

Minutes of Meeting
Rivers Edge
Community Development District

A joint meeting of the Boards of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, August 18, 2021 at 3:30 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge

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

Rivers Edge II

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

Rivers Edge III

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

Also present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Marilee Giles	GMS
James Perry	GMS
Dan Fagen	Vesta
Roy Deary	Vesta
Steve Howell	Vesta
Jay King	Vesta
Jason Davidson	Vesta
Anh Nguyen	FirstService Residential

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Rivers Edge CDD

John Caputo
Megan Maldonado
Cody Zastrocky
Belynda Tharpe
Several Residents

FirstService Residential
FirstService Residential
FirstService Residential
FirstService Residential

The following is a summary of the discussions and actions taken at the August 18, 2021 joint 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 meeting of the boards of supervisors to order and called the roll and stated you have a current agreement with your amenity service provider that provides for an increase throughout the years. Based on discussions with staff and Vesta there was a proposal by Vesta for an increase in staffing and rate beyond the 3% built into their budget. That discussion went on between district management and Vesta from March through May and brought to the board’s attention the potential increase. An RFP went out and through additional discussion the boards agreed to a certain amount for staff and a certain amount for a contract amount. We are here to determine whether or not the board chooses to do the increase as presented or approve a proposal from another vendor. At the last joint meeting the vendors were given an opportunity to present and answer questions by the board. We had a few board members that were not present, and we have a new board member as well and based on that we scheduled an additional meeting for today additional Q&A.

SECOND ORDER OF BUSINESS

Audience Comments

Four residents spoke of personal experiences and in support of keeping Vesta as the amenity management service provider.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Amenity Management Services

Mr. Torres stated you have representatives from both companies here and you can have a Q&A or discussion, however you want to conduct this portion of the meeting.

FirstService Residential

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Board members asked questions of FirstService Residential on specifics of communication to the board and community, maintenance practices, method of oversight of contractors, interaction with residents, use of technology, staffing, training and their transition plan.

Ms. Kilinski stated we built into your amenity management services contracts a non-compete provision that non-competes were prohibited under the contract for this particular situation.

Vesta

Board members asked questions of Vesta regarding plan to remedy present deficiencies in communication with the board members, Mattamy, GMS, residents and vendors, oversight of contractors, accountability, management turnover, minimum wage impacts and lack of being proactive.

After further discussion, the boards took the following actions.

Rivers Edge

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor Vesta was given until December 31, 2021 to meet the performance requirements to be detailed at the next meeting.

Rivers Edge II

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Vesta was given until December 31, 2021 to meet the performance requirements to be detailed at the next meeting.

Rivers Edge III

On MOTION by Mr. Thomas seconded by Mr. Henderson with all in favor Vesta was given until December 31, 2021 to meet the performance requirements to be detailed at the next meeting.

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Ms. Kilinski stated on the terms and conditions of the current contract, I think there is 120 days.

Mr. Perry stated we are looking for clarification from Vesta on pricing.

Mr. Deary stated may I suggest that we take it on a 12-month basis and prorate it over however long we are here going forward. What is not clear to me is you are not satisfied with us, and we need another list.

Mr. Baron stated you will receive a clear list month by month whether you are going up or down.

Mr. Deary stated we wouldn't be in this situation if we had gone month to month under the existing contract, since I made the offer to you to provide you with more services without an increase, just take us up on that offer and we will submit a proposal to you and take it on a month-to-month basis.

Ms. Kilinski stated we will come up a little short.

Mr. Baron stated find us a way without a CDD quorum that allows us to discuss just this between the standard CDD so that we can hash out the details, make the scoring, rating so we are consistent with one message back to this contractor of how they are performing. That would be the best rather than trying to call individuals; we have to meet.

Mr. Perry stated we will do a workshop, that way we don't have to have quorum if there are conflicts.

Mr. Cameron asked if we decide they did not meet the requirements that we set forward, do we have to do another RFP?

Ms. Kilinski stated that is going to have to be part of the discussion. The question will be whether both bidders you have now, if you want to go about backup, it is well within your discretion to that, I'm not sure how many proposals you will get or if the contractors are willing to hold their pricing and commencing January 1, 2022.

Mr. Baron stated I recommend that Jim and Ernesto, since it is on a basis of a 3%, that you prorate the three months delay against the contract start.


Ms. Kilinski stated it is not based on 3% anymore. That was the old contract. We can bring that back to you next time and talk to the contractors offline to see if they will hold their pricing through January and if not, then we will back the fees for you to the extent we need to.

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Rivers Edge CDD

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the Rivers Edge joint meeting adjourned at 4:50 p.m. Vesta was given until December 31, 2021 to meet the performance requirements to be detailed at the next meeting.

On MOTION by Mr. Smith seconded by Mr. O’Keefe with all in favor the joint meeting adjourned at 4:50 p.m.

DocuSigned by:

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Secretary/Assistant Secretary

DocuSigned by:

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Chairman/Vice Chairman