

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

The Board of Supervisors of the Three Rivers Community Development District held Multiple Public Hearings and a Regular Meeting on May 19, 2022 at 3:00 p.m., at Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034.

Present were:

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

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC (WHA)
Wes Haber	District Counsel
Bill Schaefer (via telephone)	District Engineer
Scott Wild (via telephone)	England-Thims & Miller, Inc. (ETM)
Michael Molineaux	Castle Group
Sete Zare (via telephone)	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:01 p.m. Supervisors O'Reilly, Kern and Taylor were present, in person. Supervisor Bock was attending via telephone. Supervisor Miars was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following Consent Agenda items:

- A. **Consideration of Requisitions: Construction Account** *(support documentation available upon request)*
 - I. **Number 106: Kutak Rock LLP** [\$660.00]
 - II. **Number 107: Dominion Engineering Group, Inc.** [\$31,359.00]
- B. **Consideration of Requisitions: South Series Assessment** *(support documentation available upon request)*
 - I. **Number 85: Bio Tech Consulting, Inc.** [\$4,187.50]
 - II. **Number 86: Gold Coast Land Management, LLC** [\$54,000.00]
 - III. **Number 87: ELM, Inc.** [\$4,606.95]
 - IV. **Number 88: ECS Florida LLC** [\$2,300.00]
 - V. **Number 89: The Three Amigos Outdoor Services, Inc.** [\$37,680.00]

On MOTION by Mr. O’Reilly and seconded by Mr. Kern with all in favor, the Consent Agenda Items, as presented, were approved and/or ratified.

FOURTH ORDER OF BUSINESS

Presentation of First Amendment to Master and Neighborhood Special Assessment Methodology Report *(for informational purposes)*

Mr. Torres presented the First Amendment to the Master and Neighborhood Special Assessment Methodology Report and accompanying Tables, which included reducing the 3,200 residential units to 3,125 and the addition of a new 70’ unit type. Certain information on Table 3 is incorrect; the corrected Report will be emailed. The following change would be made:

Page 12, Table 3: Source of use of funds of the max par amount of bonds for the Master Improvements will be corrected to “\$118,565,000”, to mirror what was noted in the original Master Methodology Report.

On MOTION by Mr. O’Reilly and seconded by Mr. Kern, with all in favor, the First Amendment to the Master and Neighborhood Special Assessment Methodology Report, as amended, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider Reallocation of Certain Debt Special Assessments Pursuant to Sections 170, 190, and 197, Florida Statutes and Consideration of Adoption of an Assessment Roll Pursuant to Section 197.3632(4)(B), Florida Statutes

A. Affidavit of Publication

The affidavit of Publication was included for informational purposes.

The required Mailed Notice was emailed to the property owners and forwarded to Mr. Haber and Mr. O'Reilly, in advance of the meeting.

B. Consideration of Resolution 2022-08, Making Certain Findings; Authorizing and Confirming the District's Improvement Plan; Confirming an Estimated Cost of the Improvement Plan; Confirming the Maximum Liens Securing Prior and Future Bonds and Providing for the Reallocation of Assessments; Equalizing, Approving, Confirming, and Reallocating Assessments on Certain Property Specially Benefited by Such Improvement Plan to Pay the Costs Thereof; Providing for Recording in the Improvement Lien Book; Providing for Finalization of the Assessments; Providing for the Payment and the Collection of the Reallocated Assessments by the Method Provided for by Chapters 170, 190 and 197, Florida Statutes; Making Provisions for Transfers of Real Property to Governmental Bodies; Addressing Conflicts; Providing for Recording of an Assessment Notice; and Providing for Severability and an Effective Date

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

No members of the public spoke.

The Board of Supervisors, meeting as the Equalizing Board, made no changes to the assessments.

On MOTION by Mr. O’Reilly and seconded by Mr. Kern, with all in favor, the Public Hearing was closed.

Mr. Torres presented Resolution 2022-08 and read the title.

On MOTION by Mr. O’Reilly and seconded by Mr. Taylor, with all in favor, Resolution 2022-08, Making Certain Findings; Authorizing and Confirming the District’s Improvement Plan; Confirming an Estimated Cost of the Improvement Plan; Confirming the Maximum Liens Securing Prior and Future Bonds and Providing for the Reallocation of Assessments; Equalizing, Approving, Confirming, and Reallocating Assessments on Certain Property Specially Benefited by Such Improvement Plan to Pay the Costs Thereof; Providing for Recording in the Improvement Lien Book; Providing for Finalization of the Assessments; Providing for the Payment and the Collection of the Reallocated Assessments by the Method Provided for by Chapters 170, 190 and 197, Florida Statutes; Making Provisions for Transfers of Real Property to Governmental Bodies; Addressing Conflicts; Providing for Recording of an Assessment Notice; and Providing for Severability and an Effective Date, was adopted.

The updated Report behind Tab 4, will be attached as Exhibit A to Resolution 2022-08.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-09, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Torres reviewed the proposed Fiscal Year 2023 budget. The Board discussed the proposed budget, which resulted in several changes and further discussion whereby the Board deferred approving the proposed Fiscal Year 2023 budget to the June meeting. Mr. Torres would work with Mr. Kern on reviewing costs and making the necessary changes to the budget.

The following highlight the various discussions in between.

- Adding new budget line items for the Series 2022 A Bonds, to be dispersed to “Dissemination agent” and “Trustee fees” and any other costs associated with the bonds.
- The Amenity Center budget reflected some figures that were pro-rated or entered as a placeholder and some line items that should be deleted. Staff was directed to make various changes and increase each line item by 10%.

A Board Member stated that he wanted the Amenity Center figures doubled, after the changes were made; another stated the ceiling costs of the Amenity Center should be around \$320,000 to \$330,000.

Confirming the Unit Count and plat for Unit #5, which affects Revenue Assessments, was discussed.

It was noted that it was not known if the \$13,800 amount in the “Lake/stormwater maintenance” line item is comprised of costs associated with ETM preparing the 20-Year Stormwater Needs Analysis Report.

The proposed Fiscal Year 2023 budget with the new changes will be presented at the June meeting to approve and set the public hearing for August 18, 2022 at 3:00 p.m.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Torres presented Resolution 2022-10. The following change was made to the Fiscal Year 2023 Meeting Schedule:

LOCATION: Change “Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 33034” to “The Clubhouse, 76183 Tributary Drive, Yulee, Florida 32097”

Regarding property insurance for the Amenity Center, Mr. Wrathell stated that about two weeks lead time is needed to obtain a binder. The target date is July 2, 2022.

On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, Resolution 2022-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023, as amended, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-11, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Severability and an Effective Date

This item was presented following Item 12D.

NINTH ORDER OF BUSINESS

Consideration of Addendum to Doody Daddy LLC Service Agreement for Dog Waste Station and Maintenance Service

Mr. Torres presented the Addendum to the Doody Daddy LLC Service Agreement for Dog Waste Station and Maintenance Service.

On MOTION by Mr. Taylor and seconded by Mr. O'Reilly, with all in favor, the Addendum to the Doody Daddy LLC Service Agreement for Dog Waste Stations and Maintenance Service, was approved.

- **Ratification of Avid Trails LLC/Justin Lax Proposal for the Boggy Creek Kayak Launch Design Development Package**

This item was an addition to the agenda.

Mr. Torres presented the Avid Trails LLC proposal, for the Boggy Creek Kayak Launch Design Development Package. A 50% deposit is due.

On MOTION by Mr. Taylor and seconded by Mr. Kern, with all in favor, the Avid Trails LLC proposal, for the Boggy Creek Kayak Launch Design Development Package, in a not-to-exceed amount of \$13,200, was ratified.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

Mr. Torres presented the Unaudited Financial Statements as of March 31, 2022.

On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.

Mr. Wrathell asked if the Capital Projects Fund Series 2019 Bonds could be considered completed. A Board Member replied no, as the Spine Road final lift project is pending; a requisition will be submitted to Management. It was noted that there might be a deficit.

ELEVENTH ORDER OF BUSINESS

Approval of April 21, 2022 Regular Meeting Minutes

Mr. Torres presented the April 21, 2022 Regular Meeting Minutes.

On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the April 21, 2022 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no to report.

B. District Engineers: *Dominion Engineering Group, Inc. and ETM*

There were no reports.

A Board Member stated several homeowners want to know when the Amenity Center will be opening and asked that information be relayed to residents regularly. Draft Rules and Regulations and Rental Policies will be included in the June agenda.

Mr. Wrathell suggested approving them as interim policies and rates, until the public hearing to adopt them, which is set for July or August, so the facility can be rented at the time it opens. A Board Member wants to make sure Staff is trained properly before renting the facility

and noted the homeowners’ event set for July 2, 2022 is subject to change. The Board agreed to accept rental requests with the caveat that approval is subject to Mr. Taylor confirming the Amenity Center is fully operational.

C. Property Manager: *Castle Group*

There was no report.

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

- **NEXT MEETING DATE: June 16, 2022 at 3:00 PM**

- **QUORUM CHECK**

The next meeting will be held June 14, 2022 at 11:00 a.m., instead of on June 16, 2022.

- **Consideration of Resolution 2022-11, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Severability and an Effective Date**

This item, previously the Eighth Order of business, was presented out of order.

Mr. Torres presented Resolution 2022-11. Discussion ensued regarding designating Mr. Torres as proxy holder and setting the date, time and location to coincide with the East Nassau Stewardship CDD Landowners’ meeting.

On MOTION by Mr. O’Reilly and seconded by Mr. Kern, with all in favor, Resolution 2022-11, as amended, Designating a Date, Time and Location of November 1 or 8, 2022 at 10:30 a.m., at the Municipal Airport, at 700 Airport Road, Fernandina Beach, Florida 32034, for the Landowners’ Meeting and Election, subject to Mr. Torres using the date that coincides with the East Nassau Stewardship CDD meeting; Providing for Severability and an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the meeting adjourned at 4:00 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair