

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, April 16, 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 by telephone
Mary Grace Henley	District Counsel
Ryan Stillwell	District Engineer by telephone
Jason Davidson	General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Lifestyle Director, Vesta
Ken Council	Amenity Manger, Vesta
Blake Dougherty	Yellowstone

The following is a summary of the discussions and actions taken at the April 16, 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

A resident stated I think the water fountain is a very good idea.

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THIRD ORDER OF BUSINESS**Approval of the Consent Agenda**

- A. Minutes of the March 19, 2025 Meeting**
- B. Financial Statements as of February 28, 2025**
- C. Check Register**

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

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

Mr. Dougherty gave an overview of the landscape update for April 2025, copy of which was included in the agenda package.

Mr. deNagy stated the Rivers Edge II and Rivers Edge III Boards stated they will not pay for landscape repairs if the damage is caused by reduced irrigation per directive from Rivers Edge Supervisors.

B. District Engineer

There being none, the next item followed.

C. District Counsel

Ms. Henley stated our firm sends out newsletters on the legislative session giving updates on proposed bills and provided a brief overview of several bills that may impact special districts.

D. District Manager – Overview of Fiscal Year 2026 Budget

Mr. deNagy stated I met with Vesta a couple of times, went over some of the capital projects and amenity repairs and have an updated development program from Mattamy, which affects the cost share calculation and I will meet with Fred next week about the budget. At the May meeting we will approve a proposed budget and that will be the high-water mark and over June and July we will make revisions and adopt the budget at the August meeting. Residents are welcome to send any feedback to the board members and to me directly.

E. General Manager – Monthly Amenity and Field Operations Report

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

FIFTH ORDER OF BUSINESS**Ratification of Termination of Cost Share Agreement for Roadway and Surface Water Management System Maintenance Services**

Mr. deNagy stated this agreement is an outdated agreement that has since been replaced by an interlocal agreement with Rivers Edge II and III.

Ms. Henley stated this agreement was to be null and void upon certain events, all those events happened so we are not terminating anything that was in effect. It was still showing up in public records and clouding property titles, so this document just formally memorializes the termination of the agreement in the public records.

Mr. Baron stated Rivers Edge owns seven or eight roads. Do we need coverage on CDD 1 specific to those roads?

Ms. Henley stated that would have all been considered when you entered into the interlocal cost-share agreement with the other two districts, that is what replaced the agreement we are talking about. This document does not change anything about the current setup of how we are sharing costs.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor termination of the cost share agreement for roadways and surface water management system maintenance services was ratified.

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

Staff described the issue of the punch code access continually being broken, and the need for ongoing maintenance.

Mr. Cameron said people are sharing the access codes.

Mr. McIntyre said we will continue working on options to revamp the access control in the Fiscal Year 2026 budget.

SEVENTH ORDER OF BUSINESS**Consideration of Footbridge Alleyway Maintenance**

Mr. Stillwell gave an overview of the two proposals received for the footbridge alleyway maintenance.

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On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the proposal from Burnham Construction, Inc. in the amount of \$118,753.99 was approved.

The next item taken out of order.

TENTH ORDER OF BUSINESS

Discussion on Permanent Holiday Lighting

A representative of Trimlight gave an overview of permanent lighting options for the district, the color and frequency of which would be controlled by an app.

Mr. Losco stated the presentation today was based on looking at a cost savings for the total holiday lighting for all three districts. Their proposal for the lifetime warranty is \$78,000 and the cost share for district 1 would be \$24,741.60.

The Board directed staff to bring back full options including permanent and annual holiday lighting.

EIGHTH ORDER OF BUSINESS

Consideration of Cost Share Requests

A. Addendum to Pond Maintenance Contract for Pond 96

Mr. Losco stated the addendum for pond maintenance for Pond 96 with Solitude Lake for a total of \$852.00, your cost share is \$270.25, District II \$282.95 and District III \$298.80. this request has been approved by Districts II and III.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the cost share request for the addendum to the pond maintenance contract for Pond 96 in the amount of \$270.25 was approved.

Mr. Stillwell left the telephone conference at this time.

B. Replacement of Umbrellas and Bases at the RiverClub Pool

Mr. Losco stated this is for the replacement of 15 umbrellas and bases at the RiverClub pool. We had one vendor Fiberbuilt with a warranty of 7 years for fabric, three years frame and finish for a total of \$14,895.92. Southern Breeze which is a local vendor with the same warranty

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for \$14,540. The cost share was approved by District II and II and we are seeking approval from the District. Your cost share is \$4,612.09.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the cost share request for the replacement of the umbrellas and bases for the RiverClub pool from Southern Breeze was approved.

C. Installation of Water Fountain in the RiverHouse Gym

Mr. Losco stated this item was tabled at the last meeting and is for the installation of the water fountain at the RiverHouse gym. The proposal was to install a fountain and bottle filling station inside the gym for a long-term savings for the District. Affordable Plumbing's proposal was in the amount of \$5,200 and District II and III approved that amount.

On MOTION by Mr. Cameron seconded by Mr. McIntyre with all in favor the cost share request for the installation of the water fountain in the RiverHouse gym was approved to be installed after September 2.

NINTH ORDER OF BUSINESS

Consideration of Yellowstone Aged Invoices

Mr. deNagy stated Yellowstone did an audit of their invoices and sent staff a list of 23 invoices that had not been sent, only two of which was a miscommunication with staff, the other 21 had not been received. We are bringing these to you because they were outside the 120-day window. These are for outside, non-contracted services.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the aged invoices from Yellowstone were approved for payment.

TENTH ORDER OF BUSINESS

Discussion on Permanent Holiday Lighting

This item taken earlier in the meeting.

ELEVENTH ORDER OF BUSINESS

Consideration of Request for Use of the Facilities from The Learning Trio

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Mr. Losco stated this is a request from The Learning Trio, an art workshop, elementary age students for July 17 through July 20, four hours each day. We are seeking approval from the board of the license agreement with a 10% revenue share. They will use the green space outside and the hut; it would not be inside. It is for RiverTown residents only.

Mr. Cameron stated I don't want it to turn into the same thing that is going on with the kids using chalk on the sidewalk when they have a class on Thursdays and Mattamy is complaining that they have to pressure wash every Friday. We are not charging that group. We need to look at their contract in the future. If we are charging one group then we need to charge them all.

Mr. McIntyre asked is it possible for you to get with them and see if they can eliminate the chalk?

Ms. Fatuch stated I have spoken with Emily.

Mr. McIntyre stated I will reach out to Emily.

Mr. Cameron stated if we charge one we need to charge them all. Emily needs to start paying.

Ms. Fatuch stated we have a license agreement with her and typically that gets renewed in June or July to start in August.

Mr. McIntyre stated we need to take Bob's comment into consideration and look at that as well. That will need to come back to the board for clarification. We need to be looked at it again and if it is causing maintenance issues that needs to be addressed.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the request was approved and staff to add the caveat that if someone wants to rent the space, they will be bumped for that specific date.

Mr. deNagy stated we will look at the license agreement for the homeschool group at the next meeting to look at potential revenue share.

TWELFTH ORDER OF BUSINESS

Ratification of Proposal for the Installation of Decking

Mr. McKendree stated this is for the slide tower project. There is an oversight on the proposal, they did not include the replacement of the top decking.

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Mr. Losco stated it will be \$8,696.48 for the installation of the decking. That is for the completion of the slide tower project and that was approved at the February 26th meeting. The oversight was the decking was not included in any of the proposals. We still have a cost savings of \$35,243 over the next bid. Your cost share would be \$2,758.52.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the proposal for the installation of decking in the total amount of \$8,696.48 was approved with the cost share being \$2,758.52.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests

Mr. Maynard stated I want to give a shout out to Kim; the event Saturday went extremely well. The vendor fair and the egg hunt went really well.

Mr. White stated with regard to the kids art workshop I don't see anything in regard to cleanup fee.

Ms. Henley stated we can add into the license agreement that they are responsible for cleaning up and any damage to the property.

FOURTEENTH ORDER OF BUSINESS Audience Comments

Mr. Shiver stated I'm an assistant coach for the Hallows Cove Academy football team and we have been put into a situation where we do not have space, similar to Bartram Trail not having a swimming pool. We are desperate, we have great group of 11 & 12 year olds and we would like to be able to utilize District property for football practices. We are not asking for exclusive access. We are happy to share the field at any time but would like the ability to utilize the field space. We are more than happy to pay if that is required, we are volunteer coaches, we are not making money so revenue sharing wouldn't apply but we are happy to rent the space and contribute to the cost of maintenance. We have no intent to play games on district property, we will not invite other teams onto district property, it is just our team for practice.

Mr. Maynard asked what are staff's concerns?

Mr. Losco stated on Mondays we have a license agreement with Soccer Shots to use the field, not to share the field. We are also concerned with practicing with children, it is full tackle. We are worried about footballs hitting children, etc. tearing up the grass, maintenance issues and the issue of footballs flying around and the children.

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Mr. Baron asked for a temporary solution is there another field you could use other than this field.

Mr. Shiver stated we are happy with whatever field you can provide.

Ms. Henley asked are you with a school or is this a private organization?

Mr. Shiver stated it is a non-profit organization that is partnering with schools for outdoor sports.

Ms. Henley stated the school swim team that uses the pool, we have a license agreement with the school board for that.

Mr. Shiver stated in this case it wouldn't apply because it is a separate non-profit entity.

Ms. Henley asked is there a scheduling conflict if we pushed it back to the May 21st meeting? It sounds like we need to work out scheduling and other things with Vesta.

Mr. Shiver stated we are in a time crunch, but I understand how this process works.

Mr. Davidson stated I have seen this done in other districts, there is one currently in St. Johns County and they have dropped perimeters around their soccer fields so they are able to utilize half the soccer field as a pilot program. It has worked out well so far in that district.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor district counsel was authorized to prepare a temporary license agreement with Hallows Cove Academy football program for spring football practices through May 11, 2025, subject to coordination with Vesta and the chair was authorized to execute the agreement.

A resident stated the property across the street from me at 402 Sternwheel Drive is an AT&T substation needs to be pressure washed. Vesta will reach out to AT&T about the complaints and request that the substation be pressure washed.

FIFTEENTH ORDER OF BUSINESS


**Next Scheduled Meeting – May 21, 2025 at
5:00 p.m. at the RiverTown Amenity Center**

Mr. deNagy stated the next meeting is scheduled for May 21, 2025 at 5:00 p.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the meeting adjourned at 12:23 p.m.

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Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman