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CDD NAME: **Rivers Edge II**

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MEETING AGENDA: **Rivers Edge II Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 www.RiversEdge2CDD.com August 13, 2025 Board of Supervisors Rivers Edge II Community Development District Dear Board Members: The Rivers Edge II Community Development District Board of Supervisors Meeting is scheduled to be held on, August 20, 2025 at 9:00 a.m. at the RiverHouse, 156 Landing Street, St. Johns, Florida 32259. Following is the agenda for the meeting: I. Call to Order II. Public Comment III. Staff Reports A. Landscape Maintenance – Report B. District Engineer C. District Counsel D. District Manager 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026 2. Consideration of Adopting Goals & Objectives for Fiscal Year 2026 E. General Manager – Monthly Operations and Pond Reports IV. Approval of Consent Agenda A. Minutes of the July 16, 2025 Meeting B. Financial Statements as of June 30, 2025 C. Check Register V. Overview of Capital Reserve Study VI. Consideration of Acquisition of Watersong Phase 4A and 4B Improvements VII. Consideration of Cost Share Request for Maintenance of Ponds 16-23 VIII. Consideration of Advanced Funding Request IX. Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget A. Consideration of Resolution 2025-08,Relating to Annual Appropriations and adopting the Budget for Fiscal Year 2026 B. Consideration of Budget Deficit Funding Agreement for Fiscal Year 2026 X. Public Hearing for the Purpose of Imposing Special Assessments; Consideration of Resolution 2025-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026 XI. Supervisor Requests XII. Audience Comments XIII. Next Scheduled Meetings – Regular Board Meeting on September 17, 2025 at 9:00 a.m. at the RiverHouse and Special Joint Board Meeting at 10:00 a.m. XIV. Adjournment**

00:02 (Speaker A) You're going to not do your job and you're going to tell them. All right.

00:05 (Speaker B) Good morning everyone. This is a meeting of The Rivers Edge 2 Community Development District. Today is Wednesday, July 16, 2025. It's 9:38am we're at the River House Amenity center in St. John's Florida. We're going to call this meeting to order. Will each of the supervisors please state your name for the record.

00:22 (Speaker C) Donna Wimet.

00:23 (Speaker A) Jason Thomas. James Reed. Jared.

00:26 (Speaker B) Thank you. And staff Richard Waser, Vesta.

00:29 (Speaker A) Jeff Mason.

00:30 (Speaker B) On behalf of the district Engineer Jason Davidson.

00:33 (Speaker A) Vesta. Kevin McKendry, Vesta.

00:35 (Speaker D) Kim Peterson, Vesta.

00:37 (Speaker E) And Council Ven Yellowstone.

00:46 (Speaker D) District Council.

00:47 (Speaker B) Lauren Gentry, District Council and I'm Corman Dena, District Manager. Thank you all for being here. We're going to move on to public comments. Do we have any public comments? Do we have agendas in the back here?

01:03 (Speaker F) I actually just wanted to make a comment about the amenity suspension. I do think that we really need to look at these kind of things because the accountability in this neighborhood is poorly lacking. People are able to behave very poorly with no consequences including including their children and themselves. I do think that this is still a community and a neighborhood and people need to be respectful of other people and things like that. And we're losing a lot of that because there's no consequence to their action. And that's all I want to say.

01:33 (Speaker B) Thank you. Any other public comments? Seeing none.

01:38 (Speaker D) I see that a lot.

01:41 (Speaker B) We'll move on to staff reports Landscape Mountain.

01:48 (Speaker A) The maintenance team is going to want like performing full maintenance, mowing, spraying beds.

01:53 (Speaker E) For kill the weeds which is coming.

01:56 (Speaker A) With the amount of weight we finally.

01:58 (Speaker E) Have care for is applying right now a wind application because with the system.

02:03 (Speaker A) Weight we have for the last three weeks is coming. The box is coming and we need to treat that. We hope we're going to start with fertilizer application the first week of August.

02:15 (Speaker E) And irrigation guys that going through the.

02:19 (Speaker A) System like doing every week inspection in.

02:23 (Speaker E) The areas we see is kind of like dry.

02:25 (Speaker A) So we giving water manually and doing the reverse as we go. Flowers is gonna. The annuals is gonna be installed tomorrow.

02:33 (Speaker E) And finally mulch and pine shrubs can.

02:36 (Speaker A) Leave all the way around the property. So you guys have any questions or questions?

02:43 (Speaker C) I saw the playground in the homestead.

02:46 (Speaker D) Is getting launched today.

02:48 (Speaker A) Is that.

02:52 (Speaker B) Thanks Malcolm. Move on to district engineer Jeff. Do you have anything.

02:57 (Speaker A) If you need a report for any questions.

03:02 (Speaker B) Okay, thanks Jeff.

03:03 (Speaker D) District Council Warren, my only reminder like I gave the last four, make sure you're taking care of your ethics training requirements. If you have already, you do have to the end of the year to complete them for this year. Just don't let that slip off your radar. And then also similar to the update that I gave to District 3 on the sponsorship policy, just to keep you updated on what District one has directed for their policy at the last meeting they did direct that only businesses with an owner residing in Rivertown be permitted to submit a sponsorship application. And they also requested, since this is kind of our pilot event, an opportunity to review the list of potential sponsors to line up before it's final and then have the opportunity to make a final call on yes we want to use sponsors or no we don't want to use sponsors. I did brief with them. What we don't want to do is be picking and choosing sponsors that we like just because we don't like some others that can be a legal problem. So we'll be talking with them kind of about how that would work operationally. They may make some other changes, but obviously we have three separate policies here. And if there's an event that impacts all three districts, Vesta would be using the most restrictive policy because that's really the only way to make it work. So I wanted you to be aware of what they had directed. There's nothing for this board to do at this time. Just wanted to keep you up to date. That's it for me. Thank you.

04:37 (Speaker B) Thanks. I don't have anything to report under District manager so I'll move on to General Manager Richard.

04:42 (Speaker G) Yes. Thank you Corbin. We have submitted the monthly operation and comm reports to the Board of Supervisors for their review. We do have a couple additional items. First is the July 4th weekend was a huge success for the entire community including a golf cart parade, music and food trucks. The St. John's County Sheriff's Office will be conducting an E Bike town hall meeting on Wednesday, July 23rd at 6pm at the River House facility. We will be sending out an email at E Classical residents for notification. We did have the 15 new umbrellas and mesas for the River Club were delivered and installed last week. It looked beautiful matching the others and we do one more item is that the booths in the River Club Cafe have been reupholstered as of yesterday and the work was performed by we fix both seats and they did a wonderful job.

05:40 (Speaker A) So yes did the the bases come in as well?

05:44 (Speaker G) Yes.

05:45 (Speaker B) Okay.

05:46 (Speaker A) The was it delay on them?

05:49 (Speaker G) There were delay on both first. First the bases came in and then the emeralds arrived but they installed Them.

05:59 (Speaker B) Okay, thanks, Richard. Next, we'll move on to the approval of the consent agenda board members. You have in your agenda package the minutes of the June 18, 2025 meeting. You have your unaudited financial statements as of May 31, 2025, and you have your check register, which totals $310,326.56. Moving back to your unaudited financials, nothing unusual to report that we haven't already discussed. If you look at your general fund, you have an unassigned balance of $850,542. Again, that's as of May. So we're a little behind there. But just like Rivers Edge 3, I anticipate that we'll have an advance funding request for your approval at the next meeting to get us through the end of the fiscal year and that first part of next fiscal year. Happy to answer any questions on that. If not, we're looking for a motion to approve the consent agenda motion.

06:51 (Speaker A) Second.

06:53 (Speaker B) We have first and a second. All those in favor?

06:55 (Speaker A) Aye.

06:57 (Speaker B) Motion passes. We'll move on to consideration of cost share requests. And I'll turn it back over to Richard.

07:03 (Speaker A) Thank you, Corbin.

07:04 (Speaker G) The first on the list is the Garden south alleyway repairs. And what I'm going to do is refer that to Lauren concerning the ferment until the September joint meeting. I would make the September extended.

07:17 (Speaker D) Sure. So we discussed with the District 1 board at their last meeting that alleyways are not listed as a cost share item in their current interlocal cost share agreement. There are certain roadway costs that are spelled out as being shared, some shared roadway expenses, things like that, but alleyways are classified differently. So the board did ask us to go ahead and make the request as a supplemental request to Districts two and Districts three. If you're not. If you're comfortable with this today, of course you're welcome to approve it if for any reason you're not comfortable with it today. Corbett and I are suggesting a joint cost share meeting in September so that all three districts can get together, talk about any concerns with pending cost share requests, talk about how cost share budgeting works in general, and get the new District 3amenity map formally added to that agreement. So it's up to the board today. You can make a motion to approve if you're comfortable with that. And if not, we would submit. Just discussing in September.

08:28 (Speaker C) I'd like to discuss it in September.

08:33 (Speaker A) How well they've been handled in the past while alleyways treated the same as roadways.

08:38 (Speaker D) So we have not had to do any significant maintenance on the alleyways up to this point. This is a. A mill and resurface. It's kind of the final lift. District engineer, please correct me if I'm getting the details of that that wrong, but it's the final lift on the alleyways.

08:57 (Speaker B) All right, we'll bring it back to the. To that joint meeting. Yeah.

09:04 (Speaker A) Richard.

09:04 (Speaker B) Yeah.

09:05 (Speaker G) The next item for consideration of cost share request is with the Keystone horns golf cart signage. This was approved by you guys in the June meeting for 10 additional golf cart signs for Keystone corners and inside the manor in High Point neighborhoods. The total proposed compensation was $12,091. And your cost share was $4015.42. Receiving ratification for the cost share.

09:39 (Speaker C) Motion to accept.

09:41 (Speaker A) Second.

09:43 (Speaker B) We have a couple motions. We have a second.

09:45 (Speaker A) Second.

09:45 (Speaker B) All those in favor?

09:47 (Speaker A) All right.

09:48 (Speaker C) I'd also like to thank Richard for all of his help. We've been working on this since, what, January to get these signs created and out for safety purposes. So thank you, Richard.

10:00 (Speaker B) Okay, motion passes. Thank you.

10:05 (Speaker G) The next item on the agenda for the cost share consideration is the permanent holiday lighting. This is to review the holiday lighting cost options for the district and districts. And I do want to say that District 1 approved this at their last meeting in June and District 3 just approved it at their prior meeting at 9am So I just wanted to tell you that the presentation for the holiday lighting was performed by and the product is utilized by Watersong and the of the rest residence of Rivertown. The lighting would be for the exterior of the building. And this product has a lifetime warranty on the product. And the linear footage for the River Club facility would be 389 linear feet. So what I'd like to do with if you're reviewing it again, is that the holiday lighting cost options is $78,296, of which your cost share would be $26,002.10. We did an analysis based on somebody coming in on a yearly basis and having to put the lighting in, plus accessories that would cost approximately $43,086.75. So we went ahead and purchased permanent lighting for the facility and the facilities. And you using it with the accessories for the first year. Your cost for the first year would be $95,527. So the return on investment if you decided with the permanent lighting purchase, the cost break even on that would be 2.2 years thereafter for your district alone. You guys would be cost saving $5,909.40 per year for Future years. And it would be just for the River Club facility. 389 linear fee. So looking for a motion of acceptance for the product.

12:10 (Speaker A) Motion second.

12:14 (Speaker B) First and a second. All those in favor? Aye. Motion passes. Thanks, Richard.

12:20 (Speaker D) All right.

12:21 (Speaker B) Next, we'll move on to consideration of amenity suspension.

12:26 (Speaker D) Okay, so, supervisors, you've all received information about this under a separate email. You received the incident report that Vesta created. I apologize. I'm having Internet problems and can't access that at the moment. So, Richard, please correct me if I miss anything. There was an incident in June where a resident moved a Giddens security car that was parked at the reservoir. River Club amenity. He was suspended by our staff up to this meeting so that the board could consider how long to impose a suspension for in accordance with our policies, Giddens is my understanding that Giddens has chosen not to take any, you know, legal action or anything in connection with this incident. So under our amenity policies, what the board can do today. As you can hear any additional details, you can ask questions of district staff about the incident. Is the individual here today?

13:24 (Speaker B) I'm here.

13:25 (Speaker C) Okay.

13:26 (Speaker D) So you'll also have an opportunity to address the board. I know you all received a written email from Mr. Rider as well. And then after you've heard from all of the parties involved, you can consider all of the facts and circumstances and you can make a decision anywhere from time served. He has been suspended since the incident. Up to one year suspension, no matter what the board decides. It is reciprocal for all three districts. So if you impose a suspension here, it will apply for the District 1 and District 3amenities as well. And we will send a letter memorializing that decision. Decision as well, to see that everything's tied up and documented. So with that, we'll hear from Vesta. First, outside of the facts in your incident report, is there anything that you think the board should know?

14:22 (Speaker G) There's not. We've met with Mr. Ryder in relation to notification. Meeting with him personally. He came personally over. Y' all did receive the apology from Mr. Ryder with my conversations with him. He has been very, very cooperative, very apologetic. And his dialogue with me has been very professional. And he resents the incident for my discussions with him. So we have it all documented here with all the times, communication, etc.

15:00 (Speaker F) Okay.

15:01 (Speaker D) Any questions for Vesta before we hear from Mr. Ryder?

15:04 (Speaker C) I don't have any questions, but I would like to comment on a few things. The items that have been sent to us. First of all, the incident report is lacking a lot of the information that is important to this event, it states that the car was parked at the entrance to the stairs and the car was running. From what I can ascertain, the car was running, it was unlocked, and the keys were in it. Is anyone familiar with the Florida Statutes about cars? Let me finish, please. I'm speaking now. Florida Statute 316. What is it, 1975? I'm not going to read the whole thing, but the first paragraph says a person driving or in charge of any motor vehicle may not permit it to stand unattended or without first stopping the engine, locking it and removing the key. Now, I find that our security people caused this whole situation to begin with because they were grossly negligent in leaving a running car with keys in it in front of the River Club. Any teenager could have taken off in that car, damaged property, injured someone. So I feel that this whole incident with the car started because of the failure of the security guard to secure the car properly. And I also feel that after having correspondence from our resident and learning of his background, he honorably served our country. And he was right in his thought about the incident, but he was wrong in what he did. And I think he realized that in his communications to US Military. People see a running car in front of a building, unattended. Sounds like a bomb. Now, if that were me and I saw that, I would have called the sheriff or let someone inside know, like the manager. But I think this whole incident started because of this car running unattended, unlocked, and the motor running. And he saw an opportunity that it could be a danger to people and moved it. Thank you.

17:24 (Speaker D) Okay, thank you. Any further comments from Vesta before we move on? I just have one. The vehicle was not running. Per Giddens, it was not running.

17:36 (Speaker C) Okay, well, their report says it was running. The officer that filled out the reports, the car was running.

17:43 (Speaker D) No, the key was left in the vehicle because it's required by Giddy's further protocol that their light stays on, according to.

17:51 (Speaker C) Would you like to see the report? The report says the officer said the car was running.

17:56 (Speaker D) It's not.

17:56 (Speaker C) It was not running.

17:57 (Speaker D) I've gotten multiple messages from him telling.

17:59 (Speaker C) Me the vehicle was not running. Well, then there's another thing. The. The officer said the car was ranked. Well, your security officer said the car was running in his report. Well, it's convenient now that it's changed.

18:24 (Speaker B) Do we have any other.

18:26 (Speaker D) Okay, so it sounds like we have some conflicting reports. That's the board.

18:34 (Speaker B) Go ahead.

18:35 (Speaker A) All right. Good morning.

18:40 (Speaker E) My name's Scotty Ryder. Yes. I spent 20 years in the military. Okay. The night leaving, the vehicle was running.

18:49 (Speaker A) I'm not gonna, I'm not gonna lie.

18:50 (Speaker E) To anybody about the status of the vehicle. I knew this because I could hear it. I open it and it's. It's fully ready to go.

19:01 (Speaker B) Yes.

19:02 (Speaker E) With where I come from, I look at this a whole different way than I understand most people do. And I put that in my letter. I've seen it in a different aspect of others might see it. I reacted in a way that was definitely unconventional. And I do have my regrets.

19:21 (Speaker A) Right.

19:22 (Speaker E) I do wish I would have been there and just said, philip, you know.

19:25 (Speaker A) You should probably shut that car.

19:27 (Speaker E) I've got teenage kids just in my neighborhood that are absolutely wild. Okay. We had a Corvette two years ago, stolen, running, and the kid crashed it. And that was a big deal. And I think everybody remembers that. So on multiple levels, I just seen it as a different situation. I didn't mean to be. I wasn't trying to be a pain. And the report that says I hid behind the dumpster and I've got a picture of exactly where I was.

19:53 (Speaker B) I didn't hide it out of sight.

19:55 (Speaker E) I wasn't malicious in my action. I do regret my course of action, but kind of looking into hindsight at this moment, right now, it's all in front of you. You got a 40 year old man who moved it 50ft to a parking spot, shut it off, left the car. But it could have been way different situation. Now we're here at the board and we're talking about it because if I would have walked in and said, philip, the car's running, you turn it off. He probably would have been like, who are you and why do I care? I know I would have gotten nothing out of that. So in hindsight, I don't really know which direction I would choose to go. The situation sitting here. I've already been suspended. And I respect that punishment 100%.

20:41 (Speaker A) I do.

20:42 (Speaker E) I do know it's against the security, security company's requirements that the keys are not even in the vehicle at all, let alone running.

20:53 (Speaker A) I know these rules.

20:55 (Speaker E) This is the world I used to live in. I know best that you're doing your job right in cpd, you're definitely doing your job. We got an opportunity to look at a situation. And you know what my punishment, you guys do what you see fit to me, and just like they said earlier, hold everybody accountable for their actions. I do agree with that 100%. But sometimes we have to be in situations like this, to really put it in the face of people who make decisions. And you guys make the decisions. Y' all are the decision makers. The rest of us just live here. Sorry to have to waste your time, but maybe I'm not wasting it. That's all I gotta say. And I don't mean. I don't know how my neighbors know about it, because this wasn't in the board agenda, was it?

21:46 (Speaker F) Our children weren't there.

21:48 (Speaker E) Okay, well, I mean, they judge me.

21:51 (Speaker D) I think they.

21:53 (Speaker E) Your kids probably know me and, you know, give me a chance to get to know me a little bit before I get judged.

22:01 (Speaker F) I don't know.

22:04 (Speaker D) Let's bring it back to the board. So board members have any question they need to stop.

22:10 (Speaker A) Board members, I have a question just in the report. It says prior to the incident of the car being moved, whether it was running or not, it said you were rude to the staff. Can either one of you elaborate on what transpired prior to the moving of the car? Ladies first.

22:34 (Speaker D) As the party was moving outside, the comment from Mr. Ryder to Philip was, don't you think you should be driving around the neighborhood and not sitting with the staff? I have requested for Giddens to close with us because we do have people who choose not to leave when we're closing. And so he will shuffle them along and make sure that my get out.

23:00 (Speaker C) To their vehicles in a sound.

23:03 (Speaker D) That's the only reason he's there. And that was, at the request, messed up. And we appreciate the board obliging that request.

23:13 (Speaker A) Does that sound like something you may have said?

23:16 (Speaker E) Well, I said sitting down, eating with the staff.

23:19 (Speaker B) That's what I said, actually, because I.

23:24 (Speaker E) Didn't think it was very professional at times with shut the shop down. He was just sitting down.

23:29 (Speaker D) There was no shut, because we are closing the Cabinet.

23:34 (Speaker E) I don't want to argue about it.

23:35 (Speaker A) No, I don't want to argue about it. I was. I wasn't there. And I would like as many relevant facts as possible before I'm, you know, I'm asked to make a decision on it. You know, I know your daughter. I know she works there. You know, my daughters are 28, 30. I don't worry about them as much as I used to. But when my daughter was your daughter's age, I probably wouldn't be opposed to the security guard sitting there at closing time. And I don't mean to be disrespectful. And I'll start by thanking you for your service. I have plenty of military. My family, including Myself. But you didn't address the security guard to move the car. But you commented on him sitting down, which, you know, he, you might have thought he was sitting there doing nothing, but as the mother of the 16 year old girl, that's, you know, counting out a cash register, you know, maybe she thinks that was a good place for him. You know, as a father of daughters, you know, I, you know, so that's what I was, you know, asking, you know, if you were going to say anything to the security guard, maybe it would have been like, hey, that's, you know, there's a lot of teenagers hanging around here. You know, maybe if you would have. Although I'll be the first to admit, especially uniform on such stupid things when alcohol is involved. So it's, you know, is there anything that's been left out that you think we should know?

25:17 (Speaker E) I would say there's a reason security companies.

25:24 (Speaker A) Can I ask you, audience member, your.

25:28 (Speaker D) Me?

25:28 (Speaker A) Yeah. Okay.

25:30 (Speaker C) I object. I object. This is a board discussion, not a resident discussion.

25:35 (Speaker D) Well, so if the board votes to allow resident comments at this time, then we can allow it. Is there a motion to allow President Combs withdraw?

25:50 (Speaker C) I also have a few more comments. I'm very concerned that we were given this report and now I'm told it's inaccurate. Evidently, the story changed.

25:59 (Speaker B) Also.

26:01 (Speaker C) According to our contract with Giddens, which I think Corbin shared with me, and we had a discussion with it, it's outdated. There's an exhibit A, and exhibit A says that they are supposed to immediately report any suspicious activity to law enforcement. If they would have called the sheriff, the sheriff would have cited the security officer for leaving an unattended running vehicle, and he would have probably warned our resident that he shouldn't do that again. So also in that contract, I've gone over it several times, there are no provisions in that contract for the security guard to have discretion whether or not to call the police officers. And Richard expressed to me that the security offer, at their discretion, didn't call the sheriff, which is disappointing because again, they would have probably received a citation for leaving a running vehicle with keys in it. That's all I have to say.

27:05 (Speaker D) So any thoughts from the board? We can have further discussion. Does anyone have a recommended action? Again, you can either go with time served or a suspension up to a year.

27:17 (Speaker C) I think time served is adequate for this. I think he understands what he did, and I think he did it just because of his military training and wanting to protect people.

27:31 (Speaker D) Any other thoughts from the board?

27:34 (Speaker A) Thank you.

27:38 (Speaker D) All right. Would Someone like to make a motion to impose a suspension of time served and lift the suspension today?

27:47 (Speaker C) I would propose that motion second. Thank you.

27:52 (Speaker B) We have a first and a second. Any of the discussion? All those in favor?

27:59 (Speaker D) Aye.

28:03 (Speaker B) Motion passes.

28:07 (Speaker D) Any opposed? Were you opposed?

28:09 (Speaker A) No. Abstain.

28:13 (Speaker D) Well, we do have to have a vote. Unless there's a conflict of interest.

28:17 (Speaker A) Aye.

28:18 (Speaker B) Okay.

28:20 (Speaker D) Thank you.

28:21 (Speaker B) And we'll send like district council said, we'll send a letter to that effect just for your records.

28:28 (Speaker F) Okay.

28:29 (Speaker D) All right.

28:29 (Speaker A) Are we going to address the issue of the running vehicle? I mean, is that going to be something that we need to discuss?

28:36 (Speaker D) Vesta, if you could have a conversation with Gibbons just about better security for all of their assets. That's a good pretty.

28:49 (Speaker B) All right, we will move on to overview of the Capital Reserve Study board members. This is actually in your agenda package PDF page 189. I alluded to this at the last meeting. I think I received it a day or two before the meeting. So I didn't have an opportunity to go through it. But. But I've since gone through it. I did want to bring this back up because as we're going through this budget season, we're looking at contributions to the Capital Reserve fund. If you look at your capital Reserve budget, which is on PDF page 334, what we have here is we have budgeted a transfer in of $400,000. And then we have total expenditures of $261,000. So if I go back to the Capital Reserve Study, what this says, what this independent third party analysis says is that for fiscal year 2026, the annual contribution for the River's Edge 2 portion of your infrastructure is a $196,000.

30:04 (Speaker A) Right.

30:05 (Speaker B) I think I've alluded to this in prior meetings too, that what these. What these reserve studies don't take into consideration is cost share. So this is strictly for infrastructure for the district, assuming that there was no cost share. So they're telling you that you need to put away $196,000 into your reserves. So again we go back to the budget. Essentially we're putting $400,000 in. We're anticipating to spend $260,000 worth of cost share. So we're leaving about $140,000 remaining in unspent cost share for these for fiscal year 2026. So I say all that to say as I think that we're on target with what we have in the budget here to put away 400,000. What we anticipate spending through all these different cost share Things that we anticipate having that may not happen. But the short of it is I think we're on target with this $400,000 contribution. So is there any comments or anything that you have on the reserve study, any questions about it?

31:18 (Speaker A) Yeah. Can you explain that again, the 200,000 versus the 400,000? Yeah.

31:26 (Speaker B) So actually if you go to PDF page 194, that is actually what they call the required funding model projection. So what they do is essentially they take up, they take all the district's infrastructure and they don't take into consideration like minor repairs and replacements. Right. I think in this report is like 2000, 2000 threshold. So we're talking about big repairs. And so what they do is they come up with a total cost for this infrastructure and they say, all right, the roof is going to last 50 years.

32:00 (Speaker A) Right?

32:01 (Speaker B) You buy a 50 year roof, they sell it to use a 50 year roof and then it only lasts 20 years. But no, they project out the lifespan of this infrastructure and they say this is what we think it's going to cost when you go to replace it. And you look at today's value of money and then you imply inflation, all that stuff. So over the next 30 years they give you a projection of how much money you think you're going to spend replacing all of your infrastructure. And so how much money do you need to put away every year so that you have cash in the bank? So when you do need to do the reroof at the River Club, you have enough money there to do it. So if you look at PDF page 193, it's saying for fiscal year 2026, the annual contribution they're saying you should put in is $196,000. So again, the budget shows $400,000 going in, but we know that we're cost sharing for other things at the River House here. So if we take all of those things out of that $400,000, that's important.

33:05 (Speaker A) That's the part I miss.

33:06 (Speaker B) Then we have money left over for.

33:08 (Speaker A) The understand once, once the cost of your items have been paid out, then with that 400,000, we should have roughly 196,000.

33:15 (Speaker B) That's. Yeah, we're in that ballpark. And so, you know, some boards want to hit that nail right on the head. We want. All right, Well, I want 196,005. I don't want anything less than that. But then you, you know, understanding that these are moving targets, right? And these, this is just a best projection. This Just gives you some guidelines to say this is how much money you should put away. So I think we're in that ballpark there. If we weren't putting any money away, then I would probably request that we increase it. But I think we're on track.

33:45 (Speaker A) Okay.

33:52 (Speaker B) Well, if there's no other discussion on that. This was just an overview item, so we'll move on.

33:57 (Speaker A) I'm assuming we're gonna, we'll be using this moving forward like next year?

34:01 (Speaker B) Yes, yes, next year we'll try to.

34:02 (Speaker A) Hit 133 or whatever it is. Right.

34:04 (Speaker B) I mean that's, that'll be the target. And, and so what I said the last mini two is. So Rivers Edge has a capital reserve study. Rivers Edge 3 does not. So I envision that next fiscal year we'll go ahead and start that process for Rivers Edge 3 and then we'll have. All three districts will have a relatively recent reserve study. And then as we get into September, what we're talking about a cost share.

34:27 (Speaker A) Right.

34:27 (Speaker B) We want to make sure that all three districts, all these reserve studies are all considered together. And so we know we're putting enough money away for not only the district's infrastructure, but then those cost share items.

34:40 (Speaker A) Are 1 and 2 being done by the same firm.

34:44 (Speaker B) This was the same firm? Yes.

34:49 (Speaker C) Will there be any point in the future, maybe five or six years from now this will be relooked at again or maybe recalculated or will we just stay with this point?

34:57 (Speaker B) They typically advise every two to three years you do a restudy. It's not a full blown study, it's just an update.

35:04 (Speaker C) Update of what we have.

35:05 (Speaker B) They'll look at market prices and they'll adjust the price. Usually it's going to go up.

35:12 (Speaker A) But.

35:12 (Speaker B) Yes, you would adjust those every couple years to make sure you're. I think Rivers Edge did one in 2018 and they did an update in 2023 if I'm not mistaken.

35:20 (Speaker A) So.

35:21 (Speaker B) But yeah, you usually shoot for two to three years on update. Okay, we'll move on to discussion of fiscal year 2026 budget. I just went over the capital reserve budget. But as I said at Rivers Edge 3, this is just an opportunity for the board to take a look at the budget. We'll have our budget adoption hearing next month so we can make changes. Now up until the adoption hearing, what we can't do is go up from here. So we've talked about a 20% increase. We can't do anything that would cause that to go up. But if we did want to make changes in between now and then the budget adoption, we can certainly make reductions, but I personally feel comfortable with the $400,000 in reserves that's driving a large portion of this. We want to put that money away for these future expenses. So again, this is just for board discussion. If there's anything you see, anything you want to change, we can certainly do that.

36:21 (Speaker F) Now.

36:25 (Speaker B) I think back to the platted lot question for Rivers Edge 3. Same thing here. I don't think we have the updated role. So what you'll probably see at the this flag keeps coming over here. What you'll probably see at your hearing is the updated roll. So what you'll likely see is more taxable revenue as those platted lots are added to the budget and then a reduction in developer contributions. If there's no additional discussion on that, we'll just move on. And like I said, we'll have our budget adoption hearing next month.

37:04 (Speaker A) Has already the assessment already gone out to the residents or does that go out?

37:08 (Speaker B) The notice has not gone out yet. I think it's 20 days prior.

37:12 (Speaker A) Okay.

37:13 (Speaker B) So that should be coming out soon.

37:14 (Speaker A) Okay.

37:15 (Speaker C) Will the supervisors be notified ahead of time when those are going out?

37:22 (Speaker B) You'll get one as a resident, but no, there's a requirement that they have to go out 20 days prior. And we work with a mailing distribution company to get those sent out.

37:34 (Speaker C) It might though be helpful if we knew they were going out because we'll see people in the community and if we haven't gotten ours yet, they may have questions.

37:44 (Speaker B) Yeah. And obviously we can't control the mail service. We know the mail services just about 100% accurate when it comes to delivering mail.

37:51 (Speaker A) But.

37:52 (Speaker B) But no, it should come out the next few days here because we're required to do at least a 20 day notice. Yes, we shoot for 30 days. 20 days, yes. All right, we'll move on to review of the district's goals and objectives for fiscal year 2025 and board members. That starts on PDF page 330. So this was the goals and objectives that the board approved for this fiscal year. This being the first year that we've done this, it was largely compliance based. So you'll see here like public meeting. We hold at least three board meetings. Well, we've already met that goal, so we can check that one off. Meeting compliance, records, compliance. These are all things that, you know, we're making sure that we're doing the things that we're supposed to be doing. Minutes posted to the website, publishing the newspaper, electronic communication I know Vesta sends out communication about when CDD meetings are to be held. That's in addition to what's required of the district. So we'll be able to check off those boxes. Field management and site inspections. You have Kevin here, who's out daily. And we've talked about district engineer. We'll conduct an annual inspection of the district infrastructure. I've already talked to Ryan about that Annual budget preparation. The annual proposed budget is approved by June 15th. We've already met that requirement. Your final budget will be adopted by September 30th. And we'll meet that requirement at the budget adoption hearing next month. And we're working on the financial audit right now. So we are on track to check all those boxes on the goals and objectives. Next is discussion of a joint meeting in September of the. We talked about this. What did we say? We said September 17th. We were looking to do a joint meeting. Excuse me. And this was just to talk about cost share, right? This is all things cost share. Everyone's favorite topic. But we're shooting for 10 o'.

39:54 (Speaker D) Clock.

39:54 (Speaker B) Does that work for the other two resident board members? We'll shoot for that. And then obviously Courtney will confirm with everyone's schedule. But let's plan on that. September 17th at 10 o'.

40:09 (Speaker F) Clock.

40:13 (Speaker B) Do we have any supervisors requests today?

40:16 (Speaker C) I do.

40:17 (Speaker B) I'm not going to point at you this time.

40:19 (Speaker C) I do. As I mentioned earlier, when we were discussing the incident, you shared the Giddens contract with me, and it's quite outdated. It's from 2015, and it states that they will patrol Rivertown, Maine, and the Mattamy Welcome Center. So I think Richard and I had discussed this previously that we certainly need to update this agreement or amend it, because we've grown. There are other things that need to be in the agreement if they're to monitor things. So perhaps this is something that a district manager and district council could work on to update this agreement. It also concerned me that this agreement mandates that they patrol the Matamy Welcome Center. That property isn't owned by any of the CDDs. So I hope we're not paying for security from Mattamy.

41:20 (Speaker B) Yeah, I don't know. Maybe Vesta could explain. I don't know the extent to what they're actually doing anything at the welcome center, but I do know that in the contract it says they're supposed to look for suspicious activity. You know, let's say there's someone sleeping out in front of the building. Right? We would want them to report that, but I don't Know that they're necessarily going on site to do anything to ensure that.

41:48 (Speaker D) We could clarify that in the updated agreement as well. They do. You know, their main purpose, of course, is to patrol CDD property.

41:57 (Speaker C) Right.

41:57 (Speaker D) Incidentally, if they see something at somebody's private house or something like that, they'll, you know, they're not going to turn their eye to a burglar. But we'll update that as well. Thank you.

42:07 (Speaker C) Well, and also a part of that agreement, There's a Schedule A1. And I'll have to pass this down if everybody wants to look at this. This is the map of the area they're supposed to patrol. It looks like it came from an elementary school. You can't even identify the property that they're going to patrol.

42:27 (Speaker A) That's the ball field where we have reaches.

42:32 (Speaker C) Oh, I know it does. I know that. But it's just one of those things where this other incident came up and I wanted to see the contracts, and then there it was.

42:46 (Speaker D) Silver lining for the incident is that it brought up this, everyone's attention.

42:51 (Speaker C) So we'll work to get this updated.

42:56 (Speaker B) Any other supervisors?

42:58 (Speaker C) Yes, I have another request.

43:00 (Speaker A) They charge.

43:01 (Speaker C) Okay. On July 9, an email went out to everyone in Rivertown. They were told they should not drive through on Lanier Road. They should not park on Lanier Road, and there was going to be additional security added because it was Mattamy's sales center. They also constructed a sign at Bee Baum. And what is the other street there? Lightning something straight. What is that one? Whistling Straits telling also no through traffic. I've gotten to know the county engineer pretty well over the time that we've been working on road signs with Richard. And there was an explosion on the unofficial Facebook in Rivertown. Mothers were upset, fathers were upset. Grandparents were upset that they were told they couldn't use a public road. So I actually went over there myself, took pictures of the signs, and I sent them to the chief engineer at the county. And he verified to me that those were not proper signs for traffic. They were not allowed, and that Lanier, actually, the whole street and the parking lot are public property. And I know this email went out to everyone in the community. And my point is on this, this email was directed by someone not in authority to do so, and they provided incorrect information. Upset people because they used that road to get to a daycare center. It also alienated two neighborhoods over in that other area by Bee Balm. And the only way for these people to get to the daycare center is to go through Lanier without having to go clear out on Longleaf Pine, go up by the high school, make a U turn and come back. So when I saw all these people upset, I said I'm going to help these people and do something. But I think in the future there needs to be a procedure in place. If someone other than Vesta council or district manager wants to send an email out to the community, it should be scrutinized a little more and there should be a procedure in place. Everything should be verified that the information is correct. In this instance, all the information was incorrect and residents were told they weren't allowed to use the public road. So I would recommend that either when something like this comes up, district manager, district council or maybe the chairman of each CDD reviews something of that nature when it's not related to our CDD business, our amenity properties before it goes out to.

46:06 (Speaker D) And I'm not opposed to having some procedures in place. You know, obviously I think it was an honest mistake here and we haven't discussed procedures for this in the past. So again, sometimes it takes something like this just to bring it to everybody's attention. So recognizing that honest mistakes can happen, I think it is a good idea if we get over 5 for an E blast from somebody not internal to the districts. I think the first line is Corbin. If he needs to loop me in, he will. I don't think I need to review every E blast, but I think maybe just that extra step of run it by Corbin and then we can all make sure everybody's on the same page.

46:46 (Speaker A) Yeah.

46:47 (Speaker G) We were contacted by Stacy Robertson. She is the marketing director for Madame and she was a the impression that the parking lot and that access that that road was private. She did not know that it's a county road. And she was concerned about the safety of her employees and the children that are running around the splash pad in the building with Mattamy. So I had spoke with her, she said I made a mistake. I thought that Mattamy on the road give some private road and they have taken down the signs of no through access. So those are taken down. They've acknowledged their mistake in relation to that. But her number one priority with my discussion with her was that for the safety of the children running around splash pad, et cetera and the employees going through with that new day care center coming in place with everybody with the non cards. So they did stop that flow of traffic going through that they have public access to that.

47:50 (Speaker D) If I can make a quick comment on that real quick. I had a meeting yesterday Morning at the welcome center with the lifestyle ambassadors. And as we're sitting at the front desk, I'm watching car after car fly through that parking lot. 40 miles an hour or more they are flying, which again is, like Richard said, a safety concern. While we're watching this, there's a realtor who had pulled into the parking lot and of course had slowed down to pull in the car that was right behind him, almost smashed into him because they were flying so quickly in that parking lot. So I would just urge the residents that if they are going to utilize.

48:27 (Speaker F) It as a through street, at least.

48:29 (Speaker D) Maintain residential speed limits and, you know, be aware of your surroundings. Had there been a child that had ran across right there, they would have killed that child. So my biggest concern is the safety aspect of the people walking in that parking lot, the children that are playing at that splash pad. There's no reason to fly that quickly through neighborhood.

48:52 (Speaker G) We did speak with the St. John's County Sheriff's office after everything was brought up and asked them to please, just for their routine patrols around the county, if they could please concentrate in that area specifically, typically 7:30 or 9:30 when the children are back and forth in the employees. And they said that they would try to implement that within their regular routine in the area. That has nothing to do with our patrol ARC patrol reports, but just in general. So we did contact the sheriff's office about that.

49:21 (Speaker C) Well, and two, just in general. I know, I see the sheriff's report. This has nothing to do with the sales center, but there are a lot of people that don't follow the speed limits in here. Every time I come off of Longleaf and I turn onto keystone corners, it's 25 miles an hour and people will be tailgating me if I go out. Rivertown, Maine, it's 25 miles an hour and people are tailgating me. And I've seen all these reports. They keep giving warnings. I think they need to start giving more citations because it is dangerous at people. People aren't driving the speed limit. Another thought would be maybe Richard and Kimberly reach out to the Mattamy people. I mean, that is a public road. Maybe they could approach the county engineer or our district engineer. That's river's edge one that's not our district. But maybe there need to be crosswalk signs, maybe speed limit signs. I don't know if I any speed limit signs on that road or not. So that's an excellent point that you made. Thank you.

50:29 (Speaker G) They did say that they were in contact with the St. John's County Road management division, specifically about the crosswalks, trying to make it safer, where they can conform to the residents and the safety of the residents. So that is in place to where they said they were going to be doing that. But I will reiterate that to them.

50:46 (Speaker C) Because the day I drove through there, I noted the crosswalk, but it looks like the paint is very faded on the crosswalk. Thank you.

51:00 (Speaker B) Supervisor Reed, did you have a.

51:05 (Speaker A) What's going on with map? We had to have a conversation with the map being updated. So I'm on River's Edge 2 CDD website right now, and there's still no houses, no streets. The River Lodge 3 is still looks like a potato farm or something.

51:31 (Speaker G) Yeah, we discussed that.

51:35 (Speaker A) That's the same answer I think we got a month ago.

51:38 (Speaker G) Yes, sir.

51:38 (Speaker A) I said, well, we got it in the map. This seems like it's taking a real long time because a lot of these things have been built just because residents asked me, like, hey, when are you gonna update the map? You know, the sales office updates their map. There are whole entire neighborhoods that are painted on the map there that are not here yet. And have we decided whether to do the re number ladder Fresh? The lakes we were talking about?

52:08 (Speaker G) Yeah, we'll renumber them when they're all turned over officially.

52:13 (Speaker A) When everything's all done, that's when you do that. I can accept that. I would like to see the baptism also. I was going to bring this up last month, and I didn't. And I don't know. I'm probably going to be in the minority here, but. And I think today was a good example of it, the way that we conduct the meetings. And I don't want to get all, oh, we should follow Robert's rules of order or Hoyle's or, you know, Martha's rules, or, you know. But the public comment being so limited to the very beginning of the meeting and the very end of the meeting, you know, we don't get a lot of members of the public that show up. I think we have one right now. We had three at our peak. And that seems to be like a busy month. But they're the reason why we're here. And so I started sitting in the back here for two years. Sometimes they come for a specific purpose. And if that specific purpose happens to be item number eight on our agenda, you know, but they can only speak, you know, second or 13th. And in this particular case, I actually wanted the resident's input regarding. Just because I believe your daughter was there when this incident happened. Correct. So you probably had some inside knowledge. And you know, I would have liked to hear that before rendering a decision from not necessarily a disinterested third party. But you know, when you get a he said, she said, it's nice to have input from a third person. I think when we do the motion, second, most organizations, most parliamentary procedures, there's a point there for an under question before the vote's called. And I would like to see that added to the way that we do things and even the option, when appropriate, allow the audience comment based on the audiences we have. I don't think that's going to like double the length of the meetings. And I don't think we should let people talk ad nauseam. And you know, I know by law we're allowed to limit them to three minutes and most of the times when the audience speaks here, it doesn't even come to half of that. But I think somebody who takes time out of the day that comes to the meeting because they want to speak on a specific topic, they should be allowed to be heard when that topic comes up on the agenda. And I don't think that that's very unreasonable.

55:09 (Speaker D) So a few points. Obviously the when to allow public comment completely in the board's discretion. Currently our procedures, as you referenced, are beginning and end of the meeting only. And then we limit it during the meeting to allow board discussion. I do have districts that prefer a motion second discussion than decision procedure. So I, I don't object to that. If that's what the board wants to direct us to use as far as allowing separate public comment, that's all in the board's discretion. I would say, since we have some differing opinions, I would want to, you know, a motion and majority vote to allow, when we allow that separate audience participation. But I certainly don't object to, you know, if that's the board's decision, we can allow that.

55:54 (Speaker A) And just to reinforce their position, when we had the motion and the second to approve of the consent agenda, item A being the minutes of June 18, had there been another question, I would have been, I would have raised my hand and said, yeah, I have a question. Am I the only one that sees that can't find the minutes for June 18th because we approved the consent agenda that included the minutes that didn't include the minutes, they're not in there.

56:18 (Speaker D) And this agenda, they're not in the.

56:19 (Speaker A) Package and nobody else noticed. And we voted on it and we accepted, we approved the minutes as read and they're not even in There.

56:27 (Speaker C) I read them before I came to the meeting. You got the package in the email. You could read it before the meeting.

56:33 (Speaker A) I. They're not in there. The ones from the joint meeting are in there in May. The ones from June 18 meeting are not in the package that we voted. Unless I missed them, which would have been a question.

56:50 (Speaker B) This PDF, page 34.

56:52 (Speaker A) Okay. Bet I missed. Were they in. They're after the chair. Okay. Okay.

57:03 (Speaker D) So I guess on those two anyway.

57:06 (Speaker A) That's okay.

57:10 (Speaker D) The motion second discussion procedure, as you said, that's a pretty standard meeting procedure. If the board would like to use that. Is there any objection, and we're not talking about the extra public comment right now, but is there any objection from the board members to using that procedure for votes?

57:24 (Speaker A) Can you explain a little bit further?

57:26 (Speaker D) Just between having the second for the motion and asking for everybody's vote, we would ask if anybody had further discussion.

57:33 (Speaker E) Okay, that's fine.

57:35 (Speaker C) I really don't like that. I think. And I've had people interrupt me when it's a supervisor's turn to speak. And when a supervisor or this is the only opportunity all of us are allowed to speak, speak in the sunshine and people come and see the agenda. If they want to speak, they can speak before the meeting and address their issues. But I think if we start doing this, it's going to make the meetings last longer. And all the board meetings I've ever been involved with, public entities and corporations, the procedure we have is very normal because you want the business end of this meeting to keep moving along and people have opportunities before our actual board meeting starts to air their opinions or their issues.

58:31 (Speaker D) And as far as though, if we did a motion second additional discussion from the board before making a vote, do you have any objections from that?

58:41 (Speaker C) No.

58:42 (Speaker F) Okay.

58:43 (Speaker B) So yeah, just moving forward. So before I. We do motion second, all those in favor? You know, obviously, if it's a contentious item, I kind of wait, I'll ask if there's additional discussion. I think we did that at the amenity suspension portion, but if we want to do every single agenda item motion, second additional discussion, I can certainly do that moving forward.

59:02 (Speaker C) But I think as we go forward too, we don't want it to end end up where the audience is having a big argument while we're trying to make a decision. So the call to order needs to be good on that.

59:13 (Speaker D) Sure. And I think, you know, our current procedures do allow for the board to allow supplemental public comment at any point during the meeting if you'd like to.

59:21 (Speaker A) But we'd have to vote on it.

59:23 (Speaker D) I would recommend taking a vote since we have.

59:25 (Speaker A) Because you're suspending the order of business, so you need to. Then you gotta make a motion to second vote on suspending the owner business to allow somebody to speak. That seems like more time for Jimmy than just saying, you know, hey, was your daughter there that day? You know, to me, that seems like an almost bigger waste of time. But if we don't want to allow. If we want to limit the public comment to those two times, then, like, that's why I prefaced it by saying I believe I'm in the minority here, which is fine.

59:53 (Speaker C) Well, I think too, we could be. We. I know we're different CDDs, but we all should be consistent. Our minutes are consistent. All our documents are consistent. I think whatever we all do, it should be consistent.

01:00:09 (Speaker D) So always welcome discussion on our procedures if they're not working. So thanks for bringing it up. If. Unless there's a motion to kind of permanently change our meeting procedures at this point, we would say stick with our current procedures, which are, you know, the board could approve supplemental comments on a case by case basis.

01:00:27 (Speaker A) I think we should move the meeting to audience comments, which is next on the agenda.

01:00:32 (Speaker F) Okay.

01:00:34 (Speaker D) All right.

01:00:34 (Speaker A) All right.

01:00:36 (Speaker B) Audience comments.

01:00:37 (Speaker F) So much to say. 72 radio. I just want. First, let me start off with the fact that you all need to remember that this is not a business. This is a community. The first letter stands for community. So though you want to treat it like a business, these are people's lives. They live here, they play here. And that's how it should be looked at. The second thing is the Gideon Security. I've been here six years. They have never disappointed. They ride around like, I'm outside all the time. I play tennis, I'm at a club. I'm very active. And. And they're everywhere. And so the idea that they're only frequenting little areas is not true. They're all over. I have friends all the way arbors all the way out to the bluffs. And then I have friends all the way on that place. I see them everywhere. So their presence is definite throughout the community. The third thing is we did so much research on trying to find out all the information about the keys being in the security bar and all that. You did zero research to find out about the man that you stood up for and said he had 20 years in the military. He is not a good neighbor. He is not a good Estes in this community. And he just keeps his behavior, keeps Escalating, and you guys are not doing anything about him. And then Vesta tries to step in. They could have made it so much worse for him. Regardless of where the keys were, whether the car was on or off or not, he's aggressive. Who got into a vehicle and moved it 20 yards. Even if there was a bomb in that car, it was not going to make a big difference that way.

01:02:12 (Speaker D) He moved it.

01:02:13 (Speaker F) So all of that should have been looked like. Maybe some of the research that you did should have been on the actual individual and how he behaves within the community before you just took his word that it was a military thing. He totally had you believing this whole story that didn't exist. But regardless, the vote is over. But I do agree with James, is that sometimes there are people in the audience that can input your decision on a specific topic. And we can't say everything at the beginning or the end because we don't know what you're thinking until you actually speak. Then we're like, okay, well, they bring.

01:02:51 (Speaker C) Up a good point.

01:02:52 (Speaker F) Or, you know, that is not what's happening here. Or whenever. So that we can clear. We don't get an opportunity to do that if we only get to speak for the beginning at the end. I come to all the meetings, as many as I can come to. And I don't always have a topic on the agenda that I'm here for. Specifically, I want to know what's going on in my community. I try to share that information with the rest of the community so that fear is at a minimum, doubt is at a minimum, so that they trust this cdd. But part of that is community. It's not a business. This is where people live.

01:03:24 (Speaker D) Thank you.

01:03:24 (Speaker B) Thank you. Any other audience comments? I'm sorry. Any other audience comments? Sorry. Seeing none. Our next scheduled meeting is August 20, 2025, 9:00am here at the River House Amenities Center. We have a motion to adjourn.

01:03:41 (Speaker A) Motion to adjourn. Second.

01:03:44 (Speaker B) Any discussion? Any discussion? All right, all those in favor?

01:03:48 (Speaker F) Aye.

01:03:49 (Speaker B) All right, we're adjourned. Thank you.

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