

Minutes of Meeting
Rivers Edge, Rivers Edge II, and Rivers Edge III
Community Development Districts

A joint meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Monday, July 8, 2024 at 8:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge

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| Mac McIntyre | Chairman by telephone |
| Erick Saks | Vice Chairman |
| Frederick Baron | Supervisor |
| Robert Cameron | Supervisor |
| Scott Maynard | Supervisor by telephone |

Rivers Edge II

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|-----------------|---------------|
| D. J. Smith | Chairman |
| Jason Thomas | Vice Chairman |
| Jarrett O’Leary | Supervisor |

Rivers Edge III

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|-----------------|---------------|
| D. J. Smith | Chairman |
| Jason Thomas | Vice Chairman |
| Jarrett O’Leary | Supervisor |

Also present were:

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| Jim Oliver | District Manager |
| Mary Grace Henley | District Counsel |
| Lauren Gentry | District Counsel by telephone |
| Lisa McCormick | Vesta/Amenity Services |
| Ken Council | Vesta/Amenity Services |
| Richard Losco | Vesta/Amenity Services |
| Kevin McKendry | Vesta/Amenity Services |
| Jay King | Vesta/Amenity Services |
| Ryan Stillwell | District Engineer |
| Corbin deNagy | GMS by telephone |
| Several Residents | |

July 8, 2024

Rivers Edge CDD

The following is a summary of the discussions and actions taken at the July 8, 2024 joint meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 8:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident asked where is the funding for the pickleball courts coming from?

Mr. Oliver stated we will talk about that process when we get to that agenda item.

A resident asked has anyone looked at pickleball courts constructed by any of the bidders?

Mr. Oliver stated yes.

A resident asked why was this meeting published as being at 11 a.m. in the newsletters?

Mr. Oliver stated I can't account for the newsletter we published it on the website and we also published it in the St. Augustine Record.

A resident stated the crosswalk by Kendall Crossing is dangerous and I would like a lighted crosswalk.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Amenity, Café, Lifestyle and Field Management Services

Mr. Oliver stated we went through a lengthy RFP process and although several companies looked at this opportunity, we received only one proposal from Vesta. You have had several weeks to review that proposal. They would provide services at all three districts.

Mr. King stated during the discussion at the last meeting, four of the five supervisors were leaning towards Option 4, which is the least expensive option, the alternate staffing model and it was cost plus pricing.

After discussion the boards decided to not go with variable cost, but go with fixed cost to prevent unforeseen costs.

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor a fixed cost contract with Vesta for Rivers Edge CDD was approved.

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On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor a fixed cost contract with Vesta for Rivers Edge III CDD was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor a fixed cost contract with Vesta for Rivers Edge II CDD was approved.

The next item was taken out of order of the agenda.

FIFTH ORDER OF BUSINESS

Discussion of Pickleball Court Construction Costs

Mr. Oliver stated if you will recall at our last regular meeting there were four proposals received, three with a pretty tight pricing group and one that seemed to be an outlier in terms of pricing.

The board members discussed the proposers’ base pricing and pricing for Alternative 1, pickleball court lighting, and Alternative 2, basketball court lighting. The board members also discussed updating the cost-share arrangement for this project so each district would be contributing to an equal 1/3 of the total cost.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor a cost share of one-third for the pickleball courts for the Rivers Edge CDD was approved.

On MOTION by Mr. Mr. Smith seconded by Mr. Thomas with all in favor a cost share of one-third for the pickleball courts for the Rivers Edge II CDD was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor a cost share of one-third for the pickleball courts for Rivers Edge III CDD was approved.

Mr. Stillwell stated alternate no. 2 is for basketball lighting and the discussion at the last meeting was whether the contractor would honor the pricing for alternate 2 that wasn’t part of the base bid. They all declined from a mobilization cost perspective.

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The board members discussed lighting for basketball court, additional landscaping, cost for alternate no. 2 is variable, experience of contractors with pickleball courts, electric component.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the contract for the pickleball courts and both alternates for Rivers Edge CDD was awarded to Brogdon Builders in amount of \$342,048.

Mr. Baron asked can we engage with the contractor on lighting?

Mr. Cameron was designated as the representative from Rivers Edge CDD to engage with the contractor.

Mr. Oliver stated the cost will be split between the three districts and Rivers Edge CDD's portion will come from the capital reserve that has been set aside for the project.

FOURTH ORDER OF BUSINESS

Discussion of Results of Request for Qualifications for Geotechnical Engineering Services for Rivers Edge III

Mr. Stillwell stated this is for construction of the roundabout for geotechnical engineering and construction engineering inspection something our firm cannot do. You have a proposal from NicNevol Engineering. This is an estimated budget number of \$176,000, the second page has their hourly rates and estimated hours. They will bill for their onsite inspections. We will monitor their time out here to make sure they are not overcharging.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from NicNevol Engineering was approved.

FIFTH ORDER OF BUSINESS

Discussion of Pickleball Court Construction Costs

This item taken earlier in the meeting.

SIXTH ORDER OF BUSINESS

Other Business

Additional resident comments: crosswalk at Rivertown Main Street is in a roundabout and is dangerous for cyclists and pedestrians, basketball lighting, River Lodge, River House security, enhanced camera system and St. Johns County patrols in evening, kids in parking lot an hour and

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half after closing, unhappy with security personnel, trim shrubs by entrances to subdivisions that block sight lines, four-way stop at Kendall Crossing and Sternwheel, more proactive approach to events by residents, access control for pickleball courts, estimated ground breaking for pickleball courts.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the meeting adjourned at 8:45 a.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman