

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

The Board of Supervisors of the Three Rivers Community Development District held a Regular Meeting on February 16, 2023 at 3:00 p.m., at the Lookout Amenity Center, 76183 Tributary Drive, Yulee, Florida 32097.

Present were:

Liam O'Reilly	Chair
Mike Taylor	Vice Chair
Rose Bock	Assistant Secretary
Greg Kern	Assistant Secretary
Brad Odom	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Wes Haber	District Counsel
Bill Schaefer	District Engineer
Scott Wild (via telephone)	England-Thims & Miller, Inc. (ETM)
Michael Molineaux	Castle Group
Lorie Conrad	Castle Group

Residents present were:

Keith Howard	Thomas Moser	Adriana James	Jeneen Hampton
Michael Jakob	Michael Maples	Wendy Liston	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:02 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors Gregg Kern [SEAT 3] and Mike Taylor [SEAT 5] (*the following will be provided in a separate package*)

Mr. Torres stated the Oath of Office was administered to Mr. Kern and Mr. Taylor prior to the meeting. Both were already familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS**Consent Agenda**

Mr. Torres presented the following:

- A. Consideration/Ratification of Requisition(s): Construction Account (*support documentation available upon request*)**
 - I. Number 120: Vallencourt Construction Co., Inc. [\$195,156.99]**
 - II. Number 123: Vallencourt Construction Co., Inc. [\$154,959.87]**
 - III. Number 126: Vallencourt Construction Co., Inc. [\$19,332.22]**
 - IV. Number 128: Preferred Materials, Inc. [\$7,309.03]**
 - V. Number 129: Oldcastle Infrastructure [\$30,700.00]**
 - VI. Number 130: Preferred Materials, Inc. [\$31,790.83]**
 - VII. Number 131: Dominion Engineering Group, Inc. [\$27,642.00]**
 - VIII. Number 132: Vallencourt Construction Co., Inc. [\$32,352.04]**
 - IX. Number 133: Bio-Tech Consulting, Inc. [\$150.00]**
 - X. Number 135: Dominion Engineering Group, Inc. [\$1,810.00]**
 - XI. Number 136: ECS Florida, LLC [\$700.00]**
 - XII. Number 137: Bio-Tech Consulting, Inc. [\$7,822.50]**

- XIII. Number 138: Preferred Materials, Inc. [\$6,124.47]
- XIV. Number 139: Dominion Engineering Group, Inc. [\$18,956.53]
- B. Consideration/Ratification of Requisition(s): South Assessment Area (*support documentation available upon request*)
 - I. Number 162: Auld & White Constructors, LLC [\$219,303.15]
 - II. Number 163: Kutak Rock LLP [\$330.00]
 - III. Number 164: Auld & White Constructors, LLC [\$24,290.91]
 - IV. Number 165: ECS Florida, LLC [\$4,000.00]
 - V. Number 166: Auld & White Constructors, LLC [\$372,023.35]
 - VI. Number 167: Auld & White Constructors, LLC [\$203,690.41]
 - VII. Number 168: ECS Florida, LLC [\$1,900.00]
 - VIII. Number 169: England-Thims & Miller, Inc. [\$25,938.50]
 - IX. Number 170: Rinker Materials [\$200,074.96]
 - X. Number 171: Ferguson Enterprises, LLC [\$573,318.40]
 - XI. Number 172: Kutak Rock LLP [\$360.00]
 - XII. Number 173: ECS Florida, LLC [\$15,900.00]
 - XIII. Number 174: England-Thims & Miller, Inc. [\$21,322.25]
 - XIV. Number 175: Vallencourt Construction Co., Inc. [\$566,543.91]
 - XV. Number 176: Vallencourt Construction Co., Inc. [\$348,555.02]
 - XVI. Number 177: Vallencourt Construction Co., Inc. [\$103,937.99]
 - XVII. Number 178: Auld & White Constructors, LLC [\$154,814.68]
 - XVIII. Number 179: Bio-Tech Consulting, Inc. [\$135.00]
 - XIX. Number 180: ECS Florida, LLC [\$5,000.00]
 - XX. Number 181: Kutak Rock LLP [\$180.00]
- C. Ratification Items
 - I. ECS Florida, LLC., First Amendment to Agreement for Geotechnical Engineering Services
 - II. Vallencourt Construction Co., Inc., Change Order No. 1 Tributary Phase 1B-Unit 8 Project

- III. Assignment of Agreement Between Owner and Contractor for Construction Contract - Tributary Phase 1B - Unit 8 Project & Acquisition of Completed Improvements [Vallencourt Construction Co., Inc.]
- IV. Assignment of Agreement Between Owner and Contractor for Construction Contract - Tributary Phase 1B - Unit 10 Project & Acquisition of Completed Improvements [Vallencourt Construction Co., Inc.]
- V. FPL LED Lighting Agreement - 1A Unit 4
- VI. FPL LED Lighting Agreement - 1A Unit 6
- VII. Tree Amigos Outdoor Services, Inc., Agreement for Landscape Installation and Materials - Tributary Unit 6
- VIII. Clary & Associates, Tributary Kayak Launch Proposal
- IX. SES Environmental Resources Solutions LLC, Tributary DRI Water Quality Monitoring Plan
- X. Ferguson Waterworks, Purchase Order BBDD-005
- XI. Forterra Pipe and Precast, Purchase Order TRCDD-004
- XII. Avid Trails, Tributary Trail CD Proposal
- XIII. FPL Underground Distribution Facilities Installation Agreement - Tributary 1A Unit 5

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

FIFTH ORDER OF BUSINESS

Consideration of England-Thims & Miller, Inc. (ETM), Work Authorization No. 16 – 2022/2023 General Consulting Engineering Services Rate Increase

Mr. Torres presented ETM Work Authorization No. 16 for the 2022/2023 General Consulting Engineering Services Rate Increase.

Mr. Wild stated ETM must increase its hourly rates to keep up with employee salaries.

On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, England-Thims & Miller, Inc. (ETM), Work Authorization No. 16 for the 2022/2023 General Consulting Engineering Services Rate Increase, was approved.

SIXTH ORDER OF BUSINESS**Discussion: 2023 Financing Items**

Mr. Haber stated these Reports will be included as exhibits to an offering document to market the sale of the bonds. The Methodology Report, as presently drafted, contemplates two series of bonds; A1 and A2. There is discussion of consolidating and issuing one series of bonds, which would slightly change the Methodology. Given that the Reports must be included in the offering document, the recommendation is to approve them in substantial form and authorize the Chair or Vice Chair to execute.

A. Supplemental Engineer's Report

Mr. Wild stated the Supplemental Engineer's Report, Series 2023A Bonds, for Units 8, 10 and 15, dated January 23, 2023, in the agenda package is not the latest version. He presented the Supplemental Engineer's Report dated February 6, 2023 and reviewed the pertinent information. The Series 2023 project total is \$18,450,000. This version of the Report is accurate and a true representation of the Development Plan.

Mr. Wild stated bond proceeds will be used for improvements for parts of the CDD where there are no homeowners. The issuance of these bonds will not result in any increase of the debt assessment that is presently allocated to property owners or impact their lots. These bonds will be secured by debt assessments on other portions of the CDD.

On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the Supplemental Engineer's Report, in substantial form, authorizing the Chair to work with Staff to finalize any revisions for the offering document and authorizing the Chair or Vice Chair to execute, was approved.

B. Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2023A

Mr. Torres presented the Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2023A, dated February 16, 2023. He reviewed the pertinent information, including the Development Program, financing program, lienability tests, true-up mechanism and Appendix Tables.

On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2023A, in substantial form, authorizing the Chair to work with Staff to finalize any revisions for the offering document, and authorizing the Chair or Vice Chair to execute, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2022

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

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

EIGHTH ORDER OF BUSINESS

Approval of Minutes

Mr. Torres presented the following:

- A. November 1, 2022 Landowners' Meeting**
- B. November 8, 2022 Landowners' Meeting**
- C. November 17, 2022 Regular Meeting**

On MOTION by Mr. O'Reilly and seconded by Mr. Taylor, with all in favor, the November 1, 2022 Landowners' Meeting, November 8, 2022 Landowners' Meeting and November 17, 2022 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *Kutak Rock LLP***

Mr. Haber stated Staff continues monitoring updates from the Legislative Session. Two items that might impact the CDD include a bill that would require Board Members to undergo certain training and a bill involving eliminating sovereign immunity for units of government. The Board will be alerted if either of the bills passes.

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

There was nothing further to report.

C. Property Manager: *Castle Group*

There was no report

D. Lifestyle Director: *Nicole Registan, Castle Group*

There was no report.

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

Mr. Torres asked the Board to consider changing the date of the March 16, 2023 meeting. Potential meeting dates in relation to the bond issuance process were discussed.

- **NEXT MEETING DATE: March 16, 2023 at 3:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on March 23, 2023 at 3:00 p.m.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

Resident Keith Howard asked about moving the mailboxes near the dog park, Castle Group taking over the Lakeview HOA, installation of a pool heater, a 14-day requirement to rent the Lookout Center, present and future river access, current maps showing phases under construction and if EMT maps will be made available to property owners.

Mr. Kern stated there are no current plans to relocate the mailboxes. Asked if lighting can be installed near the mailboxes, Mr. Kern replied affirmatively.

Discussion ensued regarding Castle Group taking over the HOA, HOA versus CDD responsibilities, the Amenity Center, Lennar, homeowner control and a CDD informational PowerPoint presentation.

Mr. O'Reilly stated this Board will not install a pool heater while it is in control of the CDD due to the cost and it creating an increase in operation and maintenance (O&M) costs.

Discussion ensued regarding changing the 14-day requirement to rent the Lookout Center, river access, CDD kayak launch delays, the County's kayak launch plans, the trail system, and emailing current construction maps to residents.

Resident Thomas Moser asked about trash on the eastern bank of Lakeview pond and the conditions of the sidewalk near the mailboxes. He reported a downed stop sign on Pondsider and asked about the draw down of the Lakeview pond.

Regarding trash from the builders near the pond banks, Mr. O'Reilly will confer with Lennar's HOA and Management to determine which entity is responsible for maintenance. A Board Member stated routine maintenance within Lakeview is the Lennar HOA's responsibility. Regarding pond water levels, Mr. O'Reilly stated, when utilities are being installed, the water table is lowered. Once the development and utilities are completed, the normal water level will return.

Resident Adriana James asked about changing the meeting time to later in the evening to accommodate working residents. Mr. O'Reilly stated meeting times cannot be changed but a town hall meeting could be arranged to address resident questions and concerns.

Mr. O'Reilly responded to questions regarding the Village Center, completion timeline of the trails, the kayak launch, the fire station project and a multi-family apartment project.

Resident Jeneen Hampton feels that parking in the common areas, unsupervised children and graffiti on the sidewalks are becoming problematic.

Mr. O'Reilly stated the CDD owns the roads and has an agreement with the HOA, which has generic restrictions on parking. The CDD can consider adopting additional parking restrictions, which must be formally presented and considered by the Board. In general, the most difficult part is enforcement. Residents can call the Sheriff's Department to report traffic

violations. Graffiti and vandalism incidents are addressed on a case-by-case basis and should be reported to the Board.

Discussion ensued regarding overnight and street parking, registered vehicles, safety issues and common courtesy.

Resident Michael Jakob voiced his opinion that the front entry signage needs to be pressure-washed. He noted trash in the ponds and asked why Board Member email addresses are not on the CDD website. Mr. O'Reilly stated maintenance items should be reported to Mr. Molineaux and Mr. Torres.

Mr. O'Reilly addressed trash cleanup, holiday decorations, the budget, status of the Tributary, additional amenities and warranties on projects.

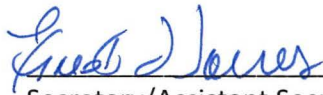
TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. O'Reilly and seconded by Ms. Bock, with all in favor, the meeting adjourned at 4:26 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair