

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, August 21, 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
Robert Cameron	Supervisor
Scott Maynard	Supervisor

Also present were:

Jim Oliver	District Manager
Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Jeff Mason	District Engineer
Lisa McCormick	Vesta/Amenity Services
Jason Davidson	General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations
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 August 21, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 5:05 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

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THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the July 8, 2024 Joint Special Meeting and July 17, 2024 Regular Board Meeting**
- B. Financial Statements as of March 28, 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 reviewed the August landscape maintenance report, copy of which was included in the agenda package.

B. District Engineer

Mr. Mason stated they have started on the removal of the trees on the northside of the tennis courts to get that process moving for the installation of the pickleball courts.

C. District Counsel

Ms. Gentry stated I want to make you aware of something that may come up at your next meeting if it is not resolved before then. A few months ago we discussed a resident who had put a chicken coop and play structure on district property. They were pushing back, they were saying it was inside their property. Vesta got a survey and confirmed it is over our property line, we provided that to the homeowner, gave them an additional 60-days from that time to remove everything. She requested 120 days, which we denied. Keep in mind our first letter was sent in April so it has been awhile. If that is not resolved by September 20th, we would bring it to the board to see if you want us to file an injunction to have those things removed. She has said the chickens are no longer there, but the coop and paper pad remain. Hopefully it will be resolved and if not, we will bring back options to you.

We did send out the new supervisor notebooks to the incoming supervisors. Uncontested supervisors are considered supervisors elect and are subject to the sunshine law.

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Mr. Oliver stated one qualified for each seat, one is a supervisor elect and will be seated November 20th or later, the other candidate withdrew subsequent to the qualification period so at some point the board will fill that seat.

Ms. Gentry stated we will prepare a resolution declaring that seat vacant as of November 19th and bring that to your next meeting and we will talk about how you want to get resolution.

I am still digging into the RiverFront Park issue, and I expect to have more information at the next meeting.

D. District Manager

1. Consideration of Resolution 2024-07 Adopting a Regular Meeting Schedule for Fiscal Year 2025

On MOTION by Mr. Saks seconded by Mr. Baron with all in favor Resolution 2024-07 was approved.

2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025

Mr. Oliver stated during this past legislative session the house and senate passed a bill requiring special districts to set goals and objectives at the beginning of each fiscal year and at the end of that year perform a comparison of those objectives with the results and provide those to the contact within the Bureau of Legislative Affairs. There was no template provided, no specific guidance so we came up with a template for year one and this is very compliance heavy. It is about transparency, meeting notices, completing audits, website and these are all very achievable and we can start with this and improve upon it.

On MOTION by Mr. Maynard seconded by Mr. Saks with all in favor the goals and objectives were approved.

Mr. McIntyre joined the meeting at this time.

E. General Manager – Monthly Amenity and Field Operations Report

A copy of the monthly amenity and field operations report was included in the agenda package.

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FIFTH ORDER OF BUSINESS

Public Hearings

Mr. Oliver stated we will have an overview of the budget, have board discussion, then open the public hearing for resident comments then we will consider the resolutions.

Mr. deNagy stated this is the same budget you saw at the last meeting, no changes since that meeting. There are assessment increases that range from \$45.89 for a 30-39-foot lot to \$98.43 for an 80+ foot lot. Those increases were driven by increases in landscape maintenance, amenity center and an increase in the general reserve contributions from \$425,000 in fiscal year 2024 to \$511,000 in fiscal year 2025.

Mr. Oliver stated those are annual increases.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the public hearing was opened.

Ms. Johaven asked where do we have the reserve go if it doesn't get used?

Mr. Baron stated the best way to address that is to refer you to the capital reserve plan. Like anything whether it be your house of this facility we plan for repairs that constantly come in that need our attention from a muti-year perspective plus a roof is only going to last for about 30 years and you have to replace it. We have a capital plan in place that is managed through Vesta with the report that comes in. This year alone we had over \$230,000 used for things such as the coping around the pools, repairs of chairs, and the big ticket items I defer to Veta to say here is what we are looking at for 2024 and 2025, 2026, etc. Based on the dollars we have in the capital reserve allows us some time to look ahead and may execute it early or it may not be that bad and we move that out a year.

Ms. Johaven asked how is that addressed with more residents moving in?

Mr. Saks stated there is no more money with more resident, that money is being paid regardless. The builder pays it until a resident moves in.

On MOTION by Mr. Saks seconded by Mr. Maynard with all in favor the public hearing was closed.

A. Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget; Consideration of Resolution 2024-08 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025

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Ms. Gentry stated the first resolution is the appropriation resolution. Based on the budget we just discussed this resolution will officially appropriate that money to each fund within the budget. It also sets out the mechanism to amend the budget if we need to do that be the end f the fiscal year.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor Resolution 2024-08 was approved.

B. Public Hearing for the Purpose of Imposing Special Assessments; Consideration of Resolution 2024-09 Imposing Special assessments and Certifying an Assessment Roll for Fiscal Year 2025

Mr. Oliver stated as Corbin discussed earlier he talked about the assessment increase and on the last page of the budget are assessment tables and in the middle column called annual maintenance assessments you can see those increases and that is what we are certifying today.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the public hearing was opened.

A resident asked can you elaborate on the special assessment?

Ms. Gentry stated under Florida law the money that the district collects on the tax roll is called special assessments, but it is not unusual or unplanned or extra in any way it is just the normal assessments that we collect.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the public hearing was closed.

Ms. Gentry stated the second resolution relating to the budget is 2024-09 the assessment resolution. This actually imposes the assessments that will cover the budget for this year, it also certifies the assessment roll as to the O&M assessment and debt assessments to be collected on the tax bill. It also makes the findings that are necessary to support your assessments that the facilities and operations being funded reflect benefit to the properties that are paying the assessments and that the allocation of the assessments is fair and reasonable.

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On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor Resolution 2024-09 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Acceptance of Landscaping at River Lodge (Cost Share Request)

Mr. Losco stated the total proposed compensation is \$72,984, Rivers Edge I would be \$23,960.65, RE II \$22,537.46 and RE III is \$26,485.89.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor landscaping at River Lodge cost share request was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Cost Share Request for Pond No. 90

Mr. Losco stated the acceptance of pond no. 90 from RE III, the total proposed compensation is \$912, RE I \$299.41, RE II \$281.63 and RE III \$330.96.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the request for cost share for pond no. 90 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-10 Setting a Public Hearing Date to Adopt Rules, Rates, Fees and Charges

Mr. Oliver stated the proposed public hearing date is October 16, 2024 at 11:00 a.m.

Ms. Gentry stated this is coming from discussions between myself and Vesta and I'm taking the lead on suggesting some changes. Some of these in your office, some in my office. We are not asking the board to decide on any of these tonight, we are setting a hearing on it, publish the necessary advertisements and come back in October to adopt. There are non-substantive changes, we recommend that we change the term "family" to "household". Vesta suggested changes to the way access cards function, instead of issuing two access cards to someone who registers, allowing issuance of up to three and beyond that three, removing the ability to purchase two more.

Ms. Fatuch stated this is an effort to cut down on unauthorized use of access cards and is temporary; we are working on a phone app that will be phone specific.

Ms. Gentry stated we also noticed a discrepancy between RE II and III policies and this policy. We also added language to clarify prohibition on commercial activities, amended the

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service animal policies, use of the lawn and rentals, restrictions on rentals for lawn area, rental fees, deposits and pickleball policies.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor Resolution 2024-10 was approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. McIntyre stated I want to say to everyone, thank you for your patience for me being late.

EIGHTH ORDER OF BUSINESS

Audience Comments

A resident stated I have a suggestion for shade structures for the playgrounds, possible crowd funding.

Ms. Gentry stated the district can accept donations and there are ways we can make that work if you want to come up with ways to get extra money.

A resident stated earlier you talked about service animals and asking questions about disabilities is a very slippery slope and that is a concern for me if you allow staff to ask questions.

Ms. Gentry stated it can be tricky and there is a lot of liability if the wrong things are asked and that is part of why we adopted this to give our onsite crew the guidance they need to know what they can and cannot ask. We are limiting it to what is permitted by statute and the proposed rule says the district will not ask about the nature or extent of an individual's disability to determine whether an animal is a service animal or a pet. However, they may ask the things that are outlined for Florida.

A resident asked is the increase going to last for a long time? I feel that \$100 for the outside cabana is a huge jump.

Mr. McIntyre stated those numbers were brought about based on board discussion and us reviewing fees. The increases help with the increasing maintenance. We tried to make it far below what you would pay elsewhere.

Ms. Gentry stated we will have a public hearing on the fee changes in October.

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A resident asked does the rental money go into rentals? Or total revenue for the budget?

Mr. Oliver stated it goes into the general fund.

A resident asked if the timer for the lights on the tennis courts be adjusted.

A resident stated people are smoking and vaping in the pool area. We used to have a no smoking sign and it has been removed.

Mr. Losco stated there is no smoking on the deck. There are two signs in that area that state it as well.

Mr. McIntyre stated make sure it is being enforced.

NINTH ORDER OF BUSINESS

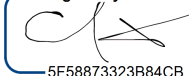
Next Scheduled Meetings – Joint Meeting immediately following adjournment of the Rivers Edge III CDD Meeting on September 18, 2024 and a regular Board of Supervisors Meeting the same day at 11:00 a.m. at the RiverTown Amenity Center

Mr. Oliver stated our next meeting is September 18, 2024 and that will be a joint meeting with the other boards then our meeting will be right after that joint meeting.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the meeting adjourned at 6:21 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman