

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, July 17, 2024 at 11:04 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:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Jason Davidson	General Manager
Richard Losco	General Manager
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manger
Mike Scuncio	Yellowstone
Several Residents	

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 11:04 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

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Mr. Hagen stated I want to commend Yellowstone, this place looks the best I have ever seen. I appreciate the work. I know we have a new vendor for the ponds and the ponds are starting to show more algae than I'm used to seeing.

A resident stated we have private security and St. Johns County Sheriffs in here. Does that cover us 24/7? What coverage are we getting? We do not have signage saying this neighborhood is patrolled.

Mr. Saks stated we do have security for 24 hours.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the June 19, 2024 Meeting and June 26, 2024 Joint Meeting**
- B. Financial Statements as of May 31, 2024**
- C. Check Register**

On MOTION by Mr. Saks 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 package.

B. District Engineer

Mr. Mason stated we have been working with counsel on the pickleball contract.

C. Counsel

Ms. Gentry stated we are working on the pickleball contract and on the Vesta contract. Also to offer a preview of something you will see on your August or September agenda, you may recall when I summarized the legislative updates about the end of session, there was a new requirement for adopting performance goals for CDDs. The statute is very broad, the goals and objectives have to be measurable and beginning next year you have to report on if you met those goals or not. Our office is working with GMS to put together some basic goals that would probably apply to all districts. When you see them if there is anything you don't like we can take some out,

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we can modify them. Some districts want their goals to be achievable, some want their goals to be aspirational, we veered on the side of doable. They are open for editing and I will get them out to you to give you a chance to review them before you adopt them.

D. District Manager

There being none, the next item followed.

E. General Manager – Monthly Amenity and Field Operations Report

Mr. Losco stated the amenity, field operations and pond reports have been submitted to the board of supervisors.

Mr. McIntyre joined the meeting at this time.

FIFTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2023 Audit Report

Ms. Gentry stated as the board is aware it is required each year that you have an independent audit of your financials.

Mr. deNagy stated it is a clean audit, there were no prior year or current year findings or recommendations.

On MOTION by Mr. Maynard seconded by Mr. Saks with all in favor the fiscal year 2023 audit was accepted.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2025 Budget

Mr. deNagy stated there are no major changes from what you have seen in the previous budgets. The only change is the new contract with Vesta we have factored those items into this budget and the cost share. It was too late to change the assessments; we reduced the reserves by \$11,000. I have given you a list of the capital projects provided by Vesta that they plan for next fiscal year.

SEVENTH ORDER OF BUSINESS

Discussion of RiverFront Park Turnover to St. Johns County

Ms. Gentry stated the RiverFront Park was originally intended to be built as part of the development order and turned over to the county at some point. In the past the county has dragged

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their feet on accepting it and there are some benefits to the district being in control of it. You can control the standard of maintenance it receives and also have it subject to your amenity policies, where in theory you can have it for residents and guests and any paid annual users. In practice it is very difficult to control access. We have reached out to the original counsel to get those documents and make sure that any conditions required for turnover are done. We haven't done substantial work on it because we wanted to get authorization of the board on if that is something you would like us to pursue at this time or leave it as is for now.

It was the consensus of the board to have district counsel to do more research on the turnover of RiverFront Park to the county and bring back to the board a proposed plan of action.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2024-05
Designating Corbin deNagy as an Officer**

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor Resolution 2024-05 was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2024-06
Ratifying Amendment to the District's
Parking Policy**

Ms. Gentry stated all this does is amend the map that was attached to the original policy to include that median area the board authorized parking on at the last meeting.

On MOTION by Mr. Saks seconded by Mr. McIntyre with four in favor and Mr. Maynard opposed Resolution 2024-05 was approved.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Maynard stated one of the items we are looking at in the future is adding additional lounge chairs, replacing existing lounge chairs in the pool area. As we continue to grow there is more demand for those chairs and I would like to look at potentially reaching out to our fellow CDD and see if they are amenable to paving that second tier below the pool so we can have an additional 20 chairs. That is a small patch of grass to continue to maintain and it would be an

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opportunity to accommodate more people. As we replace chairs, we could keep the best chairs to go there to minimize the cost.

Mr. Losco stated the area makes sense and you could put 20 – 30 chairs there.

Mr. Davidson stated if you are adding chairs but we will have to remove some of the other seating because we have to stay within our C.O. It is easy to shift things.

Mr. McIntyre stated this falls in line with the basketball court lighting. It has been requested to add additional lighting in the parking lot. We might see if we can modify what we have to start. I want to get this in the mix while we are dealing with lighting the pickleball and basketball courts.

TWELFTH ORDER OF BUSINESS

Audience Comments

A resident stated when we moved in eight years ago, the park was maintained differently than it is now. At one time you could reserve the park for a wedding or event. It didn't cost anything but you had to call for a reservation. Now, it is like a free for all. You can have 50 parties going on at one time.

Mr. McIntyre stated remember at that time the community was much smaller. For all intents and purposes we are footing the bill for public asset and as long as we have that burden it will look like it looks but if we turn it over to the county it is no longer going to be our responsibility. The county will deal with it how they deal with it.

A resident stated we are paying about \$70,000 to have St. Johns County in here.

Mr. Saks stated that is backwards, that is Gibbons. It is much lower than that.

A resident stated we are spending a lot of money on security but there is no notification to the residents and we aren't keeping people out of here. To avoid problems we should at least have signs.

Mr. White stated St. Johns County has a very quick response. Will the details of that discussion be available with a formal request for public records?

Ms. Gentry stated any of the details that reveal the plan are confidential and exempt and are not subject to public records. Generally, portions that are not related to the details would be subject to public records.

Mr. White stated around amenity access, I talked with a couple other communities in the area that utilize QR code access instead of key cards and that is all managed through an app called

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amenity link. There is also facial recognition through a phot on file that pulls up and everything is right there on an iPad, which I believe currently exist. Maybe that is something we can talk about at a future meeting.

Mr. Saks asked since Chris White is an incumbent for one of the seats, will he be able to join?

Ms. Gentry stated unfortunately no. Once you become a supervisor then the second Tuesday after the election all that will be available to you.

Mr. McIntyre stated once we have the closed session, we can probably give a recap on the bigger details and not give away any of the details.

Mr. White stated that would be helpful and the neighborhood should know that as soon as possible.

Mr. Saks stated regardless of the details everyone has access to the budget, no money is being spent that people are not aware of.

A resident asked do you have a timeframe when construction of the pickleball courts will start?

Mr. Baron stated the last we heard from the engineer is that it will start in the next 60 days and it will be done sometime around the December/January timeframe.

A resident stated I like the idea of a QR code. As to the camera system, I'm all about privacy and it is great you have cameras but if you get an attorney like me you are on the hook for negligent security.

A resident stated I ask that you somehow communicate with the residents to get a wider view because most residents don't get involved. They don't read their emails. So, they don't know what's going on. If we give the park to the county it has to be with restrictions. Those are the things that people expect because when we bought in here nobody told us you were going to give it away, it was part of the amenities. If you give it to the county I think it should be better communicated.

Mr. Cameron stated the county can take it at the end of the term. My concern is the cost. Every time the bathrooms get damaged by ripping a sink off, we pay for it. Sooner or later it is not going to be ours no matter how much we care about the park because the county has a time limit when they can take the park. The park was not ours in the first place. It was part of the original DRI. There is a place for a firehouse and a library in the neighborhood. The county has

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until 2028 to decide on the fire house and the end of next year to decide on the library. There is one more school to be built. Just a ballpark figure we spent at least \$20,00 last year repairing things at that park.

A resident stated I am asking that you get wider input from the neighbors for something of that nature.

A resident stated someone brought up a brilliant idea on Facebook about golf cart stop signs. People in the neighborhood want to be safe, they want to be organized and they want it to look nice.

Mr. Saks stated the signs is something we coordinate with the county and the engineer.

Ms. Gentry stated if you identify places that you think are safety hazards, if it is a county area we can engage with the county to try to get that improved, if it is our area we can look at that and talk about that. If you don't mind send those locations to the district manager or Jason and Richard. It is impossible to keep up with every Facebook comment that is made. You don't have to wait for a meeting to give that information to staff.

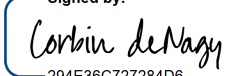
THIRTEENTH ORDER OF BUSINESS Discussion of Amenity and Community Security Service Options

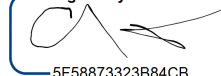
The board went into a shade session to continue their discussions on security service options to protect the district assets after which the board went back into open session.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 21, 2024 at 5:00 p.m. at the RiverTown Amenity Center

Mr. LeBrun stated the next meeting is scheduled for August 21, 2024 at 5:00 p.m. in the same location.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the meeting adjourned at 1:05 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman