

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, March 19, 2025 at 5:00 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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
Jeff Mason	District Engineer
Jason Davidson	General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Lifestyle Director, Vesta
Lisa McCormick	Vesta/Amenity Services
Ken Council	Amenity Manger, Vesta
Blake Dougherty	Yellowstone
Malcolm Santos	Yellowstone
Brad Correia	Crown Pools
Ms. Duff	Riptides Swim Team
Several Residents	

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 5:00 p.m. and called the roll.

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**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. deNagy stated that if there are many people here to comment on the pool project, we may open a separate public comment period under that agenda item. We will see how that goes.

Mr. Wilson stated at the last meeting I talked about the condition of the alleyway behind my house, and I understand the district engineer was going to do some investigation and bring proposals to the board.

Mr. Mason stated Ryan said they have older proposals, and they need to get them updated with current prices.

Mr. deNagy stated we will talk about that at the next meeting.

A resident stated before you start talking about the pool, I would like to extend the pool time as discussed at the last meeting.

Ms. Duff stated I would like to comment as a RiverTown Riptide board member coach, parent, and a five-year resident of RiverTown. At the last meeting we learned that repairs were needed since last summer. The bidding process only began in November and the progression of this process would be the pool would never be closed for late spring and summer. Will notice be given to the Riptides to give us time to find another location. Our registration has been delayed twice. Pushing the repairs to the fall will allow us to have our 2025 season.

A resident stated regarding the Rivertown trademark, Mattamy and Vesta have an obligation to protect that trademark. I'm looking forward to the discussion tonight to hear what you are doing to help defend that.

Mr. Maynard requested that the pool discussion be moved up in the agenda.

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes**
  - 1. February 19, 2025 Meeting**
  - 2. February 19, ,2025 Joint Workshop**
- B. Financial Statements as of January 31, 2025**
- C. Check Register**

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

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**FIFTH ORDER OF BUSINESS****Staff Reports****A. Landscape Maintenance - Report**

Mr. Santos gave an overview of the Yellowstone Landscape Update for March, a copy of which was provided in the agenda package.

**B. District Engineer – Update on the Kayak Pond**

Mr. Mason stated we are waiting for the water table to recover and go up higher than it is. There is more rain in the summer and that will help.

An update on the roundabout, there are some big changes coming up next week, they are going to be paving the areas that have lime rock on them that are going in right now. There will be a shift in traffic starting Wednesday and this is wrapping up Phase 3 of 6 on the roundabout. Phase 4 is supposed to start mid-April and that will be demoing temporary asphalt and installing sidewalks. There will be final grading and landscape, then a final lift of asphalt and closing out the project. That is all supposed to happen between now and the middle of July.

**C. District Counsel – Update on RiverTown Trademark**

Ms. Gentry stated a communication went out to the community Friday on the roadway plat issue for Rivers Edge III. That plat was accepted by the county, which means the county is accepting the roadways in that latest phase of Rivers Edge III. No change from what we expected and thanks to everyone who got involved in that.

On the trademark issue, we are tracking the status of this on the U.S. Trademark website. It is still not a CDD action item to challenge this trademark, that is a Mattamy action item if they choose to do that. They have told me that they do not want to comment on any pending legal matters. There are a few residents who have received some cease-and-desist letters related to this, who have reached out to me. Unfortunately, I am not able to help those people, that would be a private legal matter.

The Legislative session in Tallahassee started earlier this month. As always, we are tracking any bills that might impact CDDs or special districts. There is a bill introduced to repeal the requirement for the goals and objectives reporting. As we have seen in several years past there is a bill that would increase the monetary limits for what someone can recover under sovereign immunity if they sue the district. That hasn't gotten traction in past years, but we will continue to

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monitor this year. There is also a bill that shifts liability if a tree falls and puts the liability on the property owner. I will note that there is an exception for tracts of land that are five acres or more. A lot of natural wooded areas would fall under that exception.

#### **D. District Manager**

Mr. deNagy stated Vesta is working on a reimbursement from AT&T to come back to the district. There was also an issue of the name on the account.

I worked with the insurance provider, to add the pickleball courts, fencing, and lighting on the pickleball and basketball courts to your property insurance schedule.

The Series 2018 acquisition and construction account has been officially closed, and those funds will be moved into a prepayment account for the series 2018 bonds.

#### **E. General Manager**

##### **1. Monthly Amenity and Field Operations Report**

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

The next item was taken out of order from the agenda.

#### **SEVENTH ORDER OF BUSINESS**

##### **Discussion of Pool Contract Negotiations and Project Timing**

Mr. Losco stated our first option would be that we go ahead and do both pools starting in April. The second option would be that we defer the pool repairs until the fall. Our third option would be a phased approach to start the main pool here in April to be completed by the first of July; meanwhile we would have the lap pool open and that would be deferred for repair until after the fall season so the swim team could get their season in. The last option would be we would try to do spot paver repairs to keep the pools open.

Mr. deNagy stated to clarify what the board decided at the last meeting was to defer everything to September 2. There were some questions about possible options for timing. The bid was written as to how quickly can you get the job done. The point of this was for the board to see these different options and Mr. Correia is here to answer any questions that you have.

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Ms. Gentry stated the contract has been drafted to allow a limited notice to proceed as soon as it is signed, to go ahead and order those materials, get the permit started so there is no delay in that no matter what the board decides. The board's motion at the last meeting was to delay it all until the fall so that is how we have been operating, but in light of some of the liability concerns that were raised, health department concerns with getting some of those pavers repaired we wanted to make the board aware of all the timing options that are on the table.

Mr. White asked if we approved it, why are we bringing it back? It was at an open meeting approved by a quorum, and we are back because there were comments made after approval was set. I don't know why we are holding the community hostage over a pool situation that we already approved.

Mr. deNagy stated we brought this back to see if there is something different you want to do. Understanding that what the board motioned and approved was September 2.

Ms. Gentry stated that is how we have been proceeding.

Mr. Cameron stated I would not like to see it done in November.

Mr. Correia stated I'm pretty sure the discussion was try to get the one pool done because there were issues with pavers and keep the swim team operating at the same time. That is why we looked at trying to split this up. If we push everything to a later day, you tell us when to go.

Mr. White asked what the estimated cost be of the paver repairs would be to make sure there are no issues.

Mr. Correia stated you have to pick up the entire deck to make those pavers compact.

Mr. White asked from a liability standpoint where does that leave us?

Ms. Gentry stated it is not great, but my understanding is the paver issue is at the family pool. At a minimum you would want robust signage.

Mr. Correia stated we could start the family pool now and do the other one later after the season. We work together but financially the extra cost is about \$1,750 for that fencing. We figured out a storage solution for the pavers.

Ms. Gentry stated it lowers your liability considerably if you have the signage, the temporary fencing, and safety measures in place. We would want to make sure it is adequately blocked off, but I understand Vesta is on it.

Mr. Cameron asked how many families outside the CDD are in the Riptides?

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Ms. Duff stated we are not allowed to have over 10 and we are below that. We have not been able to accept any outside families for the past two years because we have reached capacity. This affects nine other swim teams in our league.

Mr. Cameron stated we support the Riptides. Because of the possibility of liability we are saying we can start the family pool and try to have it done by the first of July. Other Board members expressed support for delaying both pools until the fall.

Mr. deNagy stated the original motion at the last meeting was September 2<sup>nd</sup> but give a limited notice to proceed now to order everything, work on the permits to start work after Labor Day.

Additional public comments were taken at this time: specific area of deck that is of concern, residents enjoy the pool all summer, amenities and events overflowing with residents, most people share the amenities, lack of representation, more than the swim team use the pool in the summer, prefer a November start date, there is more talk about losing insurance than being able to use the pool, sovereign immunity limits, questions on insurance and umbrella policy.

Ms. Gentry stated the motion in effect from the last meeting is to start the pool repairs September 2, ordering the materials and starting the permit process right away. Unless there is a motion from a board member to push it out further or move it up that is the date that is on the table and that is the date we will proceed with.

There being no changes, the next item followed.

### **Continuation of General Manager's Report**

Mr. Losco stated in addition to my report, I submitted under separate cover a request for funds as it relates to the installation of a fountain in the RiverHouse gym. We have two quotes for the installation, one from Affordable Plumbing for \$5,200 and the other is from Rolland for \$10,175. There is a photo of the fountain that will be installed in the handout. Presently we have Crystal Water in the facility providing water monthly at an average cost of \$631.08 per month.

Mr. deNagy stated we will bring this item back to the next meeting.

### **2. Pickleball Court Usage Sign**

This item will be taken under item six.

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### 3. Discussion of RT Current and Vesta Communications

Mr. White stated some inaccurate information was given to the community about the pool closure and they said Vesta gave them permission. Is that correct?

Ms. Fatuch stated no permission was given to RT Current. All their information is coming from eblasts, and communication we have on rivertownamenities.com that is sent to everyone's email. I have a follow-up meeting tomorrow with a service provider about pushing more into the app rather than just the website.

#### FIFTH ORDER OF BUSINESS

#### Discussion of Service Provided by GetLitJax for Holiday Lighting

Mr. Losco stated there were questions related to the service provided by GetLitJax for the holiday lighting. We switched vendors from Hulihan Lighting to GetLitJax due to get a significant cost savings for the district, which was ratified at the November 2024 meeting. The cost savings was about \$4,500 for subsequent years 2 and 3. Services did begin late due to the transition of the new vendor but unfortunately, we have experienced many challenges with the company including time management for the installation. They weren't complete until mid-December, which was unacceptable, invoice processing, communications, etc. We are looking for authorization from you not to enter into an agreement with GetLitJax for services this year.

Ms. Gentry stated the initial approval from the board in the fall was to go ahead and enter into a recurring agreement with them so that we can get those cost savings on subsequent years. In light of the issues that Richard described we wanted to bring that back to you and get direction on how you would like to proceed. It was originally a three-year contract but all we executed on was the first year.

Mr. Baron asked is there a cost to break this?

Mr. Losco stated not that I am aware of.

Ms. Fatuch stated Hulihan has also reached out to me and asked if we would welcome them back, they would be more than happy to come back out here.

On MOTION by Mr. Cameron seconded by Mr. White with all in favor staff was authorized to obtain proposals for the holiday lighting.
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**SIXTH ORDER OF BUSINESS**

**Discussion of Dog Park and Pickleball Court  
Access Control Pickleball Court Usage Signs**

This item was tabled.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Pool Contract Negotiations and  
Project Timing**

This item was taken earlier in the meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of License Agreement for  
British Swim School’s Use of the facilities**

Ms. Fatuch stated we had gotten some feedback from some residents regarding Champion Swim School that has been here for a couple years. Unfortunately, the feedback we got was not great. British Swim School starts at newborn and goes through high school teaching everything from water basics to champion swim techniques. We talked about them starting one day a week from 9 to noon. Their class ratio is three to one.

Ms. Gentry stated this is a program that is coordinated by Vesta as an amenity for the community, but the agreement is directly with the District. In the past we have relied on Vesta to bring their recommendation for these vendors to provide the programming and they are recommending British Swim School.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor an agreement with British Swim School for swim lessons was approved.

**NINTH ORDER OF BUSINESS**

**Review of FY25 Goals and Objectives**

Mr. deNagy stated this board approved performance measures and standards, an annual reporting form that was for October 1, 2024 through September 30, 2025.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There being none, the next item followed.



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**TWELFTH ORDER OF BUSINESS                      Audience Comments**

A resident stated my husband raised the alarm about the kayak launch and he is a wetlands specialist and was wondering if there were any projections as far as when the water tables is going to rise? There are stormwater regulations. It is going to be years for that to fill in. There are no safety concerns, right?

Mr. Mason stated we only extend the four to one, two feet past where the water level is. In this case we extend it out further because we know it is recreational. I don't have a timetable for recovery. It has come up significantly in the last six months, the only thing I can say is with the rains coming again it will continue to come up.

A resident asked how often do we look at the insurance based on the budget that was sent out in the packet? Insurance has gone down this year.

Ms. Gentry stated there are really only two insurance companies in Florida that provide coverage for CDDs and we did shop that I believe last year or the year before.

A resident asked is it possible to get a bike rack at the Arbors for the kids who ride the bus?

Mr. Cameron stated I contacted the bus company and they don't yet have the routes set up. The Arbors may not have a bus.

A resident asked is it possible to have Zoom so people can attend the meeting remotely?

Ms. Gentry stated the issue with that if we provide a livestream, we have to make it ADA accessible. When districts have looked into this in the past the cost of getting closed caption has been cost prohibitive. These are public meetings and sometimes residents come and create their own livestream, and we can't stop them. However, if the board would like us to look into that we will.

A resident stated I am an attorney as well and Zoom includes closed captioning and it is not a huge expense.

Ms. Gentry stated if the board wants us to look into it we can.

Mr. Cameron stated we can look into it.

A resident asked what about the pickleball signage?

Mr. Losco stated we have been working with Chairman McIntyre on signage for the residents in relation to usage of the pickleball court, not the rules, we already have the rules posted on the fence. We were looking for approval of the sign language so we could get the signs created and installed. The signs will be \$280.

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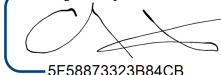
On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the language for the use of the pickleball courts was approved.

**THIRTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – April 16, 2025 at 5:00 p.m. at the RiverTown Amenity Center**

Mr. deNagy stated the next meeting is scheduled to be held April 16, 2025 in the same location. The agenda has 5 p.m. but it is at 11 a.m. and the May meeting is at 5 p.m.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the meeting adjourned at 6:30 p.m.

Signed by:  
  
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Secretary/Assistant Secretary

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