

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, March 20, 2024 at 5:00 p.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 by telephone
Robert Cameron	Supervisor
Scott Maynard	Supervisor

Also present were:

Howard McGaffney	District Manager
Jennifer Kilinski	District Counsel
Mary Grace Henley	District Counsel
Ryan Stillwell	District Engineer by telephone
Jason Davidson	General Manager
Kevin McKendree	Field Operations
Richard Losco	General Manager
Kimberly Fatuch	Lifestyle Director
Lisa McCormick	Vesta/Amenity Services
Ken Council	Amenity Manger
Corbin deNagy	GMS
Jim Oliver	GMS
Mike Scuncio	Yellowstone
Several Residents	

The following is a summary of the discussions and actions taken at the March 20, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 5:00 p.m. and called the roll.

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Rivers Edge CDD

SECOND ORDER OF BUSINESS

Audience Comments

Mr. McGaffney stated we would like to remove items B and C under business items, and I would like to move Yellowstone and the district engineer’s report up on the agenda.

The next two items were taken out of order.

Yellowstone Report

Mr. Scuncio gave an overview of the landscape maintenance report, copy of which was included in the agenda package.

District Engineer

Mr. Stillwell stated regarding the pickleball court we received only one bid at the other CDD, the same basic project that we are bidding. It was under the bid threshold for a public bid. They are privately bidding that trying to get more bidders and we plan to release our bid next week. We contacted seven companies trying to get more bidders on these jobs.

Mr. Stillwell left the telephone conference at this time.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the February 21, 2024 Meeting**
- B. Financial Statements as of January 31, 2024**
- C. Check Register**

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

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Landscape Maintenance - Report**

This item taken earlier in the meeting.

- B. District Engineer**

This item taken earlier in the meeting.

- C. Counsel**

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Rivers Edge CDD

Ms. Kilinski stated hopefully you received the legislative update and the recap of what bills passed, still waiting on the governor's signature on several of those. The new performance metrics bill, there were going to be additional requirements for special districts on establishment and there was a bill that required term limits for CDD board members not to exceed 12 years, that part did not pass. What did pass was a requirement that by the end of this year every district is going to have to adopt performance measures and objectives for each program that the district authorizes, not any clarity you are as confused as everyone else reading the bill. We will be reaching out with potential structure of what those reports may look like. It is going to have to be published annually. I think this district will have an easier time than most because you have some of the scorecards already for some of your larger contracts such as management scorecards, landscape scorecards, those may qualify. It may not be as bad as one may think. That is going to be the requirement this calendar year so long as the bill gets signed, which I expect it will.

Mr. Baron asked what does it mean to set objectives? We set those objectives or met those objectives? How is that being measured?

Ms. Kilinski stated it is your own measurements. Nothing has been promulgated by the state and there is no rulemaking directive to any state agency to give you that guidance. You may recall a few years ago when the legislature passed that stormwater bill and it gave the obligation to DEP to promulgate what those rules might be. That is not the case here, it is very broad. It says that districts must establish performance measures, goals and objectives for each program and activity undertaken by the district and then publish an annual report. Even with the budget we can say we have budget goals to meet these certain performance objectives and you want to keep within budget.

D. District Manager

Mr. McGaffney stated I want to welcome my boss, Jim Oliver of GMS and Corbin deNagy also with GMS.

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

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Rivers Edge CDD

A. Consideration of Grant of Drainage Easement from Mattamy

Ms. Kilinski stated this is normal development type request. Essentially, Mattamy is building ponds, Mattamy is going to own the ponds and they want to grant an easement for the district’s conveyance of stormwater into that pond. There is no obligation or cost to the district, this allows our water to flow into their pond.

On MOTION by Mr. Maynard seconded by Mr. Saks with all in favor the grant of a drainage easement from Mattamy was accepted.

B. Consideration of Amendment to the Conservation Easement

This item removed from agenda.

C. Consideration of Granting a Riparian Rights Easement to Toll Brothers

This item removed from agenda.

D. Consideration of Addendum to Yellowstone Agreement for Landscape Maintenance of Ravines and Bluffs (Cost Share Item)

Mr. Davidson stated this is for a new area coming in, in Rivers Edge III the Ravines & Bluffs for the landscape and irrigation maintenance for that specific area. The total compensation is \$144,960 the cost share calculation breakdown of Rivers Edge is \$47,590.37, Rivers Edge II \$44,76365 and Rivers Edge III \$52,605.98.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the addendum to the Yellowstone agreement for landscape maintenance of ravines and bluffs was approved.

E. Consideration of Addendum to Solitude Agreement for Pond Maintenance of the Ravines and Bluffs (Cost Share Item)

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the addendum to the agreement with Solitude for pond maintenance of Ravines and Bluffs was approved.

F. Consideration of Cost Share Requests for Annual Mulching

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1. **Rivers Edge I - \$55,160.39**
2. **Rivers Edge II - \$51,884.03**
3. **Rivers Edge III - \$60,973.82**

On MOTION by Mr. Cameron seconded by Mr. Saks with all in favor the cost share for the annual mulching was approved.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Maynard asked do we have any alligator issues we need to address?

Mr. Davidson stated Chris, Kevin and I spend a lot of time chasing alligators. We remove the ones we have been able to catch. We do have a permit and work with a trapper. Our permit needs to be renewed and I will go through that process.

Mr. Saks asked do we need to discuss the Riverfront Park incident?

Mr. Losco stated I have contacted both of the parents of the minors and discussed the issue of damage to our property: putting vehicles on the dock, sunbathing on the roof. They are very aware of it, were very cooperative and we decided in talking to Mac to give them a verbal warning. We denoted it, we got the police report, and it is on file and if we have further incidents we will proceed accordingly per our policy.

EIGHTH ORDER OF BUSINESS

Audience Comments

A resident stated I'm concerned because cars drive the wrong way on the one-way street by the park. There is a lot of speeding.

Mr. McGaffney stated we have patrols going around and we get reports from them and they do give out tickets.

Ms. Fatuch asked because we have so much speeding, is it a county code issue not to have speed bumps, speed humps, some traffic calming devices?

Ms. Kilinski stated yes, you have to apply to the county in order to get that and it is very difficult for them to approve. It is a first responder issue, damage issue and people complain about it. There is a whole process to go through and usually they won't approve them. A lot of CDDs

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in St. Johns County had a similar request and we have gone through that process a couple times and usually the county would not approve it.

Ms. Aquilina stated I went to a couple meetings last month and complained about North Lake and I spoke to the engineer, and I wanted to thank him for getting the area paved and repairing the sinkhole.

A resident stated when they spray the landscaping, they put out flags that get blown over. Can we get a posting on the mailboxes or in one location that we sprayed and keep your pets and kids off the grass?

Mr. McGaffney stated we will look into it.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – April 17, 2024 at 11:00 a.m. at the RiverTown Amenity Center

Mr. McGaffney stated the next meeting will be held April 17, 2024 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 12:34 p.m.

DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary

DocuSigned by:
CK
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Chairman/Vice Chairman