

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, June 19, 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
Erick Saks	Vice 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
Jay King	Vesta/Amenity Services
Dan Fagen	Vesta/Amenity Services
Jim Schwartz	Field Operations Manager
Jason Davidson	General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations
Eric Olsen	Vesta/Amenity Services
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manger
Corbin deNagy	GMS
Mike Scuncio	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the June 19, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

June 19, 2024

Rivers Edge CDD

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

Mr. Oliver stated the qualification period ended for three seats, seats 1, 3, and 5. Incumbent Robert Cameron qualified, he has no challengers so he will take his oath of office after the general election. Resident Christopher White qualified for seat 1 and Monique Michelle qualified for seat 5. We will make contact with them and welcome them to the district and counsel and I will give them an overview and they will assume office after the November election.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated I appreciate the fact that Matt and Richard came out and spoke with us about the parking that is on the agenda today. I thank the board for reconsidering that.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the May 15, 2024 Meeting**
- B. Financial Statements as of April 30, 2024**
- C. Check Register**

On MOTION by Mr. Baron seconded by Mr. Saks 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 update for June 2024.

- B. District Engineer**

Mr. Stillwell stated we have minor things we are working on with the staff, resident requests and questions.

- C. District Counsel**

Ms. Gentry stated just a reminder that your form 1 is due July 1st. If you qualify to run for your seat, you should have filled out the form 1 in connection with that process and that satisfies this as well.

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The amenity RFP did go out to three companies, one has informed us that they are not going to submit a proposal. Proposals were due at noon today so we may know during this meeting whether we have one or two to consider. I will keep you updated on that. It is an informal process, and we have a lot of flexibility on how you evaluate them if we get more than one. If we do get one proposal, I will leave that up to the board if you still want to have the joint meeting. District 3 has other business to discuss so they will be there anyway, but this board can decide whether you think you need a joint meeting or not.

An update on the general election; qualifications has closed and all three seats are uncontested, two of them with new folks in them. Since they are all uncontested each is considered a supervisor elect and the sunshine law applies to them from this point forward. I will send out materials to welcome them, let them know about that restriction and the other legal restrictions that apply. If they reach out to you and want to talk about details of district business, you can simply respond and say you can't discuss that due to the sunshine law or refer the call to me or to Jim.

D. District Manager

There being none, the next item followed.

E. General Manager – Monthly Amenity and Field Operations Report

A copy of the general manager's monthly report was included in the agenda package.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Pickleball Court Construction

Ms. Gentry stated this is an informal process and the board has flexibility. Evaluation criteria was circulated with the bid.

Mr. Stillwell presented bids from the following contractors: Hoffman Commercial Construction, Brogdon Builders, Court Surfaces of Florida and Florida Certified Contractors and the board directed staff to include discussion at the joint meeting scheduled to be held June 26, 2024.

SIXTH ORDER OF BUSINESS

Reconsideration of Installation of No Parking Signs

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Mr. McIntyre stated I went out with Kevin and spent some time and looked at both parking areas and found the parking area in question currently is much more conducive to parking in a way that does not interrupt and break up the flow of traffic or cause too many issues compared to the one that was initially brought up where the neighbors had contention about it. I'm willing to reconsider that based on the current information. I would like the board to reconsider that particular one to allow those signs to be removed and repurposed elsewhere. The one that had the original problem should remain no parking based on the damage done to the curb and the way it is formed.

Mr. Cameron stated if we do that, we need to change the rules for that specific area.

Mr. Baron stated before we put cars on pavers, there is the issue of use of garages. A number of people don't use their garage. We are taking on the burden for the residents to park there because they want to park there. If that is the case and we know it is not built for parking, I want to ask Lauren to look into having the homeowners taking on that burden of expense for repairs to that section. Anyone parallel to that site and using that as their parking when it comes time for repairs the bill is to be sent to those homeowners. If that is the case then I'm on board, otherwise, no.

Ms. Gentry stated that is a new concept.

Mr. Saks asked what area are we talking about?

Mr. McIntyre stated behind Kendall Crossing.

Ms. Gentry stated I will go into the legal considerations and what we can and can't do. We set a policy initially saying we are going to treat all the islands the same under the premise that you should treat similarly situation areas in the same way. When Mac reached out to find out if there was flexibility on this area, I said if there is a legitimate justification for why it should be treated differently and legitimate justification include things like the design of that area, safety considerations, flow of traffic and those sorts of things. If you have a legitimate basis for treating one area differently, we can update the policies to reflect that. That would just be updating the map to switch that area from a no parking area to a parking permitted area. I can bring that resolution back to the next meeting if the board wants to move in that direction. As far as assessing those owners separately, going the route of an easement or variance agreement or something like that will be difficult because it would require us to issue parking passes to make sure only those people are parking in that area. Currently parking in the district is first come first served. If

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someone not associated with those homes wanted to park there for some reason you can't stop them. In all likelihood it will be them or their guests, but we don't have a way to police that unless we implemented parking passes. From an O&M perspective we do have the ability to create different assessment areas if we think an improvement benefits one specific area, but we have not done that before. That would involve creating a new O&M methodology for that area.

Mr. McIntyre stated the board under no circumstances are looking to take on any additional fees or studies or anything where we have to incur additional fees. Based off of the assessment between myself, Richard and Kevin and understanding the flow of traffic it is very easy for the flow. Do any of those reasons count for what you said as having validity to be able to make the decision?

Ms. Gentry stated yes, those are sufficient.

Mr. Stillwell stated from an engineering perspective what you are trying to say is that in the southern parking area there is not a sight distance issue, it is cars going in the same direction, whereas the northern triangle three different roads with cars parked, there is a sight distance issue.

Mr. Baron stated the other piece of it is weight on pavers, repair of pavers, I don't want the board to be stuck with that repair bill. It is for a certain group of individuals, not the entire community asking for this privilege.

Mr. McIntyre stated in looking at the southern issue, that is still looking very strong, however the northern one has moderate to extensive damage that is easy to see.

Mr. Maynard stated it would be a community expense and if we start isolating expense you are opening Pandora's Box.

Mr. McIntyre stated these people already maintain it and I don't think they would allow anyone to misuse it.

Ms. Gentry stated your policies already includes definitions of oversize vehicles and includes anything with a trailer attached, motorcoaches, travel trailers, camping trailers, etc. any vehicle heavier or larger in size than a one-ton dual rear wheel pickup truck. Oversize vehicles and vessels may park on district property when actively engaged in loading or unloading, they may park in designated amenity parking areas if they get a parking permit first and they may not park in designated on street parking. If we allow parking in this area, then add a notation to the map that this counts as on street parking and those oversize vehicles will not be allowed.

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Mr. McIntyre moved to amend the parking policy map to designate the island on Kendall Crossing as an area designated for on street parking, Mr. Saks seconded the motion and with three in favor and Mr. Baron and Mr. Cameron opposed the motion passed.

Ms. Gentry stated I will bring back a resolution with the updated policy to your next meeting, however, it is just a policy change and if the board would like to remove those no parking signs immediately, I think you can give that direction to staff.

Mr. McIntyre stated at staff’s convenience they can remove the no parking signs.

SEVENTH ORDER OF BUSINESS Discussion of Fiscal Year 2025 Budget

Mr. deNagy stated there has been no real change to the approved budget since the last meeting.

EIGHTH ORDER OF BUSINESS Other Business

A resident and boy scout proposed an eagle scout project to build picnic tables and put them in the Riverfront Park.

Mr. Cameron stated Riverfront Park is supposed to go to the county.

Ms. Gentry stated if it is intended to go to the county we can have a broader discussion about this proposal. We have approved some volunteer projects from eagle scouts in the past. We have a waiver, and they work with staff to get it in place. There may be suggestions for areas other than Riverfront Park to place the picnic tables and benches. If the board is agreeable to working with this, we can have a motion to allow it and figure out the details later.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the eagle scout project was approved and staff with work with the scouts to find a suitable location.

NINTH ORDER OF BUSINESS Supervisors’ Requests

Additional comments: Condition of ponds, tennis court lighting, Riverfront Park turnover to St. Johns County, security options.

TENTH ORDER OF BUSINESS Audience Comments

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Additional comments: Not in favor of basketball court lighting, behavior of basketball players, pickleball courts.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – Joint Meeting on June 26, 2024 and Regular Board Meeting July 17, 2024 at 11:00 a.m. at the RiverTown Amenity Center

Mr. Oliver stated we have two scheduled meetings; one is the joint meeting on the 26th and our regular CDD meeting on July 17th.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the meeting adjourned at 12:34 p.m.

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Jim Oliver
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Secretary/Assistant Secretary

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Chairman/Vice Chairman