

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, February 19, 2025 at 12:45 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Mac McIntyre	Chairman by telephone
Scott Maynard	Vice Chairman
Frederick Baron	Supervisor by telephone
Robert Cameron	Supervisor
Christopher White	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, Vesta
Kimberly Fatuch	Lifestyle Director, Vesta
Lisa McCormick	Vesta/Amenity Services
Ken Council	Amenity Manger, Vesta
Jay King	Vice President, Vesta
Blake Dougherty	Yellowstone
Mike Scuncio	Yellowstone
Malcolm Santos	Yellowstone
Several Residents	

The following is a summary of the discussions and actions taken at the February 19, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 11:02 a.m. and called the roll.

The next two items taken out of order

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District Engineer

Mr. Stilwell stated I'm here for questions and any input you have for me.

There being none, Mr. Stillwell left the meeting at this time.

Public comments on pool repair

There being none, the next item was considered.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for RiverHouse Pool Repair

Ms. Gentry stated you have a score sheet in front of you that tracks the scoring categories and point allocation that were in the project manual. You do have to score the proposals based on these categories and points. When we get to price, we have calculated the mathematical component of the price scoring. There are two options for how you score: you can discuss it together and come up with a consensus score that you would like to award for each vendor in each category or you can each score them independently, turn them in to us and we will take the aggregate of those scores. In the past this board has discussed it and come up with a consensus scoring.

There are two components of the price score, 30 total, 20 points is based on the lowest price bidder getting 20 points and the remaining bidders getting a proportion of that based on how much higher their bids were. You have 10 points that is discretionary for you to award for reasonableness. On the mathematical part, Crown Pools is awarded 19 out of 20 points for price. EMA Outdoor, Inc. is 17 out of 20 points. Epic Pools, Inc. is 16 out of 20 points and Parry Pools, Inc. is 20 out of 20 points because they were the low bidder. The remaining 10 points for price are discretionary based on reasonableness.

Mr. Maynard stated I had 10 points for Crown, 0 for Parry because there was not a separate bid sheet included, 5 for Epic and EMA.

Mr. Cameron stated I agree with those scores.

After discussion from the Board, the following scoring was completed for the remaining categories:

Personnel: 5 points total; consensus of Crown 5, EMA 4, Epic 4, Parry 3,

Experience: 15 points total; Crown 15, EMA 6, Epic 11, Parry 2

Understanding scope of work: 15 points total; Crown 15, EMA 12, Epic 12, Parry 6

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Financial Capability: 10 points total; Crown 10, EMA 7, Epic 9, Parry 1

Schedule: 25 points total; Crown 24, EMA 18, Epic 21, Parry 8

Consensus scoring is Crown 98, EMA 69, Epic 78, Parry 40.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the consensus rankings of Crown 98, EMA 69, Epic 78 and Parry 40 points was adopted.

After discussion of preferred scheduling to be negotiated, a schedule for advance purchase of materials with a projected start date for both pools concurrently of September 2, 2025 and to start permitting as soon as possible.

On MOTION by Mr. White seconded by Mr. Cameron with all in favor staff was authorized to negotiate a contract with Crown Pools.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated I want to bring up the condition of the houses behind our home and a huge pothole that Kevin was able to take care of. Deterioration is going on throughout the rest of the alley. We were told three years ago that another top layer was going to be put on. All our driveways have a 1-2” lip and the alley itself is beginning to deteriorate on the sides.

A resident stated trash trucks drive over our property and the alleyway continues to deteriorate and I would like an underground inspection of the drainage pipe.

Mr. McKendree stated those alleyways are in the older section built by the St. Joe Company. We are looking into possibly repaving those areas and we can have quotes for that next month.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the January 15, 2025 Meeting**
- B. Financial Statements as of December 31, 2024**
- C. Check Register**

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On MOTION by Mr. Cameron seconded by Mr. White 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 February 2025, copy of which was included in the agenda package.

The next items were taken out of order.

NINTH ORDER OF BUSINESS Consideration of Cost Share Requests

A. Annual Mulch Application for Rivers Edge CDD

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share request for the mulch in the amount of \$53,295.38 was approved.

District II annual mulching cost share breakout:

Total cost: \$70,321.37, District I cost share is \$22,313.23, II is \$23,361.37, III is \$24,669.77

On MOTION by Mr. Cameron seconded by Mr. White with all in favor the cost share for Rivers Edge of \$70,322.37 for annual mulch was approved.

District III annual mulching cost share breakout: Total cost: \$127,106.17, District I \$40,318.08, District II \$42,211.96 and District III \$41,576.13.

On MOTION by Mr. Maynard seconded by Mr. White with all in favor the cost share for Rivers Edge of \$40,318.08 for District III annual mulch was approved.

B. Aquatic Maintenance of Pond 91

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On MOTION by Mr. Maynard seconded by Mr. White with all in favor the cost share request in the amount of \$1,469.27 was approved.

C. Aquatic Maintenance of Ponds 92-95

On MOTION by Mr. Cameron seconded by Mr. White with all in favor the cost share request in the amount of \$1,149.53 was approved.

D. Slide Tower and Skirt Repair

On MOTION by Mr. Cameron seconded by Mr. White with all in favor the proposal from Sterling Specialties in the amount of \$20,885 was approved.

On MOTION by Mr. White seconded by Mr. Cameron with all in favor the cost share request was approved.

E. Waterfall Grates

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor Sterling Specialties proposal in the amount of \$12,350 was approved.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share request was approved.

F. Landscape Maintenance of Claiborne Phase

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share request in the amount of \$28,540.39 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Aged Invoice from Epic Pools

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Mr. deNagy stated we did receive an aged invoice from Epic Pools unrelated to the pool repair bids. This is purely coincidental. Through an audit of their system, they realized they had not sent us an invoice or sent it to the wrong email address.

Mr. Baron asked is this a cost share item?

Mr. deNagy stated yes.

<p>On MOTION by Mr. Cameron seconded by Mr. Baron with all in favor the aged invoice from Epic Pools in the total amount of \$2,950 was approved along with the cost share split with CDD II and CDD III.</p>

Mr. McIntyre joined the meeting in person at this time.

B. District Engineer

This item taken earlier in the meeting.

C. District Counsel

Ms. Gentry stated I was going to address the trademark issue. Vesta did bring to my attention that there is some concern over some residents in the community who have filed a trademark application for the RiverTown name. That application was filed in October and based on a review of the patent website the application is still pending. It is awaiting assignment to one of their personnel to review it. Mattamy has an existing trademark for the RiverTown name for certain purposes related to real estate. When this came up, they did inform us that they are handling the legal side of it since they have the interest in the current trademark, their attorneys are taking the lead on any legal matters related to opposing that or challenging it. Since it is being handled by Mattamy's attorneys, I'm staying up to date on it just for our information but the CDDs have not instructed me to do any substantive legal work on that trademark issue. It is still pending, and I have asked Mattamy to keep me updated as they can but of course they don't want to share too much about ongoing active legal matters to the public. We are not spending any CDD money on that at this point, but we are monitoring it and Mattamy is taking the lead on that legal issue. The trademark issues are more appropriately handled through Mattamy because it is more of a private

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issue but to the extent they have a trademark, we have permission to use it for approved District purposes.

Mr. deNagy stated Supervisor Maynard and Supervisor White have left and we no longer have a quorum of supervisors present.

Ms. Gentry stated we can still operate as a workshop if there are things for which we want to take more public comments, the board just can't vote on anything.

D. District Manager

E. General Manager – Monthly Amenity and Field Operations Report

The Board lost quorum at this time. As a result, there was no discussion or action taken on the following items.

SEVENTH ORDER OF BUSINESS **Discussion of Service Provided by GetLitJax for Holiday Lighting**

EIGHTH ORDER OF BUSINESS **Discussion of Dog Park and Pickleball Court Access Control**

TENTH ORDER OF BUSINESS **Review of FY 25 Goals and Objectives**

ELEVENTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS **Supervisors' Requests**

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS **Audience Comments**

A resident stated the way it was discussed it was like it was a ticking timebomb, somebody might get hurt. I understand why we are waiting for the swim team because that affects our community, however, I don't understand why we are waiting another whole month to let Labor Day pass. We have other pools that children swim in. Once the kids go back to school those pools

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are empty. Have our pools done and over with as soon as possible before someone gets hurt and we get sued. I understand having it open for the swim team but after that we are opening ourselves up.

Mr. Cameron stated that is what is going to be discussed.

Ms. Gentry stated we can draft the contract so that we authorize ordering the materials and we have discretion to tell them when we issue the NTP and we can continue some discussions on that at future meetings.

A resident stated I would like to know the process to request a bike rack at the corner of Keystone Corner and Tara Oaks Drive. There is a trailhead right there and there are parking spots for golf carts and an empty slab. That corner also serves as the bus stop for the neighborhood.

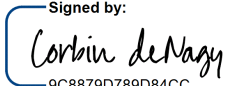
Mr. McIntyre stated it has been brought to our attention that the area you are referencing is in CDD II. I was on the call this morning and based on some of the comments earlier concerning the timeframe of the pool. I would like to have it done as soon as possible. It may be an inconvenience but that is all it is, an inconvenience.

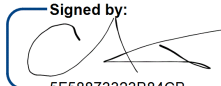
Ms. Gentry stated why don't we add the schedule back to the March agenda for further discussion.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – March 19, 2025 at 11:00 a.m. at the RiverTown Amenity Center

The meeting adjourned at 1:57 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

5F58873323B84CB...
Chairman/Vice Chairman