the supervisors and take a vote as to whom each member wants, no. 1 or 2 and take a vote on who has accumulated the most votes at that time.

Mr. Torres stated we will draft this and bring it back to the next meeting for you to review and it will be on the next agenda for review and approval and if you want all efforts made to have packages electronically, we will take that motion separately.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor staff will make every effort to have agenda packages and all documents sent electronically.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-07 Declaring the 2016 Project Complete

Ms. Kilinski stated this is required by the indenture. We issue bonds and once the project is complete and it has been declared complete you do a resolution that wraps up that closure and essentially declares there is no deferred costs from the developer and that there are no other projects that we anticipate flowing through the construction account. It doesn't mean that there is not more construction to do, it just means for purposes of financing that construction there are no more constructions proceeds left to finance anything. That project is declared complete.

Mr. Stillwell stated on page 208 of your agenda package is a map that shows where the 2016 project was located. The 2016 project included the main entry with the waterfalls and towers, all the stormwater along what is now Rivertown Main Street, it used to be called Orange Branch Trail, and the stormwater through the Homestead area as well as some neighborhood pocket parks; that original portion of the development. The construction account is zeroed out at this point.

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor Resolution 2021-07 was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2020 Audit Report

Mr. Torres stated the board selected Berger Toombs Elam Gaines & Frank to provide this report to you and that report is included in the agenda package. This is a clean audit with no prior year or current year findings or recommendations.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the fiscal year 2020 audit was accepted.

EIGHTH ORDER OF BUINSESS

Consideration of Use of St. Johns County Sheriff's Off-Duty Patrol Services

Mr. Saks reported on his analysis of the current security versus a hybrid of private security and use of St. Johns County Sheriff's off-duty officers and after discussion the board decided to use a combination of services, adjust the budget to increase this line item and to have a closed session to discuss specific services.

NINTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2022 Budget

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Consideration of Combined Meeting with Rivers Edge II and III Boards to Consider Proposal for Amenity Management Services

Mr. Torres stated Evergreen contacted me and they will not be proposing so First Service and Vesta will be proposing.

ELEVENTH ORDER OF BUSINESS

Ratification of Transfer of client Matters to KE Law

This item taken earlier in the meeting.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

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, copy of which was included in the agenda package.

Kendall Crossing Pond Maintenance

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the proposal from Charles Aquatics for the new pond on Kendall Crossing was approved.

Kayak Trips Hosted by St. Johns County Rec at Riverfront Park

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the proposal from St. Johns County Recreation Department to host kayak trips was approved and district counsel will prepare a license agreement for these services.

Food Truck Fee

On MOTION by Mr. Baron seconded by Mr. Saks with three in favor and Mr. Cameron opposed an interim fee of \$25 for food trucks with a fee of \$15 for dessert trucks was approved.

Mr. Stillwell stated Jason did acquire our stencil we were planning to use on some of the paths that are not golf cart paths, but I wanted to check with the board. Jason and I are going to work on locations for that stencil, but would the board like to review that prior to us using that stencil?

Mr. Baron stated put it in the newsletter and if anyone has concerns Jason is a point of contact.

Mr. Davidson stated the newsletter comes out the 1st and 15th and what you are requesting is that an e-blast will go between those.

Mr. Cameron stated an eblast to recognize we are about to stencil paths that are not golf cart paths that are receiving a lot of damage. The eblast is to let the community know this is being done.

E. Landscape - Report

Mr. Blair stated we had 45 days landscaping. We had a staff change at VerdeGo, Robert Beladi is no longer with us, Seth is taking over his role at Rivertown and I will make sure he has support from our south office to help fill my position. I have been dedicated out here for the last two weeks. We have had 28 consecutive days of downpours throughout June and the first couple weeks of July that led to the irrigation being off from June 10th to last Thursday. The last two weeks we have been able to work through that and there are some missed areas that I need to get caught up on. The teams are separated into specific sections, and I have a map that I will provide to Vesta by end of business Friday along with a weekly schedule. We are working to get the crews on a more consistent schedule to have consistent results.

Mr. Baron stated I would like to get a weekly schedule out to the residents.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. McIntyre stated I may not be able to attend the second meeting, but I would like to bring something to the board for consideration that I don't think has been thought about yet. Another option could potentially be to have a CDD employee as the district manager that works directly for the board and community. There are a couple communities that have that, and it seems to work very well, and it could end up in a cost savings to us by not having to pay a larger company for that person and have them split what they want with that manager and keeping the rest for operating expenses. It doesn't have to be voted on today however it is open for discussion, and we can get some numbers and some help from Ernesto and GMS to figure out how to put that together so it can be considered in six months to a year. This is something we should consider as a potential cost savings and giving us more control. From what I gather it doesn't give us any additional liability having an employee but those are things we can work out.

Mr. Cameron stated I agree because the infrastructure is getting older. Jason does a good job but is split between all three CDDs. As they grow, I don't know what additional staff we would need.

Mr. Saks asked what would this person do differently than what we already get from GMS and Jason?

Mr. McIntyre stated the biggest thing is it would give us the accountability and be a potential cost savings. Part of the problem is when you have larger organizations and a community

like ours sometimes it becomes us against them. It is not that the community necessarily sees them as a part of us, it is just some company that does stuff for us. Whereas if the district manager belonged to us it may have a different community relation because now they see that person as belonging to us, the community, the CDD board. With that on top of potential savings it is something to explore. It is an idea, it is something I have been looking into but I haven't had the time really dig into it deep enough for this meeting, but I wanted to put it on the table to let you know what I was thinking and the possibilities and I would rather dig more and bring it back to the board, but I wanted to put it out there so everyone was aware. Along the same lines I had earlier some discussion with Jason with regard to possibly looking at these contracts and a cost share aspect, government does a lot of 70/30 splits on cost shares when they exceed a budget or the failures at issue are related internally, we are getting hit both sides. One, we are asking them to do the maintenance and then their negligence causes a repair action to be implemented, which we are paying for again. There are ways of putting cost shares 70/30 where 70% is put back on them and we are only charged 30% of that fee instead of 100%. Again, look at different ways of mitigating this cost down on these contracts or at least holding that accountability to the contractor.

Mr. Baron stated I think with what it is and the how the community is growing, and the end result we should look at every possibility since it is on the table now we should avail ourselves of all possibilities and that is the only way we can make the best decision for the community.

Mr. Saks stated another option and what some of the other districts do is they will actually assign board members to specific oversight and that would put more accountability on each one of us as a board member.

Mr. Baron stated another thing we can engage in also is innovation type techniques. You have infrastructure in today and bring back ideas to bring revenue in whether it be cell towers, new pickleball courts or some other activity. Some center to be funded that actually brings revenue is another committee. I would like to explore that.

Mr. McIntyre stated my other item is going to be very short. We were able to get some of the rules changed at the River House last year where residents can now bring their own canned beverages in a more reasonable sized cooler to have food and drinks for the day. However, I would also now like to entertain the possibility of helping offset some of the crowd and pressure on the River Club by working to figure out how we can bring a very limited menu, maybe grab and go of some sort and maybe having someone there that can also serve beverages for those that don't bring

their own but maybe even work a cost share to bring revenue to the CDD, but also whoever is going to handle that also make what they need. I would like to present to the board that we work to figure out how we can bring something here to help offset the crowding and pressure with the River Club that works, and people can have their choice if they want River Club or an easier time and just go to the River House and grab a sandwich and a coke there.

Mr. Baron asked you are asking to look into that.

Mr. McIntyre responded sure; I will take that on.

Ms. Testh stated I didn't know we had security. I only saw his car parked here and it never moved. So, we have security that drives around?

Mr. Davidson gave the hours of security and stated they drive around the amenities.

Ms. Testh stated I heard the word accountability several times. I don't know why it is not a good idea to hold the residents accountable for their actions. Are people not held accountable when they are driving too fast and get aggressive with people? Residents should be held accountable. You are hurting other residents by not being held accountable.

Mr. McIntyre stated I have been speaking to Jason on that issue and we are going to work together to figure out the best way to curb some of the resident's behavior because Vesta or whomever it is does not deserve some of the stuff they get. None of the residents would dare accept some of the treatment some of the employees get from an employee towards them and it goes both ways. That is being addressed.

Ms. Testh asked isn't that in the documents we have to sign when we move in?

Mr. McIntyre stated it is in there however, sometimes it is not so aggressively worked for the fear of creating a tinder box. I want to look into things a little bit more and make sure that we are going down the right way and that it has the backing of the board so if there is any kickback, it is coming directly from the board. Also, they are not obligated per se to report these to us and that is something I'm looking at. If there is an incident that is aggressive enough, I feel it should be brought to the board at the next meeting and us being aware of it so we can potentially discuss what the proper steps would be. So, it is taken off of management and put back on us so there is no kickback because it is not just some random employee being a jerk. It will be addressed.

Ms. Aguilina stated I'm addressing the landscaper. There is a path by the last road in the Landings and two ponds and you missed the path, and the grass is very tall.

Mr. Blair stated the field should have been mowed by now.

Ms. Aguilina stated they did around the edges.

A resident asked when was CDD1 originated?

Ms. Kilinski stated it was established in 2006.

A resident stated Main Street CDD was incorporated in with another CDD.

Ms. Kilinski stated there were two at the beginning, there merged in 2010.

A resident asked when is the end of that CDD?

Ms. Kilinski stated there is no end.

A resident asked when does it mature or when does it get paid?

Ms. Kilinski stated you are talking about the district entity itself, it is a governmental entity so it goes on in perpetuity, just like a city or county. If you are talking about the bonds, they have different maturity dates. There was an original issuance in 2008, you can't extend it longer than 30 years so you can always pay it off as an individual owner, but if you extrapolate it out to its maturity it can only go for 30 years, so 2038 would be the maturity date. Then there are the 2016 bonds, same thing, 30 years so 2046 maturity.

A resident stated I drove the property yesterday and it looks so much better than it did two weeks ago. I want to commend you and your crew, it looks good.

A resident stated a tremendous job on landscaping. Just driving in from Longleaf Parkway the whole area just doesn't look like a \$300,000 to \$1 million property. The weeds are in the flower beds and are taller than the bushes. I should not have to patrol my neighborhood and tell people what needs to be done.

Mr. Mareth stated there were a lot of fireworks on the last holiday and a lot of people didn't clean up their mess. The CDD is responsible for the ponds and the washouts that were created when the construction was done has not been taken care of. Who is going to pay for that? You have to walk the pond to see the washouts.

Mr. Stillwell stated I will take a look at that.

Ms. Barker stated I don't know if we are supposed to be speaking towards the next meeting or not, but we pile a lot of stuff onto Jason from Vesta and now we are talking about getting rid of them. If we are done with Vesta is somebody going to be here?

Mr. Torres stated the process will start at the continuation meeting of the joint boards. We had a request for proposals and vendors provided their estimates on how to operate this facility

and only two are left, which is Vesta and First Service. The board will consider both proposals and make a decision, but it is a board decision and will be discussed at that meeting.

Ms. Dixon stated I live on Chandler and the streetlights have not been working since we moved in.

Mr. Davidson stated OUC has been working to get those back on.

Ms. Dixon asked what did you mean about putting signage on some paths?

Mr. Davidson responded “no golf carts beyond this point” that will be painted on the pavement.

Ms. Dixon asked are there plans to expand the golf cart paths?

Mr. McIntyre responded no.

Mr. Stillwell stated within Rivers Edge CDD 1 as of today all the multi-use paths that are in place, are minor collector roadways so they were required by the county as part of the design. Everywhere else within Rivertown other than on Rivertown Main Street or Keystone Corners or a little portion of Orange Branch Trail, the golf carts should be in the road. That is why there are “share the road” signs, the golf cart is to be in the road, not on the sidewalk, not on the asphalt path that goes around a lake, those are only 8-feet wide, golf carts only go on 12-foot-wide asphalt paths.

Ms. Dixon stated we have been encouraged to participate and attend these meetings but for what purpose since we don’t have a voice.

Mr. Torres stated there are times for public comment and also at public hearings. These board members are public officials and subject to the sunshine law. You can contact them directly through the district website, you don’t have to wait for a meeting to voice your opinion. During the month they are available to you.

A resident stated there are some trees that grow along the road, and I sent a couple messages and it has never been replaced. I have emailed nicely to whoever, he has told me to communicate with and finally the tree is completely dead. I think we need to cut it down, but it needs to be replaced. Who is in charge? Who should be replacing that tree?

Mr. Davidson stated if you will give me that location specifically and I will talk to VerdeGo.

Mr. McIntyre stated I hear what you are saying, but I would encourage people to not tamper with CDD property, not cut down trees or shrubs.

A resident stated we also have an issue with the trees across from the park, they are all overgrown and if the moss is not removed it is going to kill the tree.

Mr. Saks stated we talked about that a few months ago and some are on resident property and we are not authorized to cut them back, only the residents can cut them back.

A resident asked then I can go ahead and trim that tree?

Mr. McIntyre stated no, the only tree you can trim is if it is planted on your property and hangs out onto the CDD property, but you cannot trim or cut down a CDD tree. I beg all of you to give VerdeGo a chance to correct all the things. They are hearing you; we hear you; we are working diligently behind the scenes. They are really doing a bang-up job but some of these things take time because it has been deferred maintenance and they have to catch up on that maintenance and then put together a plan to maintain it. Keep an eye on the things you are concerned about but give us and them time to fix those issues. This is a new board, and we are working to do some great things for you, but it takes time.

A resident stated there are rules about the pools and when adults are in the lanes doing laps the kids are going the opposite way and some of them are hanging off the ropes. The lifeguards are not enforcing the rules.

Mr. Davidson stated I need to be made aware of that when it happens.

A resident asked who is responsible to oversee and take care of our property and they drive on the grass? It is not a golf cart. I'm a golf cart owner and I am tired of hearing about golf carts, I have seen workers driving over these beds and lawns.

Mr. Davidson stated that would be Mattamy.

Mr. Torres stated I recommend you get with Jason and Shane after the meeting. You don't have to wait for a meeting to provide these comments. My information is also on the website and if you are not getting resolution timely, go to the website and contact me.

FOURTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting – Wednesday, August 18, 2021 @ 6:00 p.m. at the RiverTown Amenity Center

Mr. Torres stated the next scheduled meeting is August 18, 2021 at 6:00 p.m.

SIXTEENTH ORDER OF BUSINESS

**Continuation to 1:30 p.m. for Joint Meeting of
Rivers Edge, Rivers Edge II and Rivers Edge
III Related to Consideration of Proposals for
Amenity Management Services**

The meeting was continued to 1:30 p.m. in the same location.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Minutes of Continued Meeting
Rivers Edge, Rivers Edge II, Rivers Edge III
Community Development Districts

A joint continued meeting of the Boards of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, July 21, 2021 at 1:30 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge

Erick Saks	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor

Rivers Edge II

Jacob O'Keefe	Chairman
D. J. Smith	Vice Chairman
Chris Henderson	Supervisor

Rivers Edge III

Jacob O'Keefe	Chairman
D. J. Smith	Vice Chairman
Chris Henderson	Supervisor

Also present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Jim Perry	GMS
Marilee Giles	GMS
Jonathan Perry	Vesta
Roy Deary	Vesta
Steve Howell	Vesta
Eric Holton	Vesta
Clint Waugh	Vesta

The following is a summary of the discussions and actions taken at the July 21, 2021 joint continued 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 joint continued meetings of the Rivers Edge CDD, Rivers Edge II CDD, and Rivers Edge III CDD Boards of Supervisors to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident spoke in support of retaining Vesta.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Amenity Management Services

Mr. Torres stated we solicited proposals for amenity management services as a result of discussion of the fiscal year 2022 budget presentation. The request was sent to several companies, several companies also visited the site, and a few dropped out and the only ones who bid were First Services and Vesta. I did a cost comparison for the first three years between the two bidders.

Representatives of Vesta and First Services gave presentations on their companies and their proposals after which the board members asked questions then discussed each proposal and scheduled a special meeting for August 18, 2021, at 3:30 p.m. to discuss the proposals further.

On MOTION by Mr. Smith seconded by Mr. O'Keefe with all in favor the joint meeting adjourned at 3:56 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
POLICY RELATING TO BOARD MEMBER VACANCY APPOINTMENTS**

SECTION 1. INTRODUCTION. Section 190.006, Florida Statutes, provides that if, during the term of office of a Board Supervisor, a vacancy occurs, the remaining members of the Board shall fill the vacancy by an appointment for the remainder of the unexpired term. This Policy Relating to Board Member Vacancy Appointments (the "Policy") provides a formal procedure for the Board of Supervisors (the "Board") of Rivers Edge Community Development District (the "District") to fill a vacancy on the Board.

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SECTION 2. DEFINITIONS.

- A. *Applicant.* Per Florida law, a person, age 18 or over, that is a resident of the State of Florida, of the District, and registered to vote in St. Johns County that desires to be appointed to the Vacant Seat (hereafter defined) and who submits his or her qualifications to the District during the specified time period for the purpose of being appointed to a Vacant Seat.
- B. *Vacant Seat.* An open seat on the Board, the availability of which results from a Board member who previously held the seat resigning or otherwise vacating such seat, with the term for the seat having commenced but not yet expired.
- C. *Vacant Seat Appointment Meeting.* The first scheduled Board meeting that occurs after the completion of a twenty-one (21) day publication and notice period that announces the Vacant Seat.

SECTION 3. NOTICE OF VACANT SEAT. Upon the occurrence of a Vacant Seat, the District will, within one week, publish notice of the Vacant Seat (the "Notice"). The Notice shall be published on the District's website, in a minimum of two e-mail blasts, preferably three, at least one week apart on the District's social media site(s), and posted in the District's facilities at locations where information is typically posted. The Notice shall contain a minimum of the following information: a general announcement regarding the Vacant Seat, including the term remaining for the Vacant Seat; the minimum legal qualifications of an Applicant (18 or over, a resident of the State of Florida, of the District, and registered to vote in St. Johns County); that the qualifications shall be submitted to the Recording Secretary and District Manager via electronic mail (hard copy optional), with the Recording Secretary and District Manager's e-mail, mailing and contact information, and the due date of such qualifications, which due date shall be by 5:00 p.m. on the twenty-first day following the date of publication on the website and in the e-mail blast, whichever is later; that interested Applicants should submit a resume and letter of interest; the time and date of the Vacant Seat Appointment Meeting and encouraging Applicants to attend such Vacant Seat Appointment Meeting for purposes of presenting their qualifications; and that the Board is expected to appoint at the Vacant Seat Appointment Meeting.

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SECTION 4. VACANT SEAT APPOINTMENT MEETING. At the Vacant Seat Appointment Meeting, there shall be included an agenda item for consideration of appointment to fill the Vacant Seat. The Board shall first accept the resignation of the vacating Supervisor and declare the seat vacant pursuant to Florida law, which may occur at the Vacant Seat Appointment Meeting. At the Vacant

Seat Appointment Meeting, the Board will review each Applicant's resume, if any, and view each Applicant's presentation regarding qualifications, if any, for the purpose of evaluating the qualifications of each Applicant. Following the evaluation of each Applicant by the Board and during the Vacant Seat Appointment Meeting, the Board shall appoint an Applicant or another individual who is not an Applicant, as set forth in Section 7, to the Vacant Seat. Any appointment must be consistent with Florida law. The appointment will be made after a question and answer session by the Board and a vote by the Board ranking the Applicant(s) in numerical order. The Applicant with the lowest vote total (i.e the candidate with the most number one rankings) will be appointed to the Vacant Seat, subject to the provisions set forth herein.

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SECTION 5. TERM. Pursuant to Section 190.006(4), *Florida Statutes*, the term on the Board for the Applicant or individual who is appointed to the Vacant Seat at the Vacant Seat Appointment Meeting shall be for the remainder of the unexpired term of the previous Board member who held the Vacant Seat prior to the appointment of the Applicant or individual to the Vacant Seat.

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SECTION 6. INTERPRETATION. Nothing herein shall be interpreted or construed as limiting the Board's ability to make an appointment to the Vacant Seat pursuant to Florida law. Furthermore, the Policy shall be interpreted broadly so as to ensure compliance with the requirements of Chapter 190, *Florida Statutes*.

SECTION 7. LACK OF APPLICANTS. A lack of Applicants shall not interfere with or impair the Board's ability to make an appointment to the Vacant Seat. In the event that the Board receives one or few Applicants, or if the Board, in its sole and absolute discretion, determines it is in the District's best interest to do so, the Board may appoint an individual who is not an Applicant to the Vacant Seat.

SECTION 8. TIE VOTE BY BOARD. In the event of a tie vote by the Board to appoint an Applicant, the Board may elect to do one or more of the following: (1) defer appointment to later in the Vacant Seat Appointment Meeting and take a re-vote, (2) continue the Vacant Seat Appointment Meeting for not to exceed two weeks to allow for further review of the Board of the Applicants, or (3) defer consideration until the next regularly scheduled Board meeting. However, in no event should the Board exceed ninety (90) days from declaring the seat vacant to make an appointment to the Vacant Seat.

SECTION 9. SEVERABILITY. If any section, paragraph, clause or provision of this Policy shall be held to be invalid or ineffective for any reason, the remainder of this Policy shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Policy would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SIXTH ORDER OF BUSINESS

A.

RESOLUTION 2021-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2021, submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is

hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, (“**Adopted Budget**”) and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rivers Edge Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The final Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two years.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the Fiscal Year 2021/2022, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND - SERIES 2016	\$ _____
DEBT SERVICE FUND – SERIES 2018	\$ _____
DEBT SERVICE FUND – SERIES 2018A-1	\$ _____
DEBT SERVICE FUND – SERIES 2018A-2	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Budget Amendments

Pursuant to Section 189.016, *Florida Statutes*, the District may, at any time within Fiscal Year 2021/2022 or within 60 days following the end of Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the

original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish that any amendments to the budget under paragraph c. above are posed to the District's website within 5 days after adoption and remain on the website for at least two years.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18TH DAY OF AUGUST 2021.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chairperson / Vice Chairperson

Exhibit A: Budget Fiscal Year 2021/2022

Exhibit A

Budget Fiscal Year 2021/2022

SEVENTH ORDER OF BUSINESS

A.

RESOLUTION 2021-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A”**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to certify for collection for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect debt assessments for the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B”**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B”**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operations and maintenance special assessments and the previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B”**.
- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B”**. Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule:

- i. Operations and maintenance assessments: 50% due no later than October 31, 2021; 25% due no later than November 30, 2021; and 25% due no later than December 31, 2021;

and

- ii. Debt service assessments: 50% due no later than December 1, 2021, 25% due no later than February 1, 2022, and 25% due no later than May 1, 2022.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for

such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 18th day of August, 2021.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

EXHIBIT A

EXHIBIT B

EIGHTH ORDER OF BUSINESS

BOARD OF SUPERVISORS MEETING DATES
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2021-2022

The Board of Supervisors of the Rivers Edge Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259 at 11:00 a.m. on the third Wednesday of each month unless otherwise indicated as follows:

October 20, 2021
November 17, 2021
December 15, 2021
January 19, 2022
February 16, 2022
March 16, 2022
April 20, 2022
May 18, 2022
June 15, 2022
July 20, 2022
August 17, 2022 at 6:00 p.m.
September 21, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Perry
District Manager

NINTH ORDER OF BUSINESS

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE.

WHEREAS, the Rivers Edge Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of records keeping and accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Ernesto Torres is hereby designated as Registered Agent for the Rivers Edge Community Development District.

Section 2. The District's Registered Office shall be located at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Section 3. In accordance with Section 189.014(1), *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this resolution with St. Johns County and the Florida Department of Economic Opportunity.

Section 4. This Resolution shall become effective on upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF AUGUST 2021.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

TENTH ORDER OF BUSINESS

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ADOPTION OF AN INTERIM RATE FOR FOOD TRUCKS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on July 21, 2021, the District’s Board of Supervisors (“Board”) approved, on an interim basis, certain rates applicable to food trucks participating in District special events (“Interim Rates”); and

WHEREAS, the District intends to adopt said Interim Rates through the rulemaking procedures set forth in Chapters 120 and 190, *Florida Statutes* in the future but is not at this time prepared to fully evaluate the budgetary impact and address all potentially affected rates and fees; and

WHEREAS, the Board finds that it is in the best interests of the District to ratify the temporary adoption of the Interim Rates in order to evaluate the budgetary impact and to review other potential and current rates and charges of the District that may be impacted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. By passage of this Resolution, the adoption of the Interim Rates is hereby ratified. The Interim Rates shall apply at special events in District Staff’s discretion, and shall be as set forth below:

<u>Food Trucks – Special Events</u>	
Item	Interim Rate
Food Truck - Standard	\$25
Food Truck – Dessert Only	\$15

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of August, 2021.

ATTEST:

**RIVERS EDGE
COMMUNITY DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chairperson/Vice Chairperson,
Board of Supervisors

ELEVENTH ORDER OF BUSINESS

D.

RIVERTOWN

RECDD I GENERAL MANAGER REPORT

DATE OF REPORT: 8/10/21

SUBMITTED BY: ERIC OLSEN AND TODD MYHILL

Usage:

July 2021	
Pool	439
Tennis	628
Gym	2,715
RiverHouse	98
Total Usage	3,880

RECDD I LIFESTYLE REPORT

Date of report: 8/9/21

Submitted by: Clint Waugh and Ross Ruben

Exercise Classes and Kids Programming

- Zumba with a Twist
 - Zumba continues on Wednesdays, 6:00 p.m., at the RiverHouse Ballet Room and Thursdays at 9:00 a.m. at the basketball court.
- Pilates and Barre
 - The class runs twice per week and takes place inside the RiverHouse Ballet Room, Tuesdays and Thursdays at 6:00 p.m.
- Aqua and Land Aerobics
 - The aqua class runs three times per week and the land runs one day per week.
- Kids Tennis continues to be offered
 - This takes place one evening a week on the Tennis Courts with approximately 6 to 10 participants for each age group.
- Adult Cardio Tennis continues
 - This class takes place once a week on the Tennis Courts with approximately 3 to 5 participants.
- Soccer Shots summer season is over
 - Summer numbers were as follows:
 - 19 minis (2- to 3-year-olds)
 - 16 classics (4- to 5-year-olds)
 - 15 premiers (6- to 9-year-olds)
 - We will be continuing soccer in the Fall starting on 8/30.
- Gentle Flow Yoga at the RiverFront Park

- Every Monday Morning 9:30 – 10:20 AM.
 - Every Wednesday afternoon starting at 6:30 p.m.
- Mary Time Music (Starting August 24) at the RiverHouse
 - Going until October 12 and 13
 - Classes on Tuesdays and Wednesdays
- Self Defense with the Women's Self Defense Company starting in the Fall at RiverHouse
 - Date TBD
 - Trial run of four weeks and then seeing how it is received

Food Trucks

- Every Monday evening, Sal's Cucina is at the RiverHouse. Sal's is doing very well with an average revenue of \$650.00 each Monday.
- Blazing Buffalo is returning to RiverHouse on August 12 and will visit once a month.
- Every Friday, we host 2 to 3 food trucks in rotation at the RiverHouse from 5:00 p.m. to 8:00 p.m. We also host one truck outside the gates of WaterSong twice a month.
- In September, following board direction, we will begin to collect revenue from each food truck (\$25.00 for savory and \$15.00 for dessert).

Concluded Events, Second Half of July:

- Food Truck Friday
- Italian Night Mondays
- Third Thursday Trivia Night (7/15) - \$470.00 in revenue to CDD
 - 11 teams – still very well attended
- Music by the Pool (7/17)
 - Musician at RH (Highly attended)
 - DJ at RC (Highly attended)
 - Café did almost \$8,000.00 in revenue
- Rescheduled "Dive-In Movie" (7/31) at the RiverClub – Spiderman into the Spider Verse
 - Highly attended – over 200 people

Starting in August, we are including links for online ticket sales for all events. Residents still have the option to pay in person, but we anticipate that the added flexibility of paying online (using the Square) will boost attendance significantly.

August Events:

- Food Truck Friday
- Italian Night Mondays
- Trivia Night – (8/5)
 - We held a test run of an additional trivia/game night at the café and had 7 teams participate.
 - We collected \$300.00 in revenue
- Live Music at the Amphitheatre – 8/7
 - 5pm – 8pm - Jory Lyle Trio – Moved to RiverClub due to weather
 - Lots of positive feedback
 - Over 150 people attended
- "Back to School Bash" at RiverHouse – 8/13
 - 5pm – 8pm - Rock climbing wall, bounce house, obstacle course, DJ, St. Johns Sherriff Officer bringing patrol car, food trucks

- DJ at the RiverClub as an alternative for parents
- Trivia Night – (8/19)
- Adults Only Standup Comedy Night at RiverClub – 8/27
 - Ticketed event – 23 tickets pre-sold as of 8/9

September Events

- Food Truck Friday
 - One of the food truck nights will be a dedicated night following the request from Supervisor Sacks (First responder-type event with vehicles, meet-and-greet with Sherriff, etc.)
- Italian Night Mondays
- Labor Day Weekend Entertainment
 - 8/4 - RiverClub Pool – Duo
 - 8/5 – RiverHouse Pool – Live musician
 - 8/6 – RiverClub Pool – Live musician
- Blazing Buffalo (9/9)
- Music Bingo 1st Thursday (9/2)
- Trivia Night 3rd Thursday (9/16)
- NFL Kickoff Party in Café
- Adults Only Karaoke Night in Café (9/18)
- Fall Craft Night (9/19) – Custom wood signs for residents
 - Collaboration of Clint and Jade (WaterSong Lifestyle Director)
- Jaguars Group Outing – September 26th
 - Jags vs Cardinals
 - Tailgate and bus options available

Board Action

- No action at this time.

RECDD I FIELD OPERATIONS

Date of report: 8/9/21

Submitted by: Johnathan Perry

Action Items:

- Welcome Center Fountain
 - We contacted Charles Aquatics to investigate fountain issues and they provided a quote for repairs.

RiverHouse:

- Broken Hand Dryer
 - The initial replacement part did not fix the dryer. We have ordered another part that we believe will resolve the issue.
- Women's Bathroom Handle
 - The handle has been replaced.

- Umbrella
 - The test umbrella is working well, but we continue to search for a less expensive source for umbrella replacements.
- Fans
 - Some fans became loose and wobbly. They were tightened and are functioning properly.
- Starting Block Covers
 - Two starting block covers have disappeared. We are in seeking more durable replacements that we hope will last longer.
- Building Pressure Washed
 - The rental side was pressure washed in preparation for multiple lengthy events. The cushions still need to be removed and cleaned.
- Catch Can Installed
 - A catch can was fabricated for the lap pool's leak. This should reduce the amount of erosion that occurs around the sand filters.

RiverClub:

- Cupola Cover
 - IBIS painting will be out on 8/10 to pressure wash and on 8/17 to paint. Installation of the Cupola enclosure will be scheduled as soon as possible.
- Gate to boardwalk
 - The rear pool gate at the boardwalk has failed again. We have contacted Dynamic Security to repair the gate.
- Ants
 - Turner Pest Control came out to address the ant issue on the pool deck. The tech applied an aggressive mixture, and he expects very little ant activity for the rest of this season.
- Drainage
 - The District Engineer visited the RiverClub to investigate the progressive puddling and drainage issues that are occurring. He will provide plans and suggestions to reduce the amount of standing water.
- Raccoon Removal
 - The RiverClub was visited by three racoons over several days. The racoons were roaming the pool deck while residents were present. We contacted Quick Catch, who removed the three racoons and one armadillo.

WaterSong

- Entrance Monument
 - The sign is being wire brushed to remove all calcium and algae build-up. Once completed, we'll devise a process to reduce or prevent build-up in the future.

Common Areas:

- Broken Play Equipment
 - The puzzle pieces and rock-climbing handholds have been replaced. We are still waiting for the rope ladder hardware.

- Mulch
 - The Homestead Park is scheduled to have mulch installed on 8/9.
- Damaged Signs
 - Some signs in the community have been damaged, including a crosswalk sign at The Havens and a crosswalk lamp post at the roundabout at RiverFront Park. Two marketing signs along RiverTown Main St. have been broken. I'm working with the Mattamy marketing team to have the marketing signs replaced and with Sam to repair the others.
- RiverFront Park Fishing Pier.
 - Parts have been replaced on the fishing pier flagpole, which is operational again.
- Tree Injection
 - Mantis Services is scheduled August 12 to inject 30 trees at the Welcome Center. They have injected the initial 30 at the entrance to test the process.
- Fences
 - Shawn with Sterling Fences came out to address the broken fence at the Welcome Center and the Cospan Bridge and will provide a proposal for repairs. He's also been apprised of the issues we're having with the PawPark gate. In the meantime, we have invited Dynamic Security to provide a proposal for a card reader system at the PawPark.
- Tree removal
 - All dead trees have been removed from the Arbors. The team is moving through the neighborhood removing any dead tree they find.
- Welcome Center Lights
 - Two lights on the waterfall at the Welcome Center have gone out. This was a recent installation, so KAD Electric's repairs are under warranty. KAD has been in contact with the manufacturer for replacements, but they have a long lead time. They will be repaired as soon as replacements are found.
- All Palms throughout the property have been trimmed.



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Service Report

Date : July 30, 2021

Field Tech: Mike Liddell

Client: RiverTown

Pond A: Treatment for baby's tears and naiad have made the submersed plants float to the top, most are decaying.

Pond B: Most vegetation is decaying.



Pond C: Treated perimeter vegetation.



Pond D: Applied a granular herbicide to pond.



Pond E: Treated perimeter vegetation.



Pond G: Treated perimeter vegetation.



Pond H: Having water tested this week to see why nutrient levels are so high (causing the thick algae to grow so rapidly). Will take lab a few days for results.



Pond I: Treated perimeter vegetation.



Pond J: Treated algae around perimeter.

Pond K: Had two technicians treating the algae in this pond.



Pond L: Applied algaecide and treated perimeter grass.



Pond M: Treated perimeter vegetation.



Pond Q: Applied pond dye.



Pond R: Treated algae and torpedo grass.



Pond S: Algae treatment was effective, treated perimeter veg.

Pond T: Perimeter veg is decaying.



Pond U: Applied algaecide.



Pond V: Treated algae.



Pond W: (Homestead) Only minor grasses growing.



Pond X: (Homestead) Applied algae treatment, grasses are decaying and floating.



Pond Y: (behind model homes) Naiad treatments have been effective.

Pond Z: (behind pond K) Had two technicians applying algaecide and herbicides at the same time. Should have good results.



Pond AA: (Homestead) Treated planktonic algae and naiad. Added pond dye.



Pond BB: (Homestead) Applied algaecide to pond.

Pond CC: Treated perimeter vegetation.



Pond DD: Treated perimeter vegetation.



Pond EE: Treated perimeter vegetation.



Pond FF: Treated perimeter vegetation.



Pond GG: Treated algae around entire pond, will require several treatments.



Pond HH: Treated perimeter vegetation.



Pond II: Treated perimeter vegetation.



Pond JJ: Applied pond dye.



Pond KK: Treated perimeter vegetation.



Pond LL: Treated perimeter vegetation.



Pond MM: Applied pond dye.



Pond River Club 1: Treated algae.



Pond River Club 2: Treated perimeter vegetation.



Pond 1: (Water Song) Treated large floating mats of algae, water is shallow and will have recurring algae problems if any sediment or fertilizer is washed into the pond.



Pond 2: Treated cattails around pond and removed trash.



Pond 3: Treated cattails around pond edge. Removed trash from water (construction debris).



Pond 4: Applied pond dye.



Pond 5: Applied pond dye.



Pond 6: Treated cattails around perimeter.



Pond 7: Applied pond dye.



Pond 8: Grasses are decaying, removed trash from water.



Pond 9: Treated perimeter for cattails and torpedo grass.



Pond 10: Treated cattails.



Pond 11: Removed trash from water.



Pond 12: Pond in good condition, water level low.



E.



Landscape Maintenance Report August

The below areas have had a full-service mow, edge, weed eat, and blow. The beds were also detailed in these areas as well. With the abundance or rain the irrigation has been primarily turned off except for areas where we needed to water new plant material or ensure a turf treatment was watered in.

- Welcome Center
- Homestead
- Orchards
- Main ST
- Orange branch
- Kendall Crossing
- River Club
- SR 13 roundabouts
- Westlake
- Lakes 1 and 2
- Sternwheel Park
- Haven
- WaterSong phase 1 and 2
- 244 longleaf
- Keystone corners
- Landings
- Main street past arbors to roundabout

Ornamental grass beds treated behind River House, 244 Longleaf, Homestead, Northlake

Juniper beds treated Landings, Keystone Corners, 244 Longleaf, Orange Branch Trail, River house, SR 13 Roundabouts

Main Street and Keystone Corners damaged turf will be scheduled for replacement

Annual beds were hand weeded bi-weekly

Beds and trimming completed at Welcome Center

Zoiysa turf especially in homestead has reacted well to the fertilization.

St Augustine turf fertilization began week of 7/26 will finish in August

Keystone corners will have a supplemental fertilization this week- Completed

River Club was trimmed and sprayed

Palms are going on throughout the property continuing this Friday

Some mowing was not completed due to equipment failure and staffing issues over the weekend, It will be caught up this week.

Tennis Courts and behind River house detail on Saturday

Several dead trees have been removed throughout property.

River Club was and sprayed

River Front Park scheduled to be mowed on 8/13. Some mowing and cleanup has been done in the parking lot area. The South End was mowed completely.

Bermuda turf not performing at River house is scheduled for replacement.

Palms at amenity Centers and Welcome center are complete. Remaining palms will be finished through August.



Spray Report

Customer: Verdego

Property: River Town (Main St. + Keystone Corners + Kendall Crossing)

Date: 7/9/21

Area treated +/- 8 acres

Total gallons used N/A

Product:

St. Augustine

6-0-0 @ 6lbs per acre

0-0-7 @ 6lbs per acre

Azoxy

Target for this application was to provide the declining fungal turf with micro-nutrients to flush out. Fungicide was applied as a curative and a preventative to keep root rot from spreading.