

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, April 17, 2024 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
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Scott Maynard	Supervisor

Also present were:

Jim Oliver	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Ryan Stillwell	District Engineer
Jason Davidson	General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manger
Corbin deNagy	GMS
Davie Rossi	GMS
Darrin Mossing	GMS
Mike Scuncio	Yellowstone

The following is a summary of the discussions and actions taken at the April 17, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m., called the roll and stated Howard McGaffney who has been the manager has accepted a position as CFO of a local contracting company in St. Augustine. It is a dream job, and we wish him well. We brought the GMS team here and we also have Corbin deNagy who comes to us from FSU where he was in the finance and

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budget department, so he brings a lot of experience with that. Also, he was a board member of the Capital Region CDD, which was a project constructed originally by St. Joe. He has been working on this district since we did have complications of the cost share with three districts. Darrin Mossing is the president and founder of GMS, he also works very closely with Oksana on the cost share issues. You are getting a whole team to make sure we continue what has been started and continue to improve on that process.

SECOND ORDER OF BUSINESS**Audience Comments**

A resident asked what was decided on lights for the basketball court?

Mr. Stillwell stated it is an alternate in the pickleball court plans to have a price for lights.

A resident stated I have lived here since 2010 when it was a St. Joe community and back up to one of these alley parking areas that have been controversial. I found in 2020 this board created parking and parking enforcement documentation that excluded the alleyways from parking. The alleyways were built for parking when David Weekley created these homes, he created very short driveways so you can't park in your driveway. For the last 14 years I have been parking in this parking alley and at some point, because more homes were built around this island it became kind of messy so it was David Provost who paved it for the community and it was parking all along. I see it was excluded from the parking plan that was created in 2020 but I ask that you look at that and amend it to include alleyway paved parking areas. Garbage trucks and ambulances can get in the alleys, but not fire trucks because they can't get in the alleys not because there is no alley space. We had a petition from all the neighbors who back up to that alley parking lot requesting that you allow parking on that because we can't park on the street, and we can't park behind our house. I ask that you consider allowing parking on those islands and remove the no parking signs.

A resident stated where the signs were effective, we can't back out of our skinny driveways because the other people park there, and you can't back out without hitting them. These were five houses built without driveways and it affects our property values to not be able to resell our house. When we moved in, we were told it was overflow parking in 2021.

A resident stated four of the homes have four and five bedroom and in front there are 10 parking spots. We were told that was our parking when we purchased our home.

A resident stated we have a pond that has construction debris in it.

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Mr. Oliver stated we can remind the homebuilder that there is a problem that needs to be taken care of.

A resident asked is the board going to enforce the parking rules and the cars with no tags parked on association property for six months and street parking blocking the flow of traffic. Do you plan to address that?

Mr. McIntyre stated we address every issue that comes up. We have no notice of any cars on CDD property for six months with no tags.

A resident stated two vehicles have been parked close to the construction trailer and have been parked there before the first of the year and neither one has a license plate.

Mr. McIntyre stated it was a number of incidents that caused the no parking rules and it was discussed at numerous meetings.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the March 20, 2024 Meeting**
- B. Financial Statements as of March 28, 2024**
- C. Check Register**

Staff was directed to investigate the areas covered by the Orange Branch Trail reuse meter, separation of water bills, tennis court lighting, and refuse collection billing.

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**

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

- B. District Engineer**

Mr. Stillwell stated the board is aware we have been working on getting bids for pickleball courts for another CDD. We made direct contact with ten potential contractors, and we only had one bid after three months of trying. In conversations with them they are all aware of RiverTown and they all said please include us. My request to the board is to give these bidders 45-days because

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every time we have contacted them, they say, we don't have enough time, we are going to bid but keep us on your list. We got the plans for the lighting last week and that was the final piece we were waiting for. It is a private bid, not a public bid, we are going to send it to these ten contractors, but I would like to give them 45-days.

Ms. Gentry stated it is an informal bid so you can give them as short or as long as you want.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor staff was authorized to do an informal bid for the pickleball courts with a 45-day bid response time.

C. District Counsel

Ms. Gentry stated I believe at the last meeting Jennifer gave you a short preview of the legislative items that passed in sessions that impact CDDs. We are still waiting on the governor to sign those. We will continue to monitor that and work with GMS to get a template in place for reporting and we will keep you updated on that.

We did send a letter to a resident who had encroached into the conservation area involving their pool, a chicken coop and a shade structure and that sort of thing. We received a letter from the water management district about that. We sent a letter to them to remove those encroachments; if they don't you may have to explore options for enforcement, so we don't get fined by the water management district. We are also looking into if the water management district has educational materials we can put out for those types of encroachments.

D. District Manager

Mr. Oliver stated I want to remind the board and community that 2024 is a general election year and three seats on the board will be filled by the general election process. This process is managed by the St. Johns County Supervisor of Elections. The qualifying period is from noon June 10 to noon June 14th. If someone wants to run, it makes sense to prequalify before that to get the paperwork out of the way; residents can go to the supervisor of elections website, votesjc.gov.

E. General Manager – Monthly Amenity and Field Operations Report

Mr. Davidson stated Supervisor Saks reached out to me prior to the meeting with apologies that he wasn't going to make it today and he thanks you in advance for your understanding. As to

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the lighting of the tennis courts, we did find there was an issue with the controller and we were able to get that corrected. We are looking into a motion sensor to turn off the lights when there is no activity.

FIFTH ORDER OF BUSINESS

Business Items

A. Items for Board Consideration

A. Consideration of Authorization District Staff to Notice Amenity RFP

Ms. Gentry stated I'm still working with GMS to refine that amenity RFP, we are moving the schedule out a little bit and it will be on your May agenda and schedule a special joint meeting to go over the proposals with the other two districts. We are going to structure it if they are going to be awarded all three districts or if they were to be awarded an individual district. We have talked about structuring it so that we give everyone a flat scope to bid on so we have apples-to-apples pricing but also give them an option if they would like to propose an alternative structure.

Mr. Oliver stated we have to approve a proposed budget by June 15th and once you approve the budget you have the next couple of months to refine that and the budget hearing is in August.

B. Consideration of Cost Share Requests for Annual Mulching

1. Rivers Edge II

2. Rivers Edge III

Mr. Oliver stated this is a carryover item from our last meeting. There were three proposals in your agenda packet, one for each of the three districts. We have lumped them together when we went through that process.

Mr. Davidson stated for Rivers Edge II CDD mulching, Rivers Edge I contribution will be in the amount of \$22,869.19 for Rivers Edge III CDD mulching, Rivers Edge I CDD contribution in the amount of \$32,531.81, the total contribution for the project in its entirety is \$110,561.39, which is in line with what you budgeted for as well.

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

C. Consideration of Cost Share Request for Backup Motor for RiverClub Pool

Mr. Davidson stated in your packet is a request for funds for the RiverClub pool backup motor. Should the current motor go down it takes time to locate that specific motor due to the size.

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In the absence of a backup motor, we potentially have to close the pool for an unknown period of time. This is a cost share item, and the breakdown is included in your packet and are as follows. St. Augustine Electric Motor Works, \$7,671.19, Epic Pools \$7,300, both with apples-to-apples warranties and this is a basic plug and shove. We pull the old motor, we put the new one in, our electrician does the electrical work. CDD II and III were in favor of the Epic Pools proposal. We are looking to CDD I to see if this is something you want to consider as well.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the proposal from Epic Pools in the total amount of \$7,300 for the backup motor and the cost share with CDD II and CDD III was approved.

D. Discussion of Amenity and Community Security Services Options*

Mr. Oliver stated some of the matters discussed in the proposals are considered confidential and this will be a closed session with the board and staff and could take up to 30-minutes, but we can go ahead and take any residents comments, so they don't have to wait outside for 30-minutes.

This item was tabled to later in the meeting.

The next item was taken out of order.

Audience Comments

A resident asked can that motor be rebuilt?

Mr. Davidson stated I will speak with you outside.

A resident stated trees such as in the cul-de-sac on Rambling Water Run are growing over. Are homeowners allowed to trim them or is there a number to call?

Mr. Scuncio stated if it is on CDD property reach out to us and we will look at it and trim it. We don't want residents cutting trees.

A resident stated the park on Sternwheel is really bad.

Mr. Davidson stated I will get with you offline. There are some concerning areas and a lot of it has to do with the tree canopy.

A resident asked in terms of process, how do you respond to our concerns in terms of parking?

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Mr. Oliver stated the board has made a decision. I didn't see that the board is going to reconsider that decision at this point. They do have your input.

Mr. Baron stated basically, your comments come in, GMS evaluates the comments, engages with the board as to whether it goes on an agenda for the next meeting, but they have a history of the input from the community that he can review to see if there is a proposed change or not. We have meeting minutes on the website you can review as to this item.

Ms. Gentry stated in 2020 when we adopted the parking policy, which included no parking in the alleyways, it said parking only in the designated areas. That included published notice in the newspaper, we had a public hearing and that is when the policy was first adopted. We didn't become aware that there were issues with people not complying with that in the alleys until residents came and brought it up. At that point based on the information we had the board decided to stick with our policy we adopted in 2020. If new information comes to light our staff will look into that and if the chair and staff finds it appropriate, we add it to the agenda for consideration.

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Business Items (Contiued)

D. Discussion of Discussion of Amenity and Community Security Services Options* (Continued)

The board went into a shade session to discuss security matters after which they adjourned the shade session, and went back into open session.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

This item taken earlier in the meeting.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – May 15, 2024 at 5:00 p.m. at the RiverTown Amenity Center

Mr. Oliver stated the next meeting is scheduled for May 15, 2024 at 5:00 p.m.

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On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the meeting adjourned at 12:24 p.m.

DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary

DocuSigned by:
CA
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Chairman/Vice Chairman