

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, December 18, 2024 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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| Mac McIntyre | Chairman |
| Scott Maynard | Vice Chairman |
| Frederick Baron | Supervisor |
| Robert Cameron | Supervisor |
| Christopher White | Supervisor |

Also present were:

| | |
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| 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 |
| Jay King | Vice President |
| Mike Scuncio | Yellowstone |
| Several Residents | |

The following is a summary of the discussions and actions taken at the December 18, 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. Fowler stated an item on the agenda is appointment of a new board member and I notice the existing board is all men. I strongly encourage you if there are any qualified women that has submitted themselves in front of this board that you seriously consider giving that woman this position.

A resident stated at the last meeting I said I was going to submit my resume, and my neighbor was going to put his in. He has more experience than me and would be a good asset for the board to consider. Transparency is important and let people know ahead of time about the meetings.

A resident stated thank you very much for the pickleball courts, they look beautiful. I run the pickleball group on Facebook and we took a poll and 72-1 in favor of the power access. A suggestion is to have a trashcan for all the tennis courts and pickleball courts and maybe benches.

A resident stated I would like to see counter access for pickleball. The reservation systems I have seen kill the game and makes the game cliquey, certain groups won't play with certain groups. A number of residents want to just walk in and play. The best system I see is where you just walk into the court and figure it out.

A resident stated there is a park behind my house with a lot of critters and a lot of trash. The trashcan needs a lid on it to keep the critters out.

Ms. Fowler stated I agree that pickleball needs a sign that says RiverTown residents only. In regard to meeting minutes, before you approve the last month's meeting minutes, I think you should consider how residents can get more detailed meeting minutes. The 15th order of business, audience comments are so vague that someone who cannot attend the meeting want to know what was really asked and the response. There were many questions on the policies of the Flock system, how you are going to address that. If I were not at the last meeting and read the minutes, which I did, all it said was Flock systems. What were you talking about? There were 12 meetings a year, three at 5 p.m. four at 11 a.m. at the end of the meeting I am going to request a change in times because the meeting minutes aren't detailed enough so I know that probably 90% of the people that live here, work, and it is impossible to come to an 11 a.m. meeting or a 5 p.m. meeting, I will talk about that later. Also, all these audience comments, why aren't these things put on the agenda, which is according to Roberts Rules of order.

A resident stated I want to speak to park landscaping as well as security issues. The pocket park on Orange Branch is in a constant state of disrepair. There are some large areas of grass that

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has been torn up and hasn't been replaced and every time it rains it is just destroyed. The dogs are just digging it up and it is never repaired. There are large holes and large areas that are never fixed and it looks terrible, it is unsafe, dogs are constantly dirty getting in there and it looks terrible for the neighborhood. The larger issue is that a lot of non-residents are using that area as well. There are arguments with non-residents, dogs have been attacked by non-resident's dogs, the locks have been constantly broken off. It is used by quite a few residents. We reached out about putting in a key card there so it can be secured. I know recently a small sign was put on there about no trespassing. For those who use it every day we would like some attention put on that.

A resident stated one dog is particularly aggressive and I asked her to leave but she would not. It is not open to the public and there are people who come every day from 8 in the morning.

Mr. deNagy stated we are going to move up two staff reports at this time.

The next two items were taken out of order.

District Engineer

Mr. Stillwell stated the pickleball courts are complete. We received the final pay application from the contractor. Kevin and I walked it this morning and have a couple punch list items, just cleanup items. They left some stuff out on the road when they left and some other little manual cleanup of rocks and things like that on sidewalks.

Landscape Report

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

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Appointing a New Supervisor to Seat 5

Mr. deNagy stated at the last meeting seat 5 was declared vacant and after discussion the board decided to solicit resumes for this seat. Vesta sent an email blast and we posted it on the website and received a number of inquiries and the resumes are in the agenda package.

Mr. Briggs, Ms. Wolf, Mr. Steele, Mr. Baron, Mr. Munn, Ms. Santuomo, Ms. Raun, and Mr. Warden gave an overview of their background and expressed their interest in serving on the board.

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After discussion, the board took the following action.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with four in favor and Mr. White opposed Fred Baron was appointed to fill the unexpired term of office of seat 5.

B. Oath of Office for Newly Appointed Supervisor

Mr. deNagy being a notary public of the State of Florida administered the oath of office to Mr. Barron

C. Consideration of Resolution 2025-06 Designating Officers

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor Resolution 2025-06 was approved reflecting the same slate of officers.

FOURTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the November 20, 2024 Meeting**
- B. Financial Statements as of October 31, 2024**
- C. Check Register**

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

FIFTH ORDER OF BUSINESS

Staff Reports

- A. Landscape Maintenance - Report**
This item taken earlier in the meeting.
- B. District Engineer**
This item taken earlier in the meeting.
- C. District Counsel**

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Ms. Gentry stated you have until December 31st to complete the four hours of ethics training. Mr. White has until the end of 2025 to complete it.

A few meetings ago the board asked us to look into the process for starting discussions about the Riverfront Park turnover. In our initial review we found that the property appraiser's site lists that as owned by Mattamy. I have a call set up with Ryan and Mattamy to talk about anything that needs to be coordinated to have those discussions.

At the last meeting the board directed that we put together a formal RFP for the pool repair. We have started the draft documents for that, and Vesta has a meeting set up and DJ asked to be involved in helping to look over the scope and make sure it was getting accurate apples to apples quotes. We expect to have proposals back at your February board meeting.

Mr. Baron stated when you have discussion with Mattamy about Riverfront Park, I would like to have a second discussion on the welcome center. That parcel is owned by Mattamy, and I would like to see an agreement with CDD1 that we retain that building.

Ms. Gentry stated we can definitely have conversations about that. They privately own it and we don't have any control over it. I will add that to my list.

Mr. Baron stated if Mac can't make it I will be there.

Ms. Gentry stated we have been working on hammering out the details of the new Vesta contract, we have everything just about finalized and signed but there was one term that differs from our standard contract terms in a substantive way. Our standard contract prohibits non-compete provisions. If the district suspends any portion of their contract with Vesta or terminates the contract the district would not be prohibited from directly or indirectly employing or contracting with any individual that previously worked for the district through Vesta. Vesta's legal counsel has requested to strike that language and include a provision that the district shall not solicit for employment any employee of the contractor that was utilized in any way in the performance of the services outlined in this agreement. This is a non-compete provision, which as it stands would prohibit the district from reaching out to Vesta employees to employ them directly after the Vesta contract is terminated. My understanding is that this is important to them because they have had some bad experiences recently. I don't know the details, but I did tell them that I would have to bring that to the board for approval before including it in the contract. The Rivers Edge II board that met earlier this morning said they were okay with this provision in their contract as long as there was a time limitation on it. They asked me to negotiate for a limit of six months

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and after six months the non-complete would be annulled. I'm looking for direction from this board.

Mr. Maynard asked why wouldn't Vesta include a non-compete clause for their employees not to be able to work for an entity they previously worked for? Why does it fall on us to do that?

Ms. Gentry stated our normal contract agreement prohibits Vesta from having non-compete provisions as it relates to this CDD and they have asked us to strike that.

Mr. McIntyre stated I can see where we would want to retain staff that had historical knowledge and experience here.

Ms. Gentry stated I will say there are numerous ways you can challenge non-compete provisions on over broadness and things like that. I have had a district have a non-compete provision in their contract and the community banded together and raised money to negotiate a buyout of that individual. Our standard agreement prohibit non-compete clauses for just that reason, it causes hurdles that a lot of boards don't want to jump over.

Mr. Baron stated if you want that individual the other way it is done is they hire them on as a consultant for whatever time period it is then they are brought in as a fulltime employee. What is your recommendation?

Ms. Gentry stated my recommendation is to not include non-competes. Vesta's counsel has represented to me that he didn't use the word "deal breaker" but he was emphatically standing behind this provision. In the spirit of getting this agreement signed, this is the last provision that we were debating. Including the non-compete with a reasonable time limitation would be a good compromise. Let me know if anyone disagrees but we will keep the non-compete provision and add the time limitation.

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.

SIXTH ORDER OF BUSINESS

Discussion of Community Garden

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Ms. Gentry outlined the three options for the garden fence, options for the pathways, and replacement of topsoil and after discussion the board took the following action.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the board approved the following: powder coated galvanized steel fencing, replace topsoil and pavers for the walkways.

SEVENTH ORDER OF BUSINESS

Discussion of Halloween Event

Mr. White stated I met with Roxanne the previous host of the past year's hallow crawl event the evening of our last meeting. We discussed CDD and Vesta partnership could come into play and a potential path forward. We were looking at a partnership with Vesta, and what it could look like. Possibly a Friday night event or late Saturday afternoon kickoff event utilizing the amphitheater or the RiverHouse. If we held it at the RiverClub there could be a financial benefit to the RiverClub Café. This past year they utilized wrist bands, see if there is an online form to submit participation for the event. We also talked about a sign-up and who is going to host the stops, having an agreement between the CDD and homeowner that is participating. Overall doing these things lets the community know it is a partnership and not a Vesta or CDD trying to shut anything down because that has been a perception. We also talked about event insurance and bringing the number of stops down to five locations and one being the amenity stop for a total of six. There would be less overall risk by having people not travel so far in the community. She will talk to the people who are going to host to see if they can tie in multiple subdivisions and neighborhoods.

Mr. McIntyre stated I want to make sure for audience members that it is clear that the board is not looking to shut down Hallow Crawl. We are trying to find ways that we can make sure that residents are safe, that the community is respected and those that belong here are here and it doesn't create an issue to where the board has to intervene with less than desirable suggestions and outcome. Hallow Crawl has grown so much that we have to look at partnering or figuring out some way to allow it to continue and be what it is and ensure that it can continue for years and see if there is any way we can incorporate Vesta to help enhance that and control what happens on CDD property.

When you speak of arm bands it goes back to something else on the agenda, the dog park. There is an exorbitant amount of people who use our facilities that do not live here, they don't pay

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for the stuff here and they don't respect our stuff. If we are going to do armbands do one color for residents and another color for invited guests. Also have an after action trash committee.

Ms. Gentry stated I will check with our insurance carrier because this is a unique event having it be a private event of this scale that the CDD is not hosting but we are helping to facilitate. There is something they call a blanket event insurance policy they can do, but we have to make certain assurances about things that are happening on CDD property. It simplifies things if the alcohol stays on private property. We can work out the details of the insurance.

EIGHTH ORDER OF BUSINESS

Discussion of Pickleball Policies and Reservation System

Ms. Fatuch outlined the reservation systems she had researched along with the cost for each.

Mr. McIntyre stated someone spoke earlier about the paddle system. Let them do their thing that works for them. If it works, it works and there is no need to spend extra money for something that is already working.

Ms. Gentry stated we left it open that it is first come first served unless the board decided to implement a registration system.

NINTH ORDER OF BUSINESS

Discussion of Dog Park Access Control

Mr. Losco stated we have had many complaints concerning the use of the dog parks, specifically the one in Preserve by non-residents and after input by the chairman, we are purchasing merit locks for the gates. Also, we have purchased and are installing signs that state it is for RiverTown residents only. Hopefully that will minimize a lot of the problems.

Mr. McIntyre stated we need some way to identify the bad actors. I don't want to get in a situation where we constantly have to replace these locks. I would like to continue with Jason offline and try to find pricing alternatives and bring that back to the board. I would like to get this issue resolved.

TENTH ORDER OF BUSINESS

Cost Share Items

A. Ratification of Emergency Grinder Pump Repair at River Club Facility

This item tabled.

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B. Consideration of RiverFront Park Buffer Trimming

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the RiverFront Park buffer trimming proposal from Yellowstone in the amount of \$4,900 with the cost share for Rivers Edge being \$1,554.28, Rivers Edge II \$1,627.29 and Rivers Edge III \$1,718.43 was approved

C. Consideration of RiverClub Buffer Trimming

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the RiverClub buffer trimming proposal from Yellowstone in the amount of \$4,200 with Rivers Edge share being \$1,332.24, Rivers Edge II \$1,394.82 and Rivers Edge III \$1,472.94 was approved

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisors' Requests

Additional Comments: Midge flies are out of control in North Lake, tree light event was fantastic and well attended, submissions for monument sign decoration, send eblast about fireworks locations.

THIRTEENTH ORDER OF BUSINESS Audience Comments

Additional Comments: Issues at and condition of dog park, during adult lap swim numerous preteens jumping in the pool with no lifeguard or parents present, need lifeguards who will enforce pool rules, residents can only give comments at the beginning and end of the agenda not during the discussions, minutes are vague and nothing in there about unfinished business, we brought up pickleball lock or private property sign before you discussed it but there was no discussion, meeting time, livestream meetings, security discussed in shade meetings, residents can report concerns to Vesta staff at any time, add Flock security cameras to next agenda or hold special meeting, inform residents how cameras are to be used to ensure cameras are not misused, will you implement safe list with Flock Cameras, Flock Cameras collect a lot of information put safeguards in place, access control, wrist bands don't always work for keeping event participants

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being residents only, signage at pickleball courts, repair of pool, pickleball court lights are too bright, parking lot needs more light, welcome center ownership, buttons for crosswalk doesn't work, parents need to watch their kids at the pool, use RiverHouse as rest stop on Hallow Crawl, use of welcome center.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – January 15, 2025 at 11:00 a.m. at the RiverTown Amenity Center

Mr. deNagy stated the next meeting is scheduled for January 15, 2025 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the meeting adjourned at 1:37 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman