

**MINUTES OF MEETING
THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Three Rivers Community Development District held Public Hearings and a Regular Meeting on August 31, 2021 at 3:30 p.m., at Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

Liam O'Reilly (via telephone)	Chair
Mike Taylor	Vice Chair
Rose Bock	Assistant Secretary
Greg Kern	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Wes Haber (via telephone)	District Counsel
Bill Schaefer (via telephone)	District Engineer
Ally Spell	Castle Group
Joe Cornelison	GreenPointe Group
Bernie Decelles	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 3:41 p.m. Supervisors Taylor, Kern and Bock were present, in person. Supervisor O'Reilly was attending via telephone. Supervisor Miars was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2021/2022 Budget**

A. Affidavit of Publication

The proof of publication was provided for informational purposes.

B. Consideration of Resolution 2021-14, Relating to the Annual Appropriations and Adoption the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Wrathell presented the proposed Fiscal Year 2022 budget. He noted the following:

- Trustee: Series 2021 costs for this line item will be paid out of the bond costs of issuance; however, if the other Series B bonds are paid off sooner, funding for the difference would not be requested.
- The Operations and Maintenance (O&M) Field Operations and Amenity Center portion of the budget was prepared with input from Mr. Kern and Mr. O'Reilly, separately.
- Page 3: Costs for the Administrative and O&M portions of the budget were broken down so that when there are lot closings, the Developer can pass these costs on to the buyer.
- Page 14, Series 2021B (South Assessment Area): The first three payments are covered under the capitalized interest period.
- Pages 16 and 17 Assessment Tables:

Resident Bernie Decelles asked why the lot assessments, which vary in product type, are assessed the same amount. Mr. Wrathell stated it is typical, as O&M assessments are based per unit but debt assessments are staggered. Regarding the number of platted lots anticipated, Mr. Wrathell stated the information is obtained from the Property Appraiser's report, in June.

Discussion ensued about when the Board would transition to residents and the specific criteria that must be met in order to transition.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the Public Hearing was opened.

There were no comments.

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the Public Hearing was closed.

The following changes were made to the Fiscal Year 2022 budget:

Page 1: Insert new "Trustee: series 2021B-2" line item in the amount of "4,000"

Page 1: Insert new "Dissemination agent: series 2021B-2" line item in the amount of "1,000"

Mr. Wrathell presented Resolution 2021-14.

On MOTION by Ms. Bock and seconded by Mr. Kern, with all in favor, Resolution 2021-14, Relating to the Annual Appropriations and Adoption the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Operations and Maintenance Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
- A. **Affidavit/Proof of Publication**
The proof of publication was provided for informational purposes.
- B. **Mailed Notice to Property Owner(s)**
A copy of the Mailed Notice was included for informational purposes.
- C. **Supplemental Engineer's Report (for informational purposes)**

The Report was omitted from the agenda package.

**D. South Assessment Area Final Supplemental Special Assessment Methodology Report
(for informational purposes)**

The Report was omitted from the agenda package.

E. Consideration of Resolution 2021-15, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited To Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Regarding proceeding with the equalization process, Mr. Haber stated that it was unnecessary as the Fiscal Year 2022 budget was approved during the previous agenda item.

On MOTION by Mr. Taylor and seconded by Mr. Kern, with all in favor, the Public Hearing was opened.

There were no comments.

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2021-15.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, Resolution 2021-15, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited To Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2021/2022
Funding Agreement

Mr. Wrathell presented the Funding Agreement. Mr. Haber stated this was a standard Agreement, to the extent that it provides for the Developer to make up the difference if there is a funding shortfall.

On MOTION by Ms. Bock and seconded by Mr. Taylor, with all in favor, the Fiscal Year 2021/2022 Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of July 31, 2021

Mr. Wrathell presented the Unaudited Financial Statements as of July 31, 2021.

On MOTION by Mr. Taylor and seconded by Mr. Kern, with all in favor, the Unaudited Financial Statements as of July 31, 2021, were accepted.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

There was no report.

B. District Engineer: *Dominion Engineering Group, Inc. & ETM*

There was no report.

▪ Field Operations Property Manager: *Castle Group*

This item was an addition to the agenda.

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: September 16, 2021 at 3:00 PM**

- **QUORUM CHECK**

The next meeting will be held on September 16, 2021 at 3:00 p.m.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS

Public Comments

Mr. Decelles asked for regular street cleaning at the construction sites and for speeding construction trucks to be addressed. He expressed his concerns about architectural improvements. Ms. Spell stated she would address both these issues with the Builders. Mr. Wrathell directed Mr. Decelles to contact the HOA regarding architectural matters.

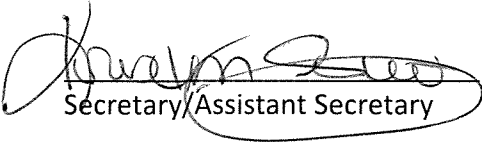
TENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the meeting adjourned at 4:21 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair