

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, September 18, 2024 at 11:03 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
Jim Oliver	GMS
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
Mike Scuncio	Yellowstone

The following is a summary of the discussions and actions taken at the September 18, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 11:03 a.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 August 21, 2024 Meeting**
- B. Financial Statements as of July 31, 2024**
- C. Check Register**

Mr. Baron asked Jim will you explain how our district will receive almost \$200,000 that RE II and RE III owe us?

Mr. Oliver stated earlier today the boards for RE II and RE III passed their normal funding request. As invoices come in we put those on a funding request and send them to the developer and when the funding is received we pay those invoices. Because of time lags that have impacted payments to our vendors as well as cost share revenues to this district we asked them to help us come up with a work around so that we can shorten that cash flow problem. What we have done today for both of those districts is those boards approved \$200,000 advance funding request so we have the cash flow to make that right. Yesterday I signed checks for the last three months of funding requests for cost share. It will show up on the end of the month of September financials. We think this will cure the problem going forward but we will continue to work it out. I appreciate the communication between our office and Richrd and Ken in terms of getting these invoices paid. Not just for the cost share revenue to this district but the invoices that need to be paid with those two districts, because it impacts the entire RiverTown reputation.

On MOTION by Mr. McIntyre 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 landscape update for September, copy of which was included in the agenda package.

- B. District Engineer**

Mr. Stillwell stated the pickleball courts are moving along. We have advised staff that with 20-days of rain we have seen the opposite effect of what we typically hear this time of year. All

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the algae blooms from the drought can clog the outfall structures and it is causing damage throughout northeast Florida. If your pond is sitting high, let Vesta know.

C. District Counsel – Discussion of Draft Pickleball Policies

Ms. Gentry stated included in your agenda package are draft pickleball policies as requested at the last meeting. These are modeled on your tennis rules with some modifications. We are not asking you to adopt these today, we will bring them back with your full amenity package at your next meeting. If you have comments today or between meetings, let me know.

You have received periodic updates about the resident who has the playground structure and chicken coop on district property. The deadline for her to remove those is this Friday, September 20th. She has represented that she will remove them. The house is for sale and has a closing scheduled in October. In the event they are not removed by Friday, I would like to ask the board if we have authorization to go ahead and file for an injunction in court to have that removed. In drafting the complaint and filing it has an expense. My hope would be that would show up in their closing documents for it to be removed before that closing and then we don't have to incur the expense of going through a hearing. I don't want to do that without board authorization.

Mr. Baron moved to authorize district counsel to file an injunction as outlined and Mr. Cameron seconded the motion.

Mr. McIntyre asked is there any other avenue?

Ms. Gentry stated unfortunately we have been sending letters since April and did send a courtesy letter to remind her of the deadline. Jason and Richard and their team were involved months before that.

Mr. McIntyre asked what does the timeline look like and what does it look like should they get out of here and sell the home and the new people move in and now it becomes their problem? What does that look like?

Ms. Gentry stated as an initial matter, if we file an injunction that relates to this property, I don't believe the sale will happen while that injunction is pending. If it did the current owner would have the cause of action against the previous owner.

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Mr. Saks asked have we given them a warning that our intent is to file an injunction, which would affect the sale or something like that because that would probably be cheapest. Do a letter saying we are not going to be able to sell your house unless your resolve this.

Ms. Gentry stated the last letter did say that if they don't remove it by the deadline the only recourse is to file an injunction. I didn't go into the consequences of that on the home sale but we did want them to know that was the next step.

On voice vote with all in favor the motion passed.

D. District Manager

There being none the next item followed.

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.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-11
Declaring a Vacancy in Seat 5 as of November
19, 2024**

Ms. Gentry stated this relates to the supervisor who had qualified to fill that seat but then removed her application with the supervisor of elections. That would be effective November 19, 2024, a vacancy in seat no. 4, that would be filled by appointment of the board as you have done before. I believe in the past we sent an eblast with some information and requested resumes for the board to consider. We can do that at your November meeting or we can push it out. The statutes say you are supposed to endeavor to fill that seat within 90 days.

Mr. McIntyre stated let's do it as soon as November to give us a little bit of extra time if we need it.

Mr. Baron stated I will stay on until the right candidate is found. Mr. ___ asked what the Board is required to do to fill the vacant seat and asked if they could renominate Mr. Baron if he is willing to stay in the seat.

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Ms. Gentry stated you don't have to do anything. You can send out a notice requesting resumes, but you are not required to by statute. If Fred has an interest in the seat the board in November can say "I nominate Fred."

Mr. Baron stated I will accept if the board would like me to.

Ms. Gentry stated the procedure in November is that we will take a motion. If anyone comes to staff and asks about how to submit a resume, it is an open seat and we may get resumes and the board can consider those. But we won't go through the extra steps of sending an eblast. As to the resolution we will confirm the seat number in case it needs to be updated.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor Resolution 2024-11 was approved subject to confirmation of the seat number.

Note: subsequent to the meeting, staff confirmed that the vacancy is in Seat 5, not Seat 4. A corrected resolution was submitted for execution.

SIXTH ORDER OF BUSINESS **Other Business**

There being none the next item followed.

SEVENTH ORDER OF BUSINESS **Supervisors' Requests**

Mr. Maynard stated I have had a request from the school district to use the River Club to do a presentation on the referendums that are coming up to educate the RiverTown residents.

Ms. Fatuch stated the River House is shut down from the 17th to November 7th because of early voting.

Mr. Maynard stated we will have to do it prior to that.

Mr. Baron stated you can coordinate that with the school and Vesta.

Ms. Gentry asked does the board want to offer that free of charge?

It was the consensus of the board to not charge the school district.

Ms. Gentry stated we can send them the rental form and strike the fee.

EIGHTH ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

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NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 16, 2024 at
11:00 a.m. at the RiverTown Amenity Center**


Mr. deNagy stated the next meeting is scheduled to be held October 16, 2024 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the meeting adjourned at 11:27 a.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman