

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, November 20, 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
Scott Maynard	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Christopher White	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Matt Biagetti	GMS
Ryan Stillwell	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 November 20, 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**

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Mr. Davis stated I would like to address the Halloween events. It is what makes RiverTown unique, and I would like to be able to have the event with the CDD and I suggest that Vesta fully embrace this and perhaps have a concert.

Mr. McIntyre joined the meeting at this time.

**THIRD ORDER OF BUSINESS      Organizational Matters**

**A.    Oath of Office for Newly Appointed Supervisor**

Mr. deNagy administered the oath of office to Mr. White and stated Robert Cameron was sworn in before the meeting.

**B.    Consideration of Resolution 2025-02 Declaring a Vacancy in Seat 5**

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor Resolution 2025-02 was approved.

**C.    Consideration of Appointing a New Supervisor to Seat 5**

Mr. Cameron moved to appoint Fred Baron to fill seat 5 and after resident input the motion was withdrawn and staff was directed to send an eblast notifying the residents of the vacancy.

**D.    Consideration of Resolution 2025-03 Designating Officers**

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor Mr. McIntyre was elected chairman.

On MOTION by Mr. Cameron seconded by Mr. McIntyre with all in favor Mr. Maynard was elected vice chairman.

Mr. deNagy stated each of the supervisors will be listed as assistant secretaries and we have a number a GMS staff listed as assistant secretaries and assistant treasurers and Jim Oliver will continue to serve as secretary and treasurer.

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On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor Resolution 2025-03 was approved with the officers listed above.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor a new item 12 was added to the agenda: discussion of community garden.

**FOURTH ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes of the October 16, 2024 Meeting**
- B. Financial Statements as of September 30, 2024**
- C. Check Register**

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the consent agenda was approved.

The next item taken out of order.

**TENTH ORDER OF BUSINESS**

**Discussion of Fish Stocking for Insect Remediation**

Mr. Schwartz of Florida Waterways updated the board on what they have done for midge control that was limited to Pond Z, which was install fish that eat the larvae and used BTI bacteria that kills midges.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. Landscape Maintenance - Report**

Mr. Scuncio reviewed the Yellowstone landscape maintenance report, copy of which was included in the agenda package.

- B. District Engineer**

Mr. Stillwell stated the lights are in for the pickleball courts and we are trying to get everything wrapped up by the Christmas holiday.

Mr. McIntyre stated I don't want the lighting for the parking lot to fall through the cracks.

Mr. Stillwell stated I wasn't aware that we were looking for them.

Mr. Baron stated the subject came up but we did not ask Vesta to get a proposal.

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Mr. McKendree stated if you want to match the ones in the parking lot that is a \$4,000 pole.

Mr. McIntyre stated I believe it was for the safety of the Vesta employees leaving at night when it is dark. If you can get us information on others we can have options. Sometimes the cheapest is not always the best solution.

**C. District Counsel – Discussion of Applicability of Sunshine Law and Public Records Law to Social Media and Internet**

Ms. Gentry reviewed the sunshine law, public records law, ethics training and the use of social media, internet, first amendment considerations, and shade meetings.

**D. District Manager**

There being none, the next item followed.

**E. General Manager – Monthly Amenity and Field Operations Report**

Mr. McKendree discussed options to repair the asphalt trail around and along Waterfront Drive.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor line 10 of the proposal from Duval Asphalt in the amount of \$17,632.65 was approved and Supervisor Cameron was authorized to approve up to an additional \$5,000 for a seal coat.

Mr. Losco stated the purchase of a generator for the River Club was brought up at the last meeting, we had approval from Districts II and III to investigate costs and available options and we are seeking quotes for further discussion.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04  
Declaring the Series 2018 Project Complete**

Ms. Gentry stated this is required under your bond indenture. Once all the work for a project that was funded by bond proceeds is complete, you have to get an engineer sign off that everything has been completed as was contemplated and in accordance with the representations we made to bondholders and we close that out. Any remaining funds, which in this case was the result of interest accruing, gets rolled over and used to pay the principal a little sooner. This is a

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nominal amount and won't make a huge difference. This resolution accepts the engineer's certificate of completion, gives direction to finalize the special assessments that were repaying the debt and take administrative actions necessary to close that out.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2025-04 was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05  
Amending the Fiscal Year 2024 Budget**

Mr. deNagy stated this resolution authorizes the board to amend the budget within 60-days following the end of the fiscal year and that the board finds it in its best interest to amend the budget to reflect actual appropriations in line items and is a step in preparing for the 2024 audit.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor Resolution 2025-05 was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Cost Share Request for  
Holiday Lighting**

Mr. Losco stated this has been approved and is on the agenda for ratification. Total compensation is \$22,520 of which Rivers Edge I cost share is \$7,143.34, Rivers Edge II is \$7,478.89 and Rivers Edge III \$7,897.76. I believe they will be starting the work today through the 24<sup>th</sup>

**NINTH ORDER OF BUSINESS**

**Discussion of Halloween Event**

Ms. Gentry stated the Hallo-Crawl event is very popular. This year the event expanded significantly and use of CDD property had expanded significantly. We want to have a discussion on how you want to approach the Hallo-Crawl next year. The goal is not to stifle the fun events but make sure that district property is being used in a way that we have some control over and protects the district from liability. Normal recreational use is fine, but outside vendors, alcohol, setting up electrical equipment we need to get out ahead of.

Mr. McIntyre stated I think the best approach would be to have at least one representative from each participating neighborhood take the lead for that particular neighborhood and work with

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the other neighborhood representative to ensure we are on the same page and not breaking any rules and ensure that the areas are cleaned up.

Mr. White stated he would be happy to serve as the designee to begin discussions with the residents. Additional discussion ensued.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor Supervisor White was authorized to be the liaison for the Hallo-Crawl.

**TENTH ORDER OF BUSINESS**

**Discussion of Fish Stocking for Insect Remediation**

This item taken earlier in the meeting.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Family Pool Project**

Ms. Gentry stated Vesta identified a need for repairs to the family pool in an estimated amount of \$400,000. We are between the different bid thresholds that we have for formal bidding. If something is classified as a maintenance service that threshold for formal bid is triggered at \$195,000. For construction projects any project to construct or improve a public building or structure that threshold is just over \$519,000. This project in discussions with Vesta and preliminarily with the II and III boards, it could be classified as construction or maintenance. Given the amount we wanted feedback from the board on whether you want to follow that closed, sealed, competitive bid process. The pros are it is more controlled in the way that bids are presented, everybody has a well-defined timeline process, they remained sealed until opened and you have very specific criteria that you judge them by. The cons are it is more burdensome to do a sealed bid process, some bidders are put off by the formal bid process, and of course there are greater administrative costs to the district. If you want to classify it as a construction project we can bring back the proposals with any adjustments that are needed to make sure they are apples to apples. If you want to classify it as a maintenance project then we need to put out the formal bid package, advertise it in the newspaper and start the formal process to bring the bids.

Mr. Maynard asked do we expect multiple bids on this project?

Mr. McKendree stated we already have three.

Mr. Stillwell stated with a formal bid you are looking at the January meeting at the earliest to review proposals. You could easily run an informal bid with a specific scope of work. The

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holidays are going to interfere with the timeline either way. The scope of work needs to be specific with either option.

On MOTION by Mr. Baron seconded by Mr. White with all in favor staff was authorized to use the formal bid process for the maintenance project of the family pool.

Mr. Stillwell asked will you want evaluation criteria?

Ms. Gentry stated yes, we did include sample documents in the agenda package in case the board wanted to go this way. You have the sample ad for the request for proposals and evaluation criteria.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the evaluation criteria was approved in substantial form.

**TWELFTH ORDER OF BUSINESS                      Discussion of Community Garden**

Mr. Maynard stated at the last meeting the board tasked me with meeting with the owners of the community garden plots. Vesta had sprayed weeds in the pathways of the community garden, which drifted into the plots and caused some die off. We met and talked about some issues, needs that they had and one is to have the contaminated soil removed out of the beds and new soil added into the beds, beds are rotting due to age, members of the garden group are willing to build their own beds if the CDD provide the materials to do that, and provide trashcan, replace hoses, ability to put crushed shells in pathway to inhibit the growth of weeds, advertise the availability of plots. The group has agreed to form a Facebook group and are willing to follow the guidelines we have in place. Three plots have winter vegetables planted. I would like the opportunity to spend up to \$5,000 to get the process started. As plots are sold the revenue will come back into the budget. This item will be placed on a future agenda for further discussion.

**THIRTEENTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS                      Supervisors' Requests**

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There being none, the next item followed.

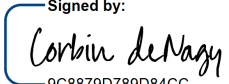
**FIFTEENTH ORDER OF BUSINESS      Audience Comments**


Comments: Put discussion of a heating/cooling system for the pool on the agenda, Riverfront Park turnover, pickleball policies, Hallo-Crawl, Flock system policies, open pickleball courts, upkeep of park.

**SIXTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – December 18, 2024  
at 11:00 a.m. at the RiverTown Amenity  
Center**

Mr. deNagy stated the next meeting will be December 18, 2024 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor the meeting adjourned at 1:04 p.m.

Signed by:  
  
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Secretary/Assistant Secretary

Signed by:  
  
5F58873323B84CB...  
Chairman/Vice Chairman