

MINUTES OF MEETING
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge II 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	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
Kim Fatuch	Vesta Property Services
Richard Losco	Vesta Property Services
Ken Council	Vesta Property Services
Jay King	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 9:41 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 CDD 1 desires to move forward with the beginning stages of discovery for pickleball and that includes approving certain engineering and surveying costs. At their last meeting, the Rivers Edge CDD board approved surveying services for the pickleball courts and appointed Supervisor Baron 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. Smith stated the cost share for these items will be the same as approved for Rivers Edge III, which is 25% for each of the two districts.

On MOTION by Mr. Smith seconded by Mr. Thomas 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 II.

C. District Counsel

There being nothing to report, the next item followed.

D. District Manager

There being nothing to report, the next item followed.

E. General Manager - Monthly Operations Report

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

Mr. Thomas asked Mr. Davidson to elaborate on the RiverTown River Jams event as he heard it was a very successful event however there may have been a miscommunication towards the end with an individual.

Mr. Davidson responded that the café came up short as they were not expecting the size of the crowd and there were also some issues with the beer tent. He added that staff

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communicated very clearly with the vendor what was expected, but he does not think his expectations lined up with staff's as far as what he could and could not do. A meeting is expected to take place with the individual to discuss the issue.

Mr. Smith stated that there were two Jaguar games on Sunday mornings and there was nothing planned in the RiverClub.

Mr. Davidson stated that there were issues with the TVs, so staff didn't want to plan an event that would be unsuccessful due to those issues. Everything is now working as it should.

Mr. Smith stated that they should have been tested ahead of time.

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 \$345,804.49 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. He noted that there is an error in the pricing summary sheet in regard to the number of visits that Florida Waterways will provide, which should say 12 monthly visits, or 144 annually.

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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.

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

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

Mr. McGaffney stated that the budget is being amended to true-up actuals as it relates to the cost share and items that were over or under budget.

On MOTION by Mr. Smith seconded by Mr. Thomas 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 be presented to 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 vendors to sign to show that they're aware of the new policy.

Mr. Thomas asked if there is some sort of criteria to reject an invoice that is over 120 days old.

Mr. McGaffney stated that the intention is to have a plan in place to approach a vendor when it gets to a point where an invoice must be brought to the Board as it's an issue that has been plaguing RiverTown.

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

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There being no further requests, the next item followed.

SEVENTH ORDER OF BUSINESS

Audience Comments

Fred Baron asked the Board to nominate one supervisor to be the liaison for pickleball court project communications between meetings.

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.

Chris Wayne commented on the River Jams event stating that a homeowner put the event together and was not treated well at the end of it. He had asked if he could coordinate food trucks and was denied and was pulled from the beer tent after an hour and a half. There also seem to have been issues with lack of communication on the donations or how it was funded. Additionally, he questioned the cancellation of the Jags game events due to IT issues and stated the community has been through multiple managers and it's still the same excuses and results.

EIGHTH ORDER OF BUSINESS

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

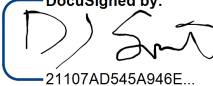
NINTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman