

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, October 18, 2023 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:

Howard McGaffney	District Manager
Lauren Gentry	District Counsel
Ryan Stillwell	District Engineer
Jason Davidson	General Manager
Kevin McKendree	Field Operations
Jay King	Vesta
Kim Fatuch	Vesta
Richard Losco	Vesta
Kevin Council	Vesta
Bradley Poor	Yellowstone
Jeff Canady	Yellowstone
Several Residents	

The following is a summary of the discussions and actions taken at the October 18, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 11:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

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Rivers Edge CDD

Ms. Clement of Aquagenix stated I read some of the notes on the table with all the different vendors. There was a place that left off mine, we will work with the CDD within your budget, we will come out once a month with follow-up as needed, clean out the outfalls, pick up light trash, light branches and dispose of them.

A resident stated I'm here with a former resident to see if we could get an exception for the community's stance on not hosting fundraising events.

Mr. Greenwood stated I recently completed hiking the Appalachian Trail of 2,198.4 miles as a fundraiser for the Ronald McDonald House of Jacksonville. I have raised over \$12,000 for the charity and I would like to use the facilities here to host an informative Q&A slideshow about my journey on the Appalachian Trail. It is not a typical fundraiser, but an invitation online, most of the people would make a donation online before attending. I would like to utilize where the facilities here could benefit from food & beverage sales.

A resident stated we were hoping you would waive the fee since proceeds go to the Ronald McDonald House.

Mr. Saks stated the amphitheater and River Club are not under CDD 1, we have no authority over those facilities; the only one would be this facility.

Mr. Cruz stated we would love to have lights in the basketball courts. Most adults get home from work around 6:30 and it is dark, and we can't enjoy the basketball courts because there are no lights. We were told five years ago that we couldn't have lights because of the neighbors but you have lights on the tennis courts. We have over 200 members.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the April 19, 2023 Meeting**
- B. Financial Statements as of August 31, 2023**
- C. Check Register**

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the consent agenda was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Landscape Maintenance - Report**

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Mr. Poor gave an overview of the Yellowstone Landscape report, copy of which was included in the agenda package.

B. District Engineer**1. Consideration of Cost Share Request – Proposal for Sitework Civil Engineering and Design for Pickleball Courts**

Mr. McGaffney stated the cost share is for the sitework civil engineering and design for the pickleball courts. They want to see the pricing come in.

Ms. Gentry stated you have the cost share request form in your agenda package and if the board accepts Mattamy's cost share offer of 25% for II and III and 50% for this district you would just need a motion to approve the cost share forms with those percentages and a separate motion to authorize Ryan to proceed with the engineering work.

Mr. Stillwell stated we don't have electrical engineering in our proposal, and we provide the specification and the contractor will be responsible for having an electrical engineering plan put together for those lights. Permitting will be part of the construction cost.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the cost share request for the sitework civil engineering, design and land surveying was approved as follows: Rivers Edge 50%, Rivers Edge II and III 25% each.

2. Consideration of Cost Share Request – Proposal for Land Surveying Services for Pickleball Courts

This item taken in the previous item.

C. District Counsel

Ms. Gentry stated I would like to have clarification if we are starting on the bid documents.

Mr. Baron stated we are going to know the numbers, but it will be done over two fiscal years, but will be done in one phase.

Mr. Stillwell stated the RFP will go out in January or February.

Mr. McGaffney stated you are looking at potentially starting work this fiscal year and finishing it in fiscal year 2025. Having this not in the budget we will do a budget amendment at this time next year and show the fund balance being used to fund that project.

Mr. Saks asked is it possible to put in the RFP an option to light the basketball court?

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Mr. Stillwell stated if we were going to do that, we would want to have an electrical engineer identify connection locations both places and have some details to have a contractor be able to price it. To have an electrical engineer do an assessment and understand the power requirements and put together a couple plan sheets for that it is probably \$3,500 to \$4,500. If you wanted to exercise that in December with the proposal, we can add that into the bid documents quickly.

Mr. McGaffney stated I think Rivers Edge II and II would understand the reason for doing that with the electrical engineer and I will add that to the agendas in December.

Mr. Stillwell stated the options I'm talking about I want to bring to the board in December are the color of the paint, the type of fencing. There are all kinds of nuances with pickleball courts that are important, but we would want more consensus on that. We can make recommendations, but different districts have different colors they use and different visions of what they want.

D. District Manager

There being none, the next item followed.

E. General Manager – Monthly Amenity and Field Operations Report

A copy of the monthly operations report was included in the agenda package.

FIFTH ORDER OF BUSINESS

Business Items

A. Items for Board Consideration

1. Consideration of Pond Maintenance Proposals

- **Aquagenix**
- **J&J**
- **Lake Doctors**
- **Solitude**
- **Florida Waterways**

Mr. McGaffney stated we added this back to the agenda for all the boards to consider and give them time to review the material that was handed out. Rivers Edge II and III went with some recommendations from staff on the reason and method behind why we were going to potentially

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split the contract with two companies. Rivers Edge II and III decided to go with Solitude. Although there is a different recommendation from Jason for Rivers Edge.

Mr. Davidson stated the driver behind it is if you have two separate providers if we get into a situation as in the past where the provider resigned it wouldn't be an issue acquiring five bids. We received five very reputable bids; the analysis is based on pricing and potential cost savings specific to the FY24 budget that has been approved. Currently you are contracted with Aquagenix who has been providing services for Rivers Ridge on a temporary basis. The ponds have reacted well to their treatments, they have been very responsive during their time of service and for that we are very appreciative. Staff recommends going with either Aquagenix or potentially Lake Doctors. Our recommendation is based off of size and experience. I did make an error in the chart that Mr. Schwartz of Florida Waterways brought to my attention, it is actually 12 treatments per month with approximately 144 annually.

Mr. McGaffney stated our office has worked with all these vendors and they are all in good standing.

Mr. Maynard asked the representative from Aquagenix indicated she was willing to adjust her bid. What is our position in taking that into consideration?

Ms. Gentry stated because this is not a formal sealed bid process, we can entertain changes to the proposals. I don't know that we have numbers for any price adjustments.

Mr. Maynard asked are you willing to match the low bid?

Ms. Clement stated I'm willing to match the budget. That is for 12 visits, and I will be out here two weeks after treatment to check.

Mr. Davidson stated I misspoke on my recommendation, and I would recommend Aquagenix or Florida Waterways.

Mr. Baron moved to approve the proposal from Lake Doctors and Mr. Saks seconded the motion and on voice vote with Mr. Baron in favor and the other four board members opposed the motion failed.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the proposal from Florida Waterways was approved and the chair and vice chair were authorized to execute an agreement to be prepared by district counsel.

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B. Consideration of Resolution 2024-01 Adopting a Policy for Aged Invoices

Ms. Gentry stated as discussed at your last meeting there are a lot of negative effects when invoices come in an extensive amount of time after the services had been rendered. The proposed policy states that if an invoice is received over 120 days after the work is completed and accepted by the district it has to come before the board before it can be paid, and the district retains the right to refuse payment for those excessively late invoices. The intent is not to just automatically deny payment; the intent is to make the vendors pay attention to sending their invoices in a timely manner. The Florida Statutes contain local government prompt payment policies that require payment of valid invoices within a certain period of time, 45 days for non-construction services and it also gives the governments the ability to set parameters for valid invoices as long as you disclose those to your contractors. If approved this would be incorporated by reference in your contracts going forward and I have drafted an acknowledgement form for Jason to use for any current vendors to acknowledge this new policy.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2024-01 was approved.

C. Ratification of Amendment to Agreement with Governmental Management Services, LLC for District Management Services

Ms. McGaffney stated as you will recall you appointed Supervisor Baron to work with our office on our contract. We have an amendment to our agreement that basically puts into play the provision that we will provide you with a formal proposal on an annual basis in the February timeframe so that we can budget it appropriately. As part of that conversation Supervisor Baron no longer has an objection to the 6% that was increased knowing that we had not had an increase for many years before that.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the amendment to the agreement with Governmental Management Services, LLC for district management services was ratified.

SIXTH ORDER OF BUSINESS**Other Business**

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On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the agenda was amended to include a discussion regarding an event involving a charitable organization.

The board discussed the following: events that are open to the public where money is collected for any purpose those types of events are not permitted under your standard rental rules, a one off exception does will not cause a problem, donations made online, restrictions on guests, low liability event, possibly sponsored by Vesta, capacity of Amenity Center in Rivers Edge and amphitheater in Rivers Edge II then took the following action.

Mr. Saks moved to authorize the general manager to coordinate the informational event with charitable contributions and Mr. McIntyre seconded the motion.

Mr. McGaffney asked are there any members of the audience who wish to speak?

There being none,

On voice vote with all in favor the motion passed.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Cameron asked can we get changes that people would like in our neighborhood? I know they want security, lights for the basketball courts. Can we get an idea of what the funding would be to do that and put a number against it in the future?

Mr. McGaffney stated direction on something like that should come from the board as a whole. Are you asking if a survey should go out?

Mr. Cameron stated a website survey and list a few things because we go into budget then people start asking for things. I think we should keep as much capital reserves as possible because they are underfunded.

Mr. Davidson stated I believe what you are asking is for a survey of the community to see what enhancements they would potentially like to amenities in the future.

Mr. Cameron stated right, in the future.

Mr. McGaffney stated we can leave that up to Vesta to do and if the board is okay with that, they can direct a survey to go out.

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Mr. Baron stated I stopped seeing gas bills come into the account. Is there a problem with the truck?

Mr. Davidson stated those are through the district credit card.

EIGHTH ORDER OF BUSINESS

Audience Comments

A resident stated there was talk about the pickleball courts being part of the new tennis courts. Are they together? Are you building tennis courts?

Mr. McGaffney stated it is within the original footprint that was approved for the additional tennis courts.

A resident asked will it be done in 2024?

Mr. Baron stated we don't know a date because we haven't yet had an RFP or bids. Based on what we have seen for Watersong and the building process it is going to be more than a year before it is completed.

Mr. Reed stated the cost sharing request for the engineering and survey at the meeting for II and III they were separate agenda items; they were voted on separately and I want to make sure that something didn't get missed. There were two separate motions. Were they were both covered in one motion here? Because there was only one vote?

Ms. Gentry stated they were both covered in one motion.

Mr. Reed stated regarding the timeframe for the pickleball court, they are building a new lap pool next to the existing pool in Watersong and next to that is the new amenity center where pickleball courts 3 and 4 are going to go. That is actually the access road for the construction of the other two projects, so they are not going to start on the pickleball courts until the other two projects are done.

A resident stated the basketball courts have been brought up in the past. They are a good foot difference in height, and we have been begging to have it fixed for a long time. I'm not sure where that is at.

Mr. McGaffney stated you can meet with Kevin or Jason after the meeting.

A resident stated the Arbors has night events and there is no electricity over there. We would like to talk about potentially solar lighting because it is extremely dark back there. I don't know what we have to do to get some lighting of our pavilion or an electrical outlet.

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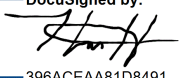
There is a survey coming up and you can also get with Jason, and he can take that information and add it to the feedback he is getting. I think the board was interested in knowing what other people would like to have.

NINTH ORDER OF BUSINESS

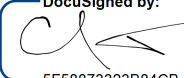
**Next Scheduled Meeting – December 20, 2023
at 11:00 a.m. at the RiverTown Amenity
Center**

Mr. McGaffney stated the next meeting will be held December 20, 2023 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the meeting adjourned at 12:12 p.m.

DocuSigned by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman