

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, September 15, 2021 at 1:00 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
Lauren Gentry	KE Law by telephone
Dan Fagen	Vesta
Roy Deary	Vesta
Jonathan Perry	Vesta
Clint Waugh	Vesta
Jay King	Vesta
Jason Davidson	Vesta
Ross Ruben	Vesta
Several Residents	

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The following is a summary of the discussions and actions taken at the September 15, 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 at 1:06 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Discussion of Vesta Property Services Contract

Mr. Torres stated I provided a document for the boards and to Dan for distribution on the Vesta side. This first thing you will see is our current agreement with Vesta, the next tab is a table prepared by district counsel and that document gives you what is in the original agreement, what was in the RFP and any revisions that the contractor has made at this point. Staff is looking for guidance as to what direction you would like to move toward. There was some discussion about performance and documentation and staff came up with a document for that. We also received some comments from supervisors that we added as performance measures. The goal is to get through the agreement discussion and give direction to the contractor and staff as to what is acceptable and not acceptable then we will end with the review of the performance measures.

Mr. Ruben gave a presentation on the website and app, the board gave input for more specific reporting, expected timing, response to residents and to make the website more user friendly.

Mr. Ruben stated I will let everyone know when those changes are made, and our goal is October 1st. In other communities we have used a QR code, and we can put that up in numerous places. We will put it in the newsletter and eblast.

Mr. Fagen stated clearly one of our opportunities was landscaping and landscape management oversight. We heard you loud and clear and created a scorecard and fine tooth combed their contract. This is a complex contract as you can imagine. All the detail is in one document, Jason and Jonathan are riding the property with Shane and his team and line by line

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rating where they stand, and they give them points. They compare the previous week and can identify those things and address them. Everyone is on the same page, and it helps VerdeGo know exactly what is expected of them and what is not expected. If there are any discrepancies and there is an expectation of us with the board to provide a certain service that is not in the contract, then we need to come together as a team and address that.

Mr. Davidson reviewed the specifics of the score card.

Mr. Ruben stated anything you can do on the website you can do on the app, including rentals and we will let you know when it is available on the Apple app store.

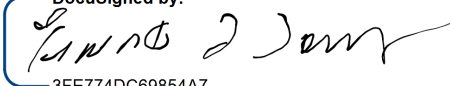
Ms. Kilinski went over in detail the chart that was prepared that has the original agreement, Vesta’s RFQ response and the revisions since the last package, explanation of revenue sharing, clarification of job descriptions, compensation levels for the three-year contract, mileage reimbursement at IRS rate with a cap and stated unless there is an objection, we have enough direction to update the contract provisions staying in the budget.

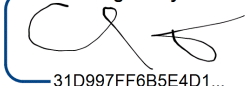
Mr. Torres stated at the last meeting the board members were to provide me with some input for performance standards, but I put them in categories. Is this a tool you want to use, do you want to keep it, continue to keep it in draft form for another month and bring back additional comments?

Mr. Baron stated landscape maintenance is covered – not covered are the café, quality of the café, criteria we use. We need something for to evaluate staffing, quality, service, availability for the café.

Mr. Ruben stated we will have a QR survey at the tables in the café and Jason can include the results in his monthly report.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the joint meeting adjourned at 2:51 p.m.

DocuSigned by:

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Secretary/Assistant Secretary

DocuSigned by:

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Chairman/Vice Chairman