

Minutes of Joint Workshop
Rivers Edge, Rivers Edge II, Rivers Edge III
Community Development Districts

A joint workshop of the Boards of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, October 20, 2021 at 1:15 p.m. at the River Club Café, 160 Riverglade Run, St. Johns, Florida.

Present were:

Rivers Edge

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

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 by telephone
Lauren Gentry	District Counsel
Ryan Stillwell	District Engineer
Dan Fagen	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Jonathan Perry	Vesta/Amenity Services
Several Residents	

The following is a summary of the discussions and actions taken at the October 20, 2021 workshop. 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 workshop to order and called the roll.

October 20, 2021

Rivers Edge, Rivers Edge II and Rivers Edge III CDD

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Discussion on Amenity Management Services
Contractor Performance Evaluation**

Mr. Torres stated there will be discussion of amenity management along with landscape as well.

Mr. Fagen stated I think everyone is aware of the progress made and the tools that are in place as to landscaping is concerned. That is bearing fruit now.

Mr. Waugh stated the website went live on October 1st and we have gotten great reviews from everybody who has used it.

Mr. Saks asked have you received any concerns?

Mr. Waugh stated I only received three so far and I would like to direct them to the website so we can provide that data to you. As soon as we released the website a resident made a good suggestion to load maps, one being the golf cart map and a trails map. As we get feedback from residents, we are able to incorporate that into the website. We are still working on the rental side, we have to tie in accounting to process payments.

Mr. Fagen stated as far as café is concerned, we continue to make progress and comments we received from both boards and individual supervisors have made a number of changes as to the quality, good service and we have gotten good feedback from the surveys. Similar to the app and mobile website we are getting limited responses even though we have the barcodes, we are not getting feedback, the volume is light, and we will continue to promote that, specifically some of the changes we have put in place

Mr. Davidson stated we are going to do survey monkey as well to try to get additional feedback of what we are doing right and what we can do better. We are updating the fall menu and hope to have that done shortly. We will continue to run specials and if they are well liked by the residents, we will replace them for older items on the menu. Since our last meeting we have replaced the chef and implemented a new inventory system and have implemented a more efficient ordering system.

Suggestions made were: website not updated with the menu and needs to be integrated, price of NFL package, change menu at least every quarter, advertise specials to community.

October 20, 2021

Rivers Edge, Rivers Edge II and Rivers Edge III CDD

Mr. Fagen stated on the landscaping you are slowly seeing improvement with VerdeGo, the grade sheet we have been using has been excellent. It is a great process to go through with VerdeGo in laying out the contract so everyone is on the same page. That has helped us with our relationship with VerdeGo and our expectations and that will continue to improve.

Board and staff discussed the following: a need for consistency in the landscape maintenance schedule, being more proactive, bringing landscape maintenance inhouse would take some time to accomplish that, Ernesto to evaluate the upfront cost to establish those services inhouse and provide a savings on an annual basis for doing that before it would be presented to the board, cost of fungicide not included in the contract but it is their responsibility to bring a proposal to the board for that, it is the landscaper's responsibility to maintain the sod in accordance with the contract specs, looking at holding back on cost share, deficiency reports, Vesta now accurately tracking treatments, holding back percentages of payment for deficiencies, expected performance, holding VerdeGo accountable, adjusting amount of treatments for herbicides, etc. in contract for better result.


Ms. Gentry stated the tracking sheet is the first step to have a record of what is deficient and how long it has been deficient, we need to identify specific deficiencies and we need dollar amount attributable to those items that we can reasonably withhold from their contract, then send a letter to VerdeGo. We rely on your field professionals to give us the list of deficiencies. Typically, we send the landscape contractor a letter saying what is deficient, we are going to withhold this amount from your contract, and if you don't remedy this in the time that we have set forth we are going to go out and hire someone else to do this, and we are going to take the cost of hiring someone else to do your job out of what we are paying you. The withholding depends on the correction that needs to be done, and on some things we will hold until it is corrected but for things that just were not done we may withhold payment altogether. Mr. Torres emphasized the need to be precise with the list of deficiencies.

The workshop adjourned at 2:30 p.m.

October 20, 2021

Rivers Edge, Rivers Edge II and Rivers Edge III CDD


Rivers Edge CDD:

DocuSigned by:

3FE774DC69854A7...
Secretary/Assistant Secretary

DocuSigned by:

31D997FF6B5E4D1...
Chairman/Vice Chairman


Rivers Edge II CDD:

DocuSigned by:

3FE774DC69854A7...
Secretary/Assistant Secretary

DocuSigned by:

06679692D2504D1...
Chairman/Vice Chairman

Rivers Edge III CDD:

DocuSigned by:

3FE774DC69854A7...
Secretary/Assistant Secretary

DocuSigned by:

06679692D2504D1...
Chairman/Vice Chairman