

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, November 17, 2021 at 11:10 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
Dan Fagen	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Clint Waugh	Vesta/Amenity Services
Jonathan Perry	Vesta/Amenity Services
Shane Blair	VerdeGo
Billy Genovese	VerdeGo
Corporal Cassey Romein	St. Johns County Sheriff's Office
Several Residents	

The following is a summary of the discussions and actions taken at the November 17, 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 11:10 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident stated golf carts continue to destroy the sidewalk. This morning there was another broken sprinkler head from people driving golf carts up the mailboxes. Bright lights, I

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don't want bright lights. Is there any control over what goes on CDD property such as trash, noise, parties?

Mr. Marks asked North Lake the streets were marked in March and my understanding is they were supposed to be done 20 months after the start. One house is not finished. Also in some places the sidewalks are down low and after a rain there is black residue on it. It is a liability my wife slipped and fell when she walked the dog. The sidewalk wasn't high enough. Do you know when the roads are going to be complete?

Mr. Stillwell stated those are county roads, there is a requirement for the second lift of asphalt. The developer is working with the county on that second lift and replacement of the curbs, but I don't have a timeframe.

Mr. Saks asked can we pass on the county information to the residents who want to voice their concerns to the county?

Mr. Stillwell stated the county is not going to accept the road until it meets their standards. What you are seeing regarding paint on curbs, that is where they are going to replace curbs where it was damaged during the construction of the home. The county is working with the developer and contractor on that.

A resident asked would it be too difficult for everyone to have a name tag with your name and position?

A resident stated my question is about speed enforcement in Rivertown.

Mr. Saks stated we are going to address that during the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes of the October 20, 2021 Regular Board Meeting and Joint Workshop**
- 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.

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**FOURTH ORDER OF BUSINESS****Update on Off-Duty Sheriff's Office Patrol**

Mr. Saks stated we are going to provide a quick update to the board and community on the first month of using off-duty sheriffs. We included \$30,000 for the year to try out this program to bring off duty sheriff's deputies into the community to help patrol whatever the board determines is the most pressing matter. We agreed it was speeding, inappropriate use of golf carts and overall reckless driving. They found that people are speeding above 40 mph in a 25-mph zone. They have not been issuing a lot of tickets but are making people aware that they need to be accountable and realize this is a residential area, but there have been tickets issued. During the first week of patrols a deputy was not aware of the rules regarding golf carts but that has been corrected.

Corporal Romein reviewed the issues such a speeding and stop signs, and stated the sheriff's office is working with the county commission to update the golf cart ordinance. The presence of police in a neighborhood, brings down the numbers of crime. If you see an issue of concern, please address it with Mr. Saks and if it is something that is an individual problem, we will be happy to address that.

**FIFTH ORDER OF BUSINESS****Discussion of FPL Hybrid Program**

Mr. Davidson stated Mr. Baron and I met with representatives from FPL relative to the hybrid program, where they switch the top parts that the district currently owns and maintains, and then they would own and maintain that. We would still own the pole and wiring, but our approach was to look at more adequate lighting with more of a down scope than an out scope, meaning that most of the lights still owned and maintained by the CDD are near homes. We didn't want to put in ones that would shine light into bedrooms and such. We still need to acquire more information from FPL, we haven't had the follow-up we would like to from them. Concerns from the community were having adequate lighting at night and being able to walk and feel safe.

Mr. Baron stated we are waiting for FPL to come back with the right plan, a pilot program, evaluate the pilot program and bring a phased approach to the board.

**SIXTH ORDER OF BUSINESS****Discussion of Pool Filtration System**

Mr. Davidson and Mr. Waugh gave an overview of their research for an alternative to the sand filter system and after discussion staff was directed to work with Supervisor Cameron to bring back quotes for glass medium, sand medium and pool filter systems.

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**SEVENTH ORDER OF BUSINESS****Discussion of Fireworks (Public Interest and Cost Estimate)**

Mr. Davidson stated we reached out to a couple of vendors that provide that service. Unfortunately, January 1<sup>st</sup> is not possible, this is something we would need to look at for July 4<sup>th</sup>. They said it is a 10-minute show for \$10,000. We can continue to look at options and bring those back to the board.

Mr. Saks stated we did an informal poll on Facebook and people don't support hiring a professional fireworks company or funding it. I get a lot of complaints about people setting off fireworks on CDD property.

Ms. Kilinski stated it comes down to enforcement. It is against District policies to set off fireworks on District property. We are not condoning it; you don't have 24/7 security, but now that you have a contract with law enforcement it may be worth engaging a heavy presence on a particular day.

**EIGHTH ORDER OF BUSINESS****Discussion on Limited Food Service at the Pool**

Mr. McIntyre stated Jason and I are looking at options for grab and go, maybe starting with a vending machine that may have bigger snacks or sandwiches. We are looking at an evolving situation to start small and grow incrementally to maybe having this room being a hub if we can get licensing, or have this attached to the RiverClub food licensing to potentially have items commonly found in a concession stand. There are still things that need to be looked at.

Mr. Davidson stated one option is catering from the RiverClub over to this specific area, the other would be converting the pavilion area and acquiring an agricultural permit such as prepackaged food, the other is the vending machines. Each vendor I spoke with had a specific of volume that needs to come out of that machine in order for us to have that machine. In January I will bring to you the food vendors that we would like, see which you prefer to come out and provide that service. That way we can have it set up so in March we can have those machines in place and be able to reach the specific limit of purchasing that will allow that machine to be in place. I will bring more information as it relates to catering from the RiverClub along with the cost associated to convert this room to be able to house an agricultural permit.

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**NINTH ORDER OF BUSINESS****Discussion of (Preliminary) In-House Landscape Maintenance Services**

Mr. Torres stated in your agenda packages I provided information from another district to give you an idea of the personnel needed for in-house landscaping, the cost of that is about \$1 million for that particular district. When I discussed this with Rivers Edge II and III boards their recommendation was to try to find another district that is more the size of this one because this one is much smaller. It is preliminary and fact finding at this point.

**TENTH ORDER OF BUSINESS****Consideration of Acceptance of Watersong Pond Bank Landscape Maintenance****A. Yellowstone****B. VerdeGo**

Mr. Davidson stated in front of you are two proposals. Yellowstone is current the provider for the Watersong HOA currently; however, the ponds in Watersong and the pond banks are the CDD's responsibility.

Mr. Baron asked why is this a shared cost, because CDD I residents are not allowed in Watersong private area?

Mr. Stillwell stated the stormwater system within all of Rivertown is all interconnected, there are 1,500 acres of wetlands throughout all of the Rivertown DRI. From a stormwater perspective all the stormwater systems are considered one master stormwater system for all of Rivertown, which is all three CDDs. There is a conceptual permit with the St. Johns River Water Management District that governs all of Rivertown and all of the conservation wetlands are being dedicated to the subsequent CDDs via plat so the entire stormwater system throughout Rivertown is considered one system.

Mr. Baron stated the residents of CDD I don't benefit from mowing the lawn, mulch or flowers, put the cost on CDD 2.

Ms. Kilinski stated the proposal doesn't have any annual flower and mulch, it just includes, mowing, edging and cleanup. We have an interlocal agreement between the three districts, part of the interlocal agreement provides for what the master infrastructure is. We rely on our master improvement plan that the districts jointly adopted, we have issued bonds underneath it. What that

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says is for stormwater management only, not landscaping not enhancements behind those gates, those costs are borne jointly by the three districts. Same thing when Rivers Edge II pays for mowing and maintenance of the lakes. The question you are asking is a good one that I don't know the answer to, but in terms of lake bank maintenance, is that considered part and parcel of stormwater management system? If it is, it is a legitimate shared cost. We rely on the engineer's report to provide those findings, which you have all adopted in the interlocal. Not landscaping, this is really pond bank maintenance services. I don't know if you have the answer to that question.

Mr. Stillwell stated the stormwater permits that are issued for the stormwater ponds require them to be grassed for erosion control.

Ms. Kilinski stated I know what you are saying about the enjoyment and benefit from an aesthetic perspective. When we look at these things as staff, we are looking at it truly from an engineering, master improvement plan and methodology perspective, which is how the interlocal agreement was drafted and when it comes to the pond banks, the ponds cleanup, the ponds maintenance, those things are currently shared costs in the interlocal agreement, as well as all the landscaping outside the gates in common areas.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the proposal from Yellowstone for the pond banks in Watersong at \$2,914 monthly or \$34,968 annually was approved.

## **ELEVENTH ORDER OF BUSINESS**

## **Consideration of Proposals**

### **A. Side by Side**

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the Polaris side-by-side was approved in the amount of \$17,000.

### **B. Park Bench**

On MOTION by Mr. Saks seconded by Mr. Baron with all in favor the Tree Top Products Madison bench proposal in the amount of \$958.85 was approved.

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**C. Landscaping (VerdeGo)**

Mr. Davidson gave an overview of the eight proposals from VerdeGo and after discussion the board took the following action.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor proposal #6249 tree removal along Longleaf Parkway was deferred.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor proposal #6252 tree removal at 712 Kendall Crossing, 562 Kendall Crossing and 184 Calumet Drive was deferred.

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor proposal #6206, fill in beds along walking path, remove 7 crape myrtles was deferred.

On MOTION by Mr. Maynard seconded by Mr. Saks with all in favor proposal #6248 cut river buffer to 4' in the amount of \$4,200.00 was approved.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor proposal #6205 to fill in beds at the Retreat entrance was tabled.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor proposal #6203 to fill in beds at entry to River House at Kendall Crossing in the amount of \$2,211.00, and #6204 to fill in beds at the River House exit in the amount of \$855.22 were approved.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being none, the next item followed.

**B. District Engineer**

Mr. Stillwell stated we talked about a stormwater memo last month. Our firm is looking at all the districts we represent to see if this is an update you want to do on an annual basis.

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**C. District Manager – Discussion on Time of December Joint Workshop**

Mr. Torres confirmed with the Board that their intention was to hold the December 15, 2021 meeting at 6:00 p.m. The December Workshop was canceled.

**D. General Manager**

**1. Report**

Mr. Davidson stated Jonathan will provide an update on the waterfall feature that is currently down. We have been working with multiple providers in an approach to get that assessed and back online.

Mr. Perry stated one contractor wanted more information, another came out to look at it and I will follow-up with them this week and the developer has brought out a specialist to look at it. We are working as best we can.

Mr. Davidson gave an overview of the general Manger’s report, copy of which was included in the agenda package.

**2. Update on VerdeGo Performance Report**

The board members will rotate to ride along with staff on the landscape inspections.

**3. Resident Club Application**

On MOTION by Mr. Cameron seconded by Mr. McIntyre with all in favor the resident clubs application for the Mah Jongg Club was approved.

**E. Landscape**

Mr. Blair stated we are getting into cooler weather and doing bi-weekly mowing.

**THIRTEENTH ORDER OF BUSINESS      Other Business**

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS      Supervisors’ Requests and Audience Comments**



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A resident reported on washouts on a pond bank, and staff and the engineer will do an inspection to determine the cause and possible repair options.

Residents asked Corporal Romein specifics of the off-duty sheriff’s patrol duties, fireworks and if a warning went into the driver’s permanent record.

A resident reported a tree that keeps falling over by the mailboxes.

A resident complained about residents shooting off fireworks in various places.

A resident suggested the board use volunteers from the neighborhood for small tasks, including stenciling for golf carts, community fireworks.

A resident asked for clarification of dead trees in the conservation area behind homes, no mulch on banks, process of turnover of roads to the county.

A resident asked for clarification of where she can and cannot drive a golf cart.

Mr. Saks stated the bulletin boards need to be updated more often. I would like a better sound system for the room. Dedication bricks could be an income opportunity. Different neighborhoods decorate their entrances for the holidays, and Mr. Saks suggested it be formalized to make it more uniform and a community event.

Mr. Cameron asked for an inventory list of assets be created and asked for clarification on JEA deposits.

Mr. Maynard asked can we put a “no golf cart” stencil in the path in the River Park?


Mr. Davidson stated we can do that.

**FIFTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Wednesday, December 15, 2021 @ 6:00 p.m. at the RiverTown Amenity Center**

Mr. Torres stated the next meeting is December 15, 2021 at 6:00 p.m. at the same location.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the meeting adjourned at 1:34 p.m.

DocuSigned by:  
  
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Secretary/Assistant Secretary

DocuSigned by:  
  
31D997EE6B5E4D1  
Chairman/Vice Chairman