

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, October 16, 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
Fred Baron	Supervisor
Robert Cameron	Supervisor
Scott Maynard	Supervisor

Also present were:

Corbin deNagy	District Manager
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
Matt Biagetti	GMS
Bradley Poor	Yellowstone

The following is a summary of the discussions and actions taken at the October 16, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 11:00 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 September 18, 2024 Regular Meeting & Joint Meeting**
- B. Financial Statements as of August 31, 2024**
- C. Check Register**

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. Poor gave an overview of the October landscape maintenance report.

B. District Engineer

Mr. Stillwell stated we adjusted the location of the sidewalk to go around the backside of the pickleball courts due to the runoff of the clay during storm events. Mr. Baron requested that staff look into a sign-up system for pickleball court use.

C. District Counsel

Ms. Gentry stated as an update to the encroachment of the chicken coop, the encroachments were removed by the deadline and we sent a letter closing that out without filing an injunction. However, this Friday we received a report that the chicken coop was back on district property. On Monday we had a call and Mac and some of the Vesta team went out there, took photos, and I contacted the property owner again with the photos and said that it has to be removed immediately. She responded about 20 minutes ago saying it is not on district property. Staff has photos of it dissembled and we are hoping it will be fully removed later today. If it is not, I have another formal letter to be sent to her and all the realtors involved in the upcoming property sale. I will keep the board updated if we need to take any further legal action.

D. District Manager

There being none, the next item followed.

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E. General Manager – Monthly Amenity and Field Operations Report

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

Mr. Swartz of Florida Waterways stated we had a lot of rain in September, we treated a lot of algae, we are seeing a good improvement since September. Last week another one came through and we had three crews out to treat the ponds.

FIFTH ORDER OF BUSINESS**Public Hearing for the Purpose of Adopting Revised Policies and Fees Related to the Amenity Facilities, Consideration of Resolution 2025-01**

Ms. Gentry stated there were a few changes from the last version, one was to add the pickleball policies. Based on the comments that Fred had to build in some flexibility for implementing a reservation system, one change I recommend to the new pickleball policies is to say the one-hour limitation and first come first served policies apply unless the CDD implements reservation software. The other change, previously we had in the rules that deposits for rentals had to be paid by check. I understand that Vesta is working on some electronic systems that may be implemented in the future and I built in some flexibility to say, or such other method as the district may allow. The main changes were to bring some consistency with the other district policies, to correct some redundancies, implement the changes to the disciplinary rule and otherwise everything is as it was the last time these were presented.

Mr. Baron asked can we put in a timeframe for pickleball similar to tennis?

Ms. Gentry stated I left it as opening hours will be posted at the courts, just to give some flexibility for seasonality and nightfall.

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

Mr. Gray stated the version I had said consent waiver would be attached as an exhibit and it was not.

Ms. Gentry stated that is an existing agreement, that is not changing.

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

Ms. Gentry stated Resolution 2025-01 adopts the new amenity policies with the changes discussed on adding flexibility to implement a pickleball reservation system, changing the tennis operating hours to state that the operating hours will be posted and incorporating references to CDD III throughout.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor Resolution 2025-01 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Holiday Lighting Proposals

Mr. Losco stated we received two quotes and Hulihan came in at \$25,588.50 of which the cost share for CDD I would be \$8,116.67, CDD II would be \$8,497.95 and CDD III would be \$8,973.88. The second quote was from GetLitJax total compensation would be \$22,520 of which CDD I would be \$7,143.34, CDD II would be \$7,478.89 and CDD III would be \$7,897.76. If they get the contract with us they will give us a 20% discount off the \$22,520 in subsequent years for a cost savings of \$4,500 for the second year and that price will be locked in.

Mr. Maynard moved to approve the proposal from Hulihan in the total amount of \$25,588.50 and Mr. Saks seconded the motion. On voice vote with no one in favor and all opposed the motion failed.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the proposal from GetLitJax for holiday lighting in the total amount of \$22,520 with CDD I cost share being \$7,143.34 was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Capital Projects

Mr. Losco stated this is a schedule for informational purposes for the board to show our fiscal year 2025 projects starting with the family pool resurface, and the slide frame weld repair for your review.

Mr. Cameron asked if the path on Waterfront could be added to the capital projects list for this upcoming year and stated sidewalk resurfacing is more important than painting.

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Mr. Davidson stated painting also helps with deterioration. We could seek proposals for that specific area.

Mr. McIntyre stated if it is feasible for you to get proposals by next meeting, that would be great and if not by December's meeting.

EIGHTH ORER OF BUSINESS

Discussion of RiverFront Park Turnover

Ms. Gentry stated since the last time we discussed this I gathered more information that I will recap for you along with the options you have. Developer's counsel was kind enough to provide the most current copies of all the agreements that mentioned the RiverFront Park and its dedication. The original documents go back to 2004 so it expedited the review to get those most recent ones from her. Looking at the history and development order, impact fee agreement, and PUD, the RiverFront Park is just slated to be constructed in the first phase, which is supposed to be completed by 2030. Timing-wise if you would like to keep this park you likely have until about 2030 before the county starts asking questions about it. is the documents are sparse about the details of the turnover process or anything like that. At the last meeting I was asked about the maintenance standards that the county would maintain to. I don't think they would accept anything we try to impose to make them keep it to a higher standard but Mattamy in some other turnovers to the county did enter into an agreement with them for supplemental maintenance to allow a CDD or Mattamy to do their own supplemental maintenance if we don't like the standards the county is keeping it to. The county will have to keep it to their own standards, which may cut down on our maintenance responsibilities to some extent and we would also have the ability to enhance it if we wanted to. I was also asked the last time we discussed this, could we put some terms in the deed, some restrictive use covenants to make sure the county will keep it a recreational park and not build something on it. There is a recent court decision in Florida that says use restrictions are not binding on local governments, so it is unlikely we would be successful in incorporating those terms Do you want to keep things as they are right now, where we own and maintain River Front Park until probably 2030? Or would you like me to start the conversation with the county about getting that turned over to the county for that baseline maintenance?

Mr. Cameron stated I was the one who brought it up. If we had an end date of 2030 I don't think there is any reason for us to push the county in taking it over.

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Mr. Saks asked did we look up the cost of the maintenance? That is going to be a deciding factor.

Mr. Maynard asked in the turnover process is there any wording about the condition that the dock would have to be in? Do we have to restore those to original condition before the county would accept it?

Ms. Gentry stated there is nothing specific in these documents about condition, but in any turnover process they are going to send their people out there to make sure it is constructed according to the plans they approved. We have no reason to think it was constructed inappropriately but they will do that. They will also look for any maintenance issues. Usually, they will come up with a punch list of things they want fixed before they will accept turnover. If there is damage to the dock or if alterations have been made it is very likely they will require that to be fixed.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor district counsel was authorized to start the turnover process of RiverFront Park with the county.

NINTH ORDER OF BUSINESS

Discussion of November Meeting Date

Mr. deNagy stated our next meeting is scheduled for November 20th at 11:00 a.m. Rivers Edge II and III both moved their meeting one week to November 13th. Is this board amenable to moving their meeting to the 13th?

Mr. Saks stated we did that so the new supervisors could be sworn in.

Mr. deNagy stated if you can't do it, staff will be here. We will keep the meeting on the November 20th.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVETH ORDER OF BUSINESS

Supervisors' Requests

Mr. Maynard stated on the community garden, the goal is to get all the interested plot holders together to talk about maintenance of that facility as well as determining if there are plots we can advertise and sell those again and get revenue flowing back. The goal is potentially for

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that group to self-maintain that parcel and get us out of it. Some Round-Up drifted from the sidewalk to some plots. I would like to work with that group to get them organized and move forward with that.

I know we lost a significant amount of revenue during the storm on food loss. I would like to ask Vesta to bring back a quote on a generator for the café, freezer and cooler.

Mr. Baron asked isn't that CDD II's responsibility?

Ms. Gentry stated I think this board can request that be brought to CDD II.

Mr. deNagy stated the café is solely in CDD II.

Mr. Davidson stated that generator would deal with power beyond just that. The network operating system is in there as well and if we had a generator it would allow those specific items to retain power and have less of a cost coming back should power surges occur, should power be lost.

TWELFTH ORDER OF BUSINESS

Audience Comments

A resident stated another thing you may want to discuss with Mattamy is if the park goes away we need to take it out of the advertisement of homes.

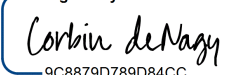
Ms. Gentry stated the park is not going anywhere, it is still going to be there. It is still part of the DRI. It is still within our district boundaries.

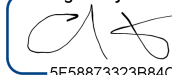
THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 20, 2024
at 11:00 a.m. at the RiverTown Amenity
Center**

Mr. deNagy stated the next meeting is scheduled for November 20, 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 12:10 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

5F58873323B84CB...
Chairman/Vice Chairman