

MINUTES OF MEETING
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge III Community Development District was held on Wednesday, October 18, 2023 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

DJ Smith	Chairman
Jason Thomas	Vice Chairman
Adam Davis	Supervisor
Amber King <i>by phone</i>	Supervisor

Also present were:

Howard McGaffney	District Manager
Lauren Gentry	District Counsel
Ryan Stilwell	District Engineer
Jason Davidson	General Manager
Kevin McKendree	Field Operations Manager
Garrett Cannady	Yellowstone Landscape
Brad Poor	Yellowstone Landscape
Kim Fatuch	Vesta Property Services
Richard Losco	Vesta Property Services
Ken Council	Vesta Property Services

The following is a summary of the discussions and actions taken at the October 18, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 9:01 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape and Irrigation Maintenance – Monthly Report

Mr. Cannady provided an overview of Yellowstone’s monthly landscape maintenance report, a copy of which was included in the agenda package.

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B. District Engineer

- 1. Consideration of Cost Share Request – Proposal for Sitework Civil Engineering & Design for Pickleball Courts**
- 2. Consideration of Cost Share Request – Proposal for Land Surveying Services for Pickleball Courts**

Mr. McGaffney informed the Board that at the last Rivers Edge CDD meeting, the Board approved the surveying services for the pickleball courts and Supervisor Baron was designated as the liaison to work on the project. Cost share requests were included in the agenda package for engineering and design services and surveying services related to the project. Mr. McGaffney noted this is a capital project, so it doesn't fall under the normal cost share amounts, which are approximately one third of the cost for each district.

Mr. Stilwell added that since there were additional tennis courts planned for the area, the county has agreed that no permit is required with the county for the pickleball courts.

Mr. Thomas stated that he does not feel like CDD 2 or 3 should be paying more than 50% total and suggested a 25% cost share for each of the two districts.

Mr. Smith stated that just because the Board approves the engineering and surveying services does not mean the District will be fully funding or behind the pickleball courts as it has to be internally discussed to make sure it works for both the District and the developer.

Mr. Baron stated that there is a big demand for pickleball in the area and noted the pre-approval site plans were reviewed by St. Johns County and were approved with the only caveats being if there is a higher than six-foot fence, or lighting installed it would have to come back before the county. This project will be spread out over two fiscal years, this year and next and the first phase would be soliciting proposals, which would go before all three CDD boards.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the cost share requests for the sitework civil engineering and design and surveying services for the pickleball courts were approved with a 25% share for Rivers Edge III.

C. District Counsel

There being nothing to report, the next item followed.

D. District Manager

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Mr. McGaffney acknowledged David Provost’s help with some recent resident concerns.

E. General Manager - Monthly Operations Report

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

FOURTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of the September 20, 2023 Board of Supervisors Meeting**
- B. Financial Statements as of August 31, 2023**
- C. Check Register**

Copies of the minutes, the financial statements and the check register totaling \$212,166.39 were included in the agenda package for the Board’s review.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the consent agenda was approved.

FIFTH ORDER OF BUSINESS Business Items

- A. Proposals for Pond Maintenance Services**
 - 1. Aquagenix**
 - 2. J&J**
 - 3. Lake Doctors**
 - 4. Solitude**
 - 5. Florida Waterways**

Mr. Davidson informed the Board five proposals were received for pond maintenance services. J&J Aquatics is the current interim provider and the ponds have responded well to the treatments thus far and the company has been very responsive. Staff recommended contracting with Solitude or Aquagenix based off the fleet size and experience working with the providers in other districts. Solitude’s proposal came in under the current budget while Aquagenix’s proposal came in over budget.

Staff recommended using one vendor for Rivers Edge II and III and another vendor for Rivers Edge but acknowledged there is a cost savings if Solitude is chosen for all three districts.

Mr. Stilwell questioned why CDD 3 is proposed to get one visit per month while CDD 1 has four visits per month proposed.

David Cottrell, business development consultant for Solitude, responded the number of visits is more to account for allowing enough time to get to all the lakes and CDD 3 has 13

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lakes compared to 42 lakes in CDD 1. It was also noted there are no extra charges for follow up visits.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from Solitude for pond maintenance services was approved with counsel authorized to draft a formal agreement.

B. Consideration of Resolution 2024-01, Amending the General Fund Budget for Fiscal Year 2023

Mr. McGaffney stated that expenses for Fiscal Year 2023 were more than anticipated, mostly driven by cost share items, so the budget is being amended to reflect the actual expenses.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2024-01, amending the Fiscal Year 2023 General Fund Budget was approved.

C. Consideration of Resolution 2024-02, Adopting a Policy for Aged Invoices

Ms. Gentry presented a policy for aged invoices that states if an invoice is received more than 120 days after work is completed and accepted by the District, it has to come before the Board for consideration prior to payment and that the District retains the right to refuse payment if it is submitted 120 days after the work is accepted by the District. A form has been drafted for existing vendors to sign to show that they're aware of the new policy.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2024-02, adopting a policy for aged invoices was approved.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There being no further requests, the next item followed.

SEVENTH ORDER OF BUSINESS

Audience Comments

Jim Swartz stated that Florida Waterways' proposal was to be out 12 times per month to do all 80 ponds within the RiverTown community, so that's 144 visits annually.

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Fred Baron asked who the representative on the Board would be for communication regarding the pickleball courts.

Mr. Smith stated that it would be him.

On MOTION by Mr. Thomas seconded by Mr. Davis with all in favor authorizing Supervisor Smith to work with Mr. Baron and staff on the pickleball court project was approved.

E.J. Martinez asked about having the nets reupholstered on the back two tennis courts.

Mr. McGaffney responded that Mr. Davidson can speak with him to address the issue.

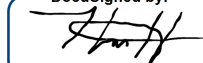
EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – December 20, 2023 at 9:00 a.m. at the RiverTown Amenity Center


NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman