

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, January 15, 2025 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
Jeff Mason <i>by phone</i>	District Engineer
Jason Davidson	Regional General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations Manager
Lisa McCormick	Vesta/Amenity Services
Kimberly Fatuch	Assistant General Manager
Ken Council	Amenity Manager
Jay King	Vice President Vesta
Mike Scuncio	Yellowstone

The following is a summary of the discussions and actions taken at the January 15, 2025 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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Rivers Edge CDD

A resident stated I live by Kendal Crossing and called in December about the problem with the pickleball lights and was told it was being worked on. Is there an update?

Mr. deNagy stated I talked to Ryan Stillwell, the district engineer, the other day and he was going to pull the specs and look at the lighting. It was our understanding that the lighting was supposed to face down to cover the entire pickleball courts.

Mr. Davidson stated he did reach out to the contractor and there are alternate options, and they will get back to us.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the December 18, 2024 Meeting**
- B. Financial Statements as of November 30, 2024**
- C. Check Register**

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

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Landscape Maintenance - Report**

Mr. Scuncio gave an overview of the Yellowstone landscape update for January 2025, a copy of which was included in the agenda package.

- B. District Engineer**

There being none, the next item followed.

- C. District Counsel – Update on RiverFront Park**

Website Compliance

Ms. Gentry stated the Department of Justice finally finished rulemaking on websites and web applications by local governments and the ADA standards they need to meet. The good news is that the website standards are the same ones that we predicted, and your website is already compliant. I sent those standards to Vesta so they can make any updates that may be needed to apps or their websites that are open to the community. There is a grace period until April 2027 to bring anything into compliance.

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RiverFront Park

Ms. Gentry stated I did speak to Mattamy in the interest of maintaining the maintenance standards of that park they don't plan on turning over that park to the county early. I believe the phase that RiverFront Park was required in, the timeline for completion of that phase is 2030. I expect the county will start asking about turnover at that time.

Welcome Center

Ms. Gentry stated Fred has asked me to put a note in Mattamy's ear that the district would like to be looped into discussions when they are ready to sell the welcome center, so we have the opportunity to decide if the district wants to potentially purchase that.

Update on Pool Repair RFP

Ms. Gentry stated you will recall the last time we talked about that the board approved the ad and evaluation criteria in substantial form with direction for the chair and DJ to work on finalizing the scope. That was finalized and the ad ran this Monday. We have a price sheet to ensure that we are getting apples to apples pricing, we have the form of contract in the bid package, which does include liquidated damages if they run late on finishing that project. We will get proposals in time for your February meeting for evaluation. Because this is a cost share item, we will make sure Rivers Edge II and III boards have access to the bids as well so they can give comments or concerns for your consideration. If one or more of those board members want to be at the meeting giving thoughts on the bids, we will advertise it as a joint workshop so there are no Sunshine Law concerns.

Vesta Contract

Ms. Gentry stated we did work out the contract negotiations with Vesta, we will move forward to finalize those contracts for signature.

Mr. Baron stated I'm not overly thrilled with the requirement of the six-months. As feedback to the CEO of Vesta, you are holding your employees hostage for six months, yet if you lost the contract you are not saying we will pay you for six months until you find another job.

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When the RFP comes out, I am not going to accept that type of language. It should be between the employee and employer not the board.

Mr. King stated we always take care of our teams and have places for them if we lose a contract.

D. District Manager

There being none, the next item followed.

E. General Manager

1. Monthly Amenity and Field Operations Report

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

2. Proposal for Midge Fly Remediation (Pond K)

On MOTION by Mr. Maynard seconded by Mr. White with all in favor the proposal from Florida Waterways, Inc. to stock fish for midge fly control in the amount of \$2,850 was approved.

Staff was directed to explore with the county stocking other ponds at no cost to the district.

FIFTH ORDER OF BUSINESS

Cost Share Items

A. Ratification of Emergency Grinder Pump Repair at RiverClub Facility

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the repair of the emergency grinder pump at the RiverClub facility in the total amount of \$32,750, with Rivers Edge cost share being \$10,388.30, Rivers Edge II \$10,876.28 and Rivers Edge III \$11,485.42 was ratified.

B. Consideration of Exterior Painting

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the proposal from Investment Painting, with additional services including priming bare wood and metal, assist with moving furniture,

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and allowing a dry period following pressure washing, in the total amount of \$40,390 with Rivers Edge I share being \$12,811.71 so long as Rivers Edge II and III go with Investment Painting.

C. Consideration of Community Garden Project Costs

Mr. Losco stated we approved that at the last meeting, and we wanted to show you the cost share request form: with the allocation between the districts: Rivers Edge I \$3,724,84, Rivers Edge II \$3,899.81 and Rivers Edge III \$4,118.22.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the cost share request allocation as outlined was accepted.

SIXTH ORDER OF BUSINESS

Discussion of Dog Park and Pickleball Court Access Control

Mr. Davidson stated it is about \$15,000 for the pilot program for one area and see how it goes before we go to the other two areas.

Mr. McIntyre stated the reason we are starting with the original dog park is that is the one that is vandalized and is easily accessible and people know about it. At the other two locations there is no parking, and everyone should be walking there with their dog.

Mr. Baron asked is it in the right location? Is there another location that would benefit the community and hinder outsiders from coming in and using it?

After discussion staff was authorized to bring back to the next meeting a proposal to make the parking lot a golf cart only parking lot, and a cost for cameras.

On MOTION by Mt. Baron seconded by Mr. White with all in favor staff was authorized to have signage and a camera installed at the dog park in an amount not to exceed \$4,500.00. This amount to be a cost share item.

Mr. Davidson stated it will be a similar approach to the pickleball courts that we take with the dog parks. I would like a single access control system for all three districts. Currently CDDs II and III have one and CDD I has one. It is cumbersome for staff to manage it. We will bring something back to the board for the pickleball courts.

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SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisors' Requests

Additional Comments: Supervisor White stated that a homeowner is trying to Trademark the RiverTown name, and he also has an app that competes with our amenity app. Ms. Gentry stated that Mattamy's counsel is pursuing the trademark issue.

NINTH ORDER OF BUSINESS Audience Comments

Additional Comments: Cost of access control for dog park, meeting minutes not available until the following meeting, put unfinished business on the agenda, license plate readers and policies, contact staff between meetings with questions, sometimes when items are brought up it then gets lost in the shuffle, adopt a format such as Robert's Rules so that residents would have opportunity to comment after a motion is made and before action is taken, Waterstone has similar issues with dog park with trespassers, once you enter an MOU with the county, they are trespassed rather than issue warnings, lights on pickleball court cause light pollution to the neighbors.

**TENTH ORDER OF BUSINESS Next Scheduled Meeting – February 19, 2025
at 11:00 a.m. at the RiverTown Amenity
Center**

Mr. deNagy stated the next meeting is scheduled for February 19, 2025 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 12:38 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman