

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, September 15, 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
Lauren Gentry	KE Law Group by telephone
Ryan Stillwell	District Engineer
Dan Fagen	Vesta
Jason Davidson	Vesta
Clint Waugh	Vesta
Jonathan Perry	Vesta
Marilee Giles	GMS
Jim Perry	GMS
Shane Blair	VerdeGo
Bruno Perez	VerdeGo
Billy Genovese	VerdeGo
Sergeant Alexander	St. Johns County Sheriff's Office

The following is a summary of the discussions and actions taken at the September 15, 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.

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**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident stated at the end of Rambling Water Run and Sternwheel there is a retention pond across the street and there used to be a park bench there. It got old and they took it down and never replaced it. We would like to have the bench replaced.

Mr. Davidson stated I'm familiar with the area but not the bench, but I will look into getting a bench.

A resident stated also the alleyway behind my house has a lot of standing water a day or so after it rains.

Mr. McIntyre asked is it a common area?

A resident stated yes, it is a common area.

A resident stated behind Sternwheel Drive and Kendall Crossing there is a little alleyway that runs behind two houses and then a main alleyway that runs behind the rest of them. That one at the intersection of those two alleyways is always run over by the big garbage trucks and it has gotten where that area is constantly wet, it doesn't drain properly into the one drain. Two or three days after we have rain there is still a puddle by the other drain. I don't think the drain is clogged I think the trucks have sunk in that area.

Mr. Torres stated we will have staff inspect it and come back with options.

A resident stated I would like to thank the supervisors for getting a sign up at the park. There is a sinkhole area next to the mailbox area between the sidewalk and curb. We had a sinkhole in another area that got fixed a couple months ago.

Mr. Davidson stated the inlet went bad and they repaired that inlet and we have been monitoring that area. We found it is not sinking so the next thing we do is get that area sodded and it will bring it back up.

A resident asked what is the oozing coming out of the park area?

Mr. Stillwell stated we just looked at that today and it does appear that there is a water main break or something there and we are going to make a request of JEA to look at it.

**THIRD ORDER OF BUSINESS**

**Discussion with St. Johns County Sheriff's Office Sergeant Alexander**

Sergeant Alexander and the board discussed issues experienced with speeding, inappropriate use of golf carts, stop sign violations and to have not only a visual presence but the ability to issue tickets would be desirable.

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On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor Mr. Saks was authorized to work with the St. Johns County Sheriff's Office to implement a 30-day pilot program to address traffic issues within the district, 15 hours per week and up to 60-hours for the 30-day period.

Mr. Stillwell stated another district I work with has had this problem for many years and they have off-duty officers from the St. Johns County Sheriff's office, and they get a report every month. The only other thing that they have implemented was a radar sign that shows your speed, and they move it around the community and sometimes that is a detriment because people try to set records. In that district the CDD bought the radar sign because they own their roads.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of the Consent Agenda**

- A. Minutes of the August 18, 2021 Regular Meeting and Joint Special Meeting**
- B. Balance Sheet & Income Statement**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the consent agenda items were approved to include an amendment to the minutes.

#### **FIFTH ORDER OF BUSINESS**

#### **Discussion on Wet Engineer Recommendations**

Mr. Torres stated I distributed an email that was generated by Ryan and discussed with Wet Engineering regarding our pool equipment, installation and foundation.

Mr. Stillwell stated the break and foundation have been repaired but I reached out to Wet Engineering, and he took the time to review the pool plans and the email says that would be the same system he would recommend and would have designed for a similar pool of this size. There isn't any kind of adjustments that can be made even a smaller filter. The only thing you could do is replace that filter with a different type of medium that is a whole different design and based on a conversation with him it is very expensive to do that. He provided us contact information but based on his response I didn't think it warranted me reaching out to that company.

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Mr. McIntyre stated I think it is worth knowing the cost because it appears he is saying with the sand filter it uses an excessive amount of water to backflush compared to the other medium that would filter better but also need less backflushing.

Mr. Stillwell stated that media does have to be replaced whereas the sand does not. It is a cost benefit that needs to be run. We will reach out and provide updated plans for the pool and ask for a quote.

## **SIXTH ORDER OF BUSINESS**

### **Discussion Regarding Community Path Widths and County Golf Cart Ordinance**

Mr. Baron stated there is a golf cart ordinance that was issued in 2018 for St. Johns County and it does call out the requirement of a 12-foot-wide path. You can ask for a variance if you have a minimum of an 8-foot path. Bike paths and golf cart paths are constructed the same way. In the older sections of Rivertown we can't confirm that. Around the lake there may not be the same underlayment of 12" then 4" then the asphalt. In looking at the two areas that people are driving around, North Lake and the Lakes 1, I measured the distances, they are 8-feet if we get the vegetation on the sides cut back. There are some areas that are excessive in vegetation growth and we only have a 6-foot wide path. Some of the paths are starting to erode and we are going to have that expense in the future. Knowing you have the path of the same structure, my opinion is what is cracking it is a lot of pressure that is coming from underneath that has more force than the weight of a golf cart path on top of it. Once it starts eroding the golf carts add to that erosion. When you have the same structure as a walking path and golf cart path the concern is two golf carts trying to pass one another. Mr. Cooper with the county has the authority to grant a variance if we want to go that way.

Let's look at what we have with the pilot program and if we are getting enforcement or not. The desire of the community is to use the paths, they are going slow on the paths, not speeding on the paths around the lakes, they also use it for fishing. If we are going to go with the path and the variance, we need to enforce a one-way rule. Let's table for 30 days and see the results of the pilot program and I will continue to reach out to Mr. Cooper to see if he would entertain a variance. The variance could be specific to the paths around the two lakes.

Mr. Saks asked do we know if the paths meet the weight requirements?

Mr. Stillwell stated I don't know what the makeup of that path is. We do know the makeup on the north side of the lake just south of North Lake because that was part of our design and that

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is the same makeup. I don't know the extent of the entire path that Mr. Baron is talking about. One thing for the board to know from me personally and professionally, I can't support requesting that variance. That is something the board would need to do without my professional license.

Mr. Cameron stated we are saying that this side of North Lake we don't know the makeup of the rest of the path.

Mr. Stillwell stated we can core the asphalt it is not a major expense; we can hire a company to do that and know the makeup of those paths.

Mr. Baron stated I don't know if I have insurance issues or things like that. There are a lot of variables that go into making the final decision. This is just investigation phase of is it practical to do. I will bring it back in 30-days. It seems the community is using that, and we are going to have to rely on stenciling. I would like to see aprons leading onto the paths that are the wide aprons stenciled around the two lakes in CDD 1 property. Is there any objection to painting that now?

Mr. Davidson stated we are waiting on the paint to do that project.

Mr. McIntyre stated we will move forward with stenciling and wait until we get a report back from the pilot program as to violations to give Mr. Baron time to determine if it is even possible to get a variance.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor staff will move forward with stenciling the paths and wait for a report from the pilot program on the number of violations and Mr. Baron will determine if it is possible to obtain a variance.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Motor Repair for Fountain at Longleaf Entrance**

Mr. Davidson stated included in the packet are proposals to replace the fountain.

Mr. Baron asked do we need it? It is an aesthetic feature at this point which our budget doesn't support.

Mr. Saks stated it is not necessary, it doesn't serve a function.

Mr. McIntyre stated it is our pond, it doesn't belong to Mattamy.

Mr. Davidson stated correct.

Mr. McIntyre asked is there a possibility if it has to be replaced that it could be a cost share item with Mattamy? There are things in certain areas that Mattamy benefits from greatly as well

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as the residents. If that is the case, I don't think we should always bear the brunt of the repair since they are getting some benefit. We have been cost cutting lately and we shouldn't leave anything off the table.

Ms. Kilinski stated I don't think we have addressed it this way before, but pond maintenance is a shared cost, pursuant to your interlocal agreement. This is not necessarily pond maintenance, but it is directly correlated to the pond. We could run this through as an enhancement where the cost share is 30% or so for this district that brings it down significantly.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor staff was authorized to approach Mattamy to see if the motor repair could be covered under the cost share.

**EIGHTH ORDER OF BUSINESS                      Consideration of Holiday Lighting and Decor**

Mr. Davidson gave an overview of the proposals for holiday lighting.

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor the proposal from Hulihan in the amount of \$11,502 was approved.

**NINTH ORDER OF BUSINESS                      Consideration of Quote to Replace Slings on Chaise Lounges**

This item was tabled.

**TENTH ORDER OF BUSINESS                      Consideration of Quotes for Replacing Umbrellas**

Mr. Davidson gave an overview of the quotes to replace 16 umbrellas

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the proposal from Creative License for 16 Fiberlite umbrellas in the amount of 12,220.00 was approved.

**ELEVENTH ORDER OF BUSINESS                      Consideration of Allowing UPS to Store POD on District Property for the Holiday Season**

Mr. Davidson stated each holiday season UPS talks to us about setting up a POD and it is usually \$1,000 to allow them to do that.

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On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor staff was authorized to enter into a contract with UPS to store a POD on district property during the holiday season.

**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**

**1. Report**

Mr. Davidson outlined the request of a local non-profit to have a 5K run.

Mr. Kilinski stated we typically have used a license agreement for that and spelled that out. I don't know if there are staffing costs involved making sure there are monitors. Usually, we do it at some cost because there is some burden to the district and all the revenues go back to it.

Mr. Saks stated these are residents and it is for their daughters. This is different than a typical non-profit, this is a specific non-profit set up to assist with medical issues of a family of one of our residents. He is a registered 501c3.

Mr. McIntyre stated that changes the dynamic because residents would be benefiting directly from this. Going forward when people want to use our facilities and there is a direct cost to us, there should be some compensation on the table.

Mr. Davidson stated in the past you have had that compensation in there of \$5 per registrant.

Ms. Kilinski stated we will do a license agreement, require insurance that sort of thing but no cost.

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On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the request to hold a 5K run on 12/11/21 was approved and district counsel was authorized to prepare a license agreement for this event.

## **2. Discussion of Lap Pool Usage**

Mr. Perry stated Crown Pool is replacing the pump today and should be back online this afternoon.

### **E. Landscape**

#### **1. Report**

Mr. Blair stated we have a flower change out coming up, toward the end of this week we will take everything out and doing prep on the beds getting ready for the fall annuals.

On the irrigation side we did have a communication issue with some of the clocks for our IQ system. I investigated that and got Rainbird involved and they ran tests and seven controllers with sim cards weren't good and we had to get some replacements in and swapped those out. There is an additional component to that system we were unaware of. We can actually tie our controllers into local weather towers that are around Rivertown and it will automatically adjust the schedules. I think that will help in saving water and we are making changes to some of the plant zones that just don't need that water based on what we had.

We noticed that we had some fungus in July some root rot, you will see yellow patches that don't seem to grow or thrive. We did an application treatment at our cost, and we scheduled another treatment in August at our cost and the areas we treated have improved some, but it looks like we have some spread. We sent a sample of the tissue to the University of Florida and received a report confirming that it was root rot, and they gave us some recommendations. One of the recommendations was what we had already done, but we need to do another application and it needs to be a blanket application. It is expensive but if we don't do it we risk losing significantly more turf.

Mr. Baron asked what is the primary cause of it?

Mr. Blair responded the primary cause is an elevated pH in the soil and the amount of saturation we have had. This is a fungicide treatment to attack that actual pathogen and to do some preventative in nearby areas; that is what they are recommending a blanket application.



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Mr. Baron asked how much does it cost?

Mr. Blair responded \$30,000; it is roughly 35 acres. Another issue is that the soil doesn't drain very well, even when you have rains, that water sits around for several days in many areas. If you look at those areas where you see that saturation level it is also where you see some of the fungus. The fungus attacks the roots and causes them not to be able to take up water and nutrients so the less irrigation you have the faster those areas dry out and look worse. If you don't water it, it will help with the spread of it but the areas suffer worse.

Mr. Baron asked is the \$30,000 a shared cost?

Mr. Blair stated there is some spread between CDD III.

Mr. Davidson stated to give you some perspective, you have 140 treatable acres of turf.

Mr. Blair stated my recommendation is to get this done quickly. You approved the budget that has an additional fertilization included this would take priority over that.

Mr. Baron asked how much is the fertilization?

Mr. Blair stated \$6,000.

Mr. Baron stated you can delay the fertilization for a later time and substitute this product now.

Mr. Blair stated we are still going to do a fertilization in the last quarter. I would still have them do that but use a liquid instead of granular and use the additional money you have in the budget for that fertilization to help supplement the cost of this fungicide treatment.

Ms. Kilinski stated we need approval on the \$30,000 and we can come back to the next meeting with a breakdown of where the money is coming from within the fertilization scope and the way it is cost shared.

<p>On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the \$30,000 fungicide treatment was approved subject to approval by Rivers Edge III's approval.</p>
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## **2. Discussion Regarding Tree Health in Community and Visibility of Crape Myrtle Trees**

Mr. Cameron stated there are crape myrtles that need to be pruned because branches are intertwined, and some appear to be planted too deep.

Mr. Blair stated if you want to give me specific areas, I will be happy to investigate that.

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Mr. Genovese stated I am the director of development and Bruno is director of operations. Bruno and I are going to be a little more involved as well in assisting Shane on anything that he needs. We do have a new manager that was hired this week and has started to give Shane a little relief and he is still getting his training and learning the property so that we have another person here to help him out. We know we have a little bit of work to do to get you to the place you need to be landscape wise. You are the number one priority for us and we need to make sure we get you on the right path.

Mr. Baron asked have you worked with Jonathan on the score card of your criteria for the common area?

Mr. Blair stated we received that report and looked at it and it is my understanding it is a fluid report we are going to work through and ensure that it makes sense for everybody. It is going to be developed as part of our weekly drive throughs.

Mr. Baron stated I would like to see that finalized in the next 30-days.

Ms. Kilinski stated send that score card to staff to make sure we are incorporating it in our contract documents.

Mr. Fagen stated we will present that in the joint workshop as well. Jason and Jonathan have already put that in place.

Mr. Davidson stated the first inspection, and second inspection is night and day.

Mr. Baron stated I do want to commend you, Shane, on the performance of your team, it has drastically come up in the last 30 days.

Mr. Blair stated I appreciate those comments, we do work hard on it.

**THIRTEENTH ORDER OF BUSINESS      Supervisors' Requests and Audience Comments**

Mr. McIntyre stated at one of the next few meetings where we don't have a packed agenda, I would like to discuss maybe repurposing some areas for better utilization or revenue generation. The gym here is kind of ratty and the equipment is nine to ten years old, and I don't think there is anything in the budget that talks about replacing any of that equipment for modernization or new carpet or anything. I think we need to start addressing things that have been here for a long time that are going to come up for some type of refurbishing and see where we can fit those in the budget and have some form of food service at this pool.

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Mr. Saks stated we need to keep an eye on the slick sidewalks. Holiday events, it seems early, but it is not since we just dealt with the holiday lights. It seems like we wait to the last minute to talk about that in the CDD meetings. I know staff has talked about it, but I would like to have that conversation earlier, maybe next meeting and start getting information out to people earlier.

Mr. Davidson stated I'm finalizing the rest of the year.

Mr. Saks stated it would be great if we could get it ahead of the meeting so we can bring comments to the meeting.

The issue with the fireworks we probably need to address as a CDD. We brought it up before about fireworks being launched from CDD property in violation of our covenants and rules of the community. We need to find a legal way to do it or stop it from happening.


**FOURTEENTH ORDER OF BUSINESS      Other Business**

There being none, the next item followed.

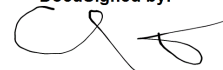
**FIFTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – Wednesday, October 20, 2021 @ 11:00 a.m. at the RiverTown Amenity Center**

Mr. Torres stated the next meeting is scheduled for October 20, 2021 at 11:00 a.m.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the meeting adjourned at 12:51 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman