

Minutes of Meeting  
Rivers Edge III  
Community Development District

A joint meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, June 26, 2024 at 9:05 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

**Rivers Edge**

Frederick Baron	Supervisor
Robert Cameron	Supervisor
Scott Maynard	Supervisor

**Rivers Edge II**

Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor

**Rivers Edge III**

Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor

Also present were:

Jim Oliver	District Manager
Lauren Gentry	Distirct Counsel by telephone
Mary Grace Henley	District Counsel
Corbin deNagy	GMS
Richard Losco	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Kevin McKendree	Vesta/Amenity Services
Jay King	Vesta/Amenity Services
Kimberly Fatuch	Vesta/Amenity Services
Ken Council	Vesta/Amenity Services
Ryan Stillwell	District Engineer

The following is a summary of the discussions and actions taken at the June 26, 2024 joint meeting.

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**FIRST ORDER OF BUSINESS****Roll Call**

Mr. Oliver called the meeting to order and stated we have a quorum for Rivers Edge but do not have a quorum for Rivers Edge II and III and Rivers Edge II and III will not be taking any votes today, but they can participate in the discussions. Since we are here, we will make the best of what we have and then the board can decide what they want to do moving forward. We are going to talk about the Vesta proposal and there was one response to the RFP. Veta provided that and we can have a lengthy discussion about that today. Any decision regarding finetuning any contracts that may be awarded doesn't need to occur today. You can defer that to the next meeting. We want to get something in place before we start the new fiscal year. The other matter is the pickleball construction cost. You have four proposals you reviewed at your last meeting. There can be discussion, or you can take a vote on that today, it is not necessary for RE II and III to have a vote, you can participate in the conversation and provide input. It is not only about the award of the contract but also sharing of the construction cost.

**SECOND ORDER OF BUSINESS****Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS****Consideration of Proposals for Amenity, Café, Lifestyle and Field Management Services**

Mr. Oliver stated you went out with a RFP and there was one proposer that was disclosed at our meeting last week. You have documents provided by the proposer and supplementary information provided in an email last night. We want to have something wrapped up by July if possible, because of the impacts it would have on all three budgets.

Ms. Henley stated we don't have quorum for II and II so the only district that can make any official motion is Rivers Edge. Whatever motions are made if any by Rivers Edge can be based on discussion today or you can wait and make a formal decision when Rivers Edge II and III can meet.

Mr. King presented the proposal that included staffing levels for each service, change from present staffing levels, options 3 and 4.

Board members discussed: differences in staffing levels, parttime versus fulltime employees, differences between Option 3 and Option 4 with the majority leaning towards Option 4.

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Mr. Oliver stated you don't need a vote today, but we can start the preparation of form of contract and include some of the discussion talked about today. We can prepare a contract with Option 4 with the ability to pivot to Option 3 and bring that back to another meeting. The key thing is you need to get an agreement in place prior to the start of the new fiscal year, sooner is better but even with this information by having narrowed it down to 4 and 3 we can at least start working on that budget to incorporate this. That puts us in a good place, I don't think we need to vote on anything today I think we have enough input.

#### **FOURTH ORDER OF BUSINESS**

#### **Discussion of Results of Request for Qualifications for Geotechnical Engineering Services for Rivers Edge III**

Mr. Oliver stated next is discussion of the results of the request for qualifications for geotechnical engineering services. We won't be taking a vote on this today for RE III.

Mr. Stillwell stated we put out an RFQ, this is not a service that Prosser can provide because we designed the roundabout. We didn't get any responses despite us calling people in advance to try to get them to respond. I'm working with another company that does a lot of DOT, CEI testing and they are prequalified with DOT from that perspective. My plan was to ask the board to allow the chairman to move forward but we can't do that since the board doesn't have a quorum. From my perspective we will work with the chairman. We need to get this executed and we will work with him outside the meeting and bring it back to the board at the next meeting.

Ms. Henley stated we can work behind the scenes if you can appoint someone today.

Mr. Stillwell stated in order of magnitude this is probably a \$50,000 to \$75,000 endeavor for these services. They are providing basically quality control on top of what the contract that we already have, it is a requirement of the DOT to do that.

Mr. Oliver asked do we have any flexibility since there were no responses to the RFQ?

Ms. Gentry stated it is a unique situation, but I would have to see what authority you have to take an action outside a board meeting.

#### **FIFTH ORDER OF BUSINESS**

#### **Discussion of Pickleball Court Construction Costs**

Mr. Oliver stated at the last meeting we shared with the board the responses that we received for the construction of pickleball courts. There were four responses, and you have in your agenda packet the same information that was provided last week. This will be in Rivers Edge so

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ultimately, we will need a vote from Rivers Edge on the contactor selection. In addition to that we want a good understanding of how the construction will be funded in terms the cost between the three districts.

Mr. Baron stated originally, we had 25/25/50 and we don't want to fragment the community and I wanted to discuss with D.J. that this should really be the regular cost share of 1/3, 1/3, 1/3. The cost of that 1/3 at this rate is in the \$45,000 range. The community asked for this.

Mr. Stillwell stated we reached out to all the contractors, and they will all hold their pricing until July 31<sup>st</sup>. The other question you asked on alternate 2, the majority of them all need to adjust the pricing if they are going to do the basketball court lighting separate.

Mr. Maynard stated there were two residents at our last meeting that did not want the basketball court lit.

Mr. O'Leary stated when they originally put them in, that was the concern of the residents.

Mr. Cameron stated we should pull that out of the contract so we can vote on this today. I think Mattamy will share equally with us.

After discussion CDD 1 ranked Hoffman Commercial no. 1, Brogdon Builders no. 2, Court Surfaces of Florida no. 2 and Florida Certified Contractors no. 4 for the base bid ad alternate no. 1.

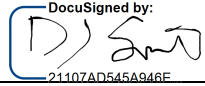
**SIXTH ORDER OF BUSINESS**

**Other Business**

Mr. Oliver stated we can meet the second week in July with option one being the 8<sup>th</sup> and if we can't get a quorum of all three district's then option 2 would be the 9<sup>th</sup> We will keep everyone in the loop.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the meeting adjourned at 10:30 a.m.

Signed by:  
  
294E36C727284D6  
Secretary/Assistant Secretary

DocuSigned by:  
  
21107AD545A946E  
Chairman/Vice Chairman