

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

The Board of Supervisors of the Three Rivers Community Development District held a Public Hearing and Regular Meeting on July 20, 2023 at 3:00 p.m., at the Lookout Amenity Center, 76183 Tributary Drive, Yulee, Florida 32097.

Present were:

Liam O'Reilly	Chair
Rose Bock	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
Shanna Wolk	Castle Group
Heather Beladi	Vesta/Lakeview Community Manager
Sharelle Boyer	OnPlace, Lifestyle Director
Sete Zare (via telephone)	MBS Capital Markets, LLC
Timothy Bramwell (via telephone)	Akerman
Joe Craig	Sitex Aquatics

Residents present were:

Nora Bertacchi	Maureen Stanski	Stan Stanski	Mitch Rosenthal
Keith Howard	Michael Maples	Cindy Rowe	Stephanie Rosenthal
Paula Sruper	Tracey Bilanin	John Bilanin	Ted Goodman
David Mitchell	Sherry Mitchell	Wendy Liston	Regina Goodman
Lisa Morales	Kathleen Grima	Jackie Causer	Stephen Maynard
Tony Morales	Shane Parsons	Alli Parsons	Maureen Antonowski
Paula Gruber	Keith Howard		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:03 p.m. Supervisors O'Reilly, Bock and Odom were present. Supervisors Taylor and Kern were not present.

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Consideration/Ratification of Requisition(s): South Assessment Area (support documentation available upon request)

- I. Number 216: England-Thims & Miller, Inc. [\$10,377.50]**
- II. Number 217: Rinker Materials [\$112,334.40]**
- III. Number 218: Rinker Materials [\$65,581.91]**
- IV. Number 219: Rinker Materials [\$123,459.99]**
- V. Number 220: Creekview CDD [\$1,983.00]**
- VI. Number 221: Ferguson Enterprises, LLC [\$438,337.80]**
- VII. Number 222: Vallencourt Construction Co. Inc. [\$114,425.64]**
- VIII. Number 223: Vallencourt Construction Co. Inc. [\$243,862.44]**
- IX. Number 224: Vallencourt Construction Co. Inc. [\$395,407.79]**
- X. Number 225: Vallencourt Construction Co. Inc. [\$898,516.53]**
- XI. Number 226: SES Energy Services, LLC [\$4,000.00]**

B. Ratification Items

- I. Ferguson Waterworks Purchase Order, P.O.: BBDD-010**
- II. Ring Power Cat Purchase Order, PO: TRCDD-07**
- III. Rinker Materials Purchase Order, P.O.: TRCDD-008**
- IV. Forterra Pipe and Precast Purchase Order, P.O.: TRCDD 009**
- V. Assignment of Agreement & Acquisition of Improvements, Tributary unit Project**
- VI. SES Environmental Resource Solutions LLC, Proposal for Tributary Project Erosion and Sedimentation Control Inspections**

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

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2023-08, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any adjustments. The Developer contribution keeps assessments level and avoids an assessment increase to property owners. The significant increases in landscape maintenance expenses are related to new areas in the community.

Mr. O'Reilly noted the numerous increases and stated, as costs have risen and as more areas require maintenance, the pace of new homes closing and paying into the Operation and Maintenance (O&M) Fund does not always keep up with the cost increases. As a result, the Developer opted to bear the burden of the increased costs to keep annual assessments level for property owners.

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

A resident asked if the Developer will maintain the ponds in Lakeview. Mr. O'Reilly stated the budget includes pond maintenance, which will be discussed later in the meeting.

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

Mr. Haber presented Resolution 2023-08.

On MOTION by Mr. O'Reilly and seconded by Mr. Odom, with all in favor, Resolution 2023-08, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

- **Discussion: Aquatics Maintenance, Sitex Aquatics**

This item was an addition to the agenda.

Mr. Joe Craig, of Sitex Aquatics (Sitex), presented the following report:

- Sitex provides aquatic weed control for all CDD-owned pond areas, from the high-water mark to the pond. Monthly treatments, such as algaecide, are applied from small boats or utility vehicles at the water's edge. Technicians were on site this week.
- The ponds were inspected today; algae blooms are present due to high temperatures.
- Algae and aesthetics are a constant issue in the summer, as water is a breeding ground for algae and ponds are designed to retain water and prevent flooding of property.

A resident expressed concern about a pond in Lakeview. Mr. O'Reilly stated that pond is not included in the Sitex contract; it is maintained by Vesta.

Ms. Biladi believes the lake was treated at the beginning of June; treatments take 30 days for improvements to be visible, so another treatment will likely be needed.

Mr. Craig discussed challenges treating algae, which can bloom overnight. Per the product labels, there is a two to three-week waiting period between treatments.

A resident stated construction debris was observed in the lake. Ms. Biladi stated she contacted Lennar; the land team will clean up debris in the lake, repair a fallen sign and address high grass around mailboxes.

Mr. Craig noted that these types of issues are common at construction sites; trash removal is generally not included in aquatic contracts, as it is generally addressed by builders.

A resident reiterated that trash is an issue. Mr. O'Reilly stated that builder-related complaints will be addressed after the meeting, as they are not CDD issues.

Asked if the size of the pond dictates the amount of algae, Mr. Craig replied affirmatively. The depth of the pond is a contributing factor, as algae grows from the bottom and sunlight causes it to bloom and lift and gas bubbles might be observed.

- Grass clippings should be blown away from ponds, as the release of nutrients in the grass can cause algae blooms.
- Blue dye will be applied in an attempt to block sunlight and improve aesthetics.

In response to resident questions, Mr. Craig stated bubblers could be installed, at the direction of the CDD Board. Algaecide is applied with a high-pressure pump; all treatments are

safe for wildlife, labeled for aquatic use and are regulated by the State and the Department of Environmental Protection (DEP).

Ms. Bilardi stated residents often ask why the algae cannot be raked out. Mr. Craig stated it can be done but it would be cost prohibitive; herbicide is the most cost-effective treatment.

Residents reported that a contractor mowing the preserve allows clippings to go into the ponds. Mr. O'Reilly stated Mr. Molineux will address the issue with Tree Amigos.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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

Mr. Torres presented Resolution 2023-09.

On MOTION by Mr. O'Reilly and seconded by Ms. Bock, with all in favor, Resolution 2023-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-10, Making Certain Findings; Approving the Supplemental Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2023 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2023 Bonds; Levying and Allocating Assessments Securing Series 2023 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a

Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

Mr. Haber noted the CDD issued a new series of bonds for a new phase of development that currently has no residents. The Underwriter was able to successfully price the bonds so the principal amount, interest rate and principal and interest payments of the bonds are known.

Mr. Haber presented Resolution 2023-10, which specifies the specific terms of the assessments, as it relates to the terms of the bonds that were issued. The Resolution also accomplishes the following:

- Approves Exhibit A, which is the Supplemental Engineer’s Report presented at the last meeting.
- Approves Exhibit B, which is the Final Supplemental Special Assessment Methodology Report.
- Approves Exhibits C, D and E, which are the documents directly related to the terms of the Series 2023 Bonds.

On MOTION by Mr. O’Reilly and seconded by Ms. Bock, with all in favor, Resolution 2023-10, Making Certain Findings; Approving the Supplemental Engineer’s Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2023 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2023 Bonds; Levying and Allocating Assessments Securing Series 2023 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Ancillary Financing Documents

Mr. Haber presented the following:

- A. Acquisition Agreement**
- B. Completion Agreement**
- C. Collateral Assignment**
- D. Declaration of Consent**

- E. True Up Agreement
- F. Notice of Assessments

On MOTION by Mr. O’Reilly and seconded by Mr. Odom, with all in favor, the Acquisition Agreement, Completion Agreement, Collateral Assignment, Declaration of Consent, True Up Agreement and Notice of Assessments, all in substantial form, and authorizing the Chair to execute, were approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2023

On MOTION by Mr. O’Reilly and seconded by Ms. Bock, with all in favor, the Unaudited Financial Statements as of May 31, 2023, were accepted.

NINTH ORDER OF BUSINESS

Approval of June 15, 2023 Regular Meeting Minutes

On MOTION by Mr. O’Reilly and seconded by Mr. Odom, with all in favor, the June 15, 2023 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP
- B. District Engineers: Dominion Engineering Group, Inc. and ETM

There were no District Counsel or District Engineer reports.

- C. Property Manager: Castle Group

Mr. Molineaux reported the following:

- A toilet problem at the amenity center resulted in a 48-hour closure; residents should be aware that such problems will result in pool closures.
- Someone used the handicapped chair as a basketball hoop and it was broken. It was repaired and a cover was put over it to deter people from playing with it.
- Treatments for wasps and fire ants were applied around the pool deck and the Amenity Center. Some might still be present. Berries will be trimmed from palms to reduce pests.
- Street signs were ordered but have not yet been delivered, due to supply chain issues.

- Staff is working with the HOA Attorney to change the violation procedures. If approved, residents will need to take procedures seriously, as matters will be out of the hands of the HOA and go straight to the Attorney, at which point Staff will refer all questions to the Attorney.
- Some of the umbrellas are in disrepair. Staff can contact the original vendor for replacements, with approval, or more robust replacements can be obtained, if preferred.
- Only six homes remain to close in the entire first phase of the CDD. The remaining homes will likely be sold by the end of August.

Ms. Boyer stated it would be helpful for residents to be mindful of litter. Numerous complaints have been received from homes in Phase 1; she believes the litter is coming from the street. She will work to address the issue.

D. Lifestyle Director: OnPlace, LLC

Mr. Torres introduced Lifestyle Director, Ms. Sharelle Boyer.

Ms. Boyer stated she will generally be on site Mondays through Fridays from 10:00 a.m. to 6:00 p.m. She or another staff member will be on site on the weekends from 10:00 a.m. to 4:00 p.m. She invited attendees to visit her and to subscribe to email updates to learn more about events.

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

- **NEXT MEETING DATE: August 17, 2023 at 3:00 PM**
 - **QUORUM CHECK**

Supervisor Odom confirmed his attendance at the August 17, 2023 meeting. Ms. Bock will not attend. Mr. O’Reilly tentatively confirmed his attendance.

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

Resident Regina Goodman asked if fobs will be implemented for the dog park. She noted that people from other neighborhoods that do not pay CDD assessments are using the dog park. Mr. O’Reilly stated there are no such plans at this time due to the cost. He asked Staff to monitor usage and ask the HOAs to address the it. The Board will investigate ways to address the problem.

Resident Keith Howard asked the Board to consider the need for a multi-purpose building behind the pickleball court for events, classes and parties.

Resident Maureen Antonowski asked how many rentals Dream Finders plans to build. Mr. O'Reilly believes 50 to 60 homes were sold for institutional rental. Mr. Molineaux stated 22 leases have been signed.

Ms. Antonowski asked why so many private resident work vehicles are parked in driveways and streets. Mr. O'Reilly stated that is an HOA issue.

Resident Michael Maples reiterated the need to secure the dog park.

Resident Nora Bertacchi discussed plastic sheets from a Richmond home construction site that blew into the Spoonbill Pond spillway. Mr. O'Reilly stated that he and Mr. Molineaux addressed trash and vacant lot issues with Richmond and Dream Finders leadership and encouraged all residents to do the same with a sales agent.

Resident John Bilanin stated he reported a streetlight outage on White Rabbit Avenue on June 1, 2023 with no response. Mr. Molineaux stated that is a Florida Power & Light (FPL) matter; each light pole has a number that can be reported online.

Mr. Bilanin stated the street sweeper cleaned the road in his area but never came back to clean the gutters. He noted that the storm drains are full of debris. Mr. O'Reilly stated the storm drains are being inspected and cleaned. Street sweeping is done by a different vendor.

Mr. Bilanin stated some street signs were damaged during the storm. Mr. O'Reilly stated that is a CDD issue that can be reported to Mr. Molineaux.

Mr. Bilanin asked for an update regarding installation of an eastbound turn lane at the main entrance. Mr. O'Reilly stated that is part of a large project requiring permits. The project is in Engineering; dates will be not be shared until a contract is signed and work is scheduled.

Mr. Bilanin expressed concern about parking violators on narrow streets, with regard to emergency vehicles, and suggested limiting parking to one side of the street.

Mr. Bilanin asked if the pool maintenance agreement was extended beyond Monday, Wednesday and Friday. Mr. O'Reilly stated it was not and noted that this falls under Mr. Molineaux's purview. Several residents want the pools to be cleaned on weekends. Mr. Bilanin asked if there are plans for additional amenity centers as the community grows. Mr. O'Reilly stated Lakeview is building its own amenity. As the community grows, expansion will be considered; however, the decision is market-driven and will be evaluated as more residents move in. At the last meeting, the issue of nonresidents at amenities was raised; staffing was

added and a new Lifestyle Director was just hired to help assess the severity of the problem and develop solutions that are within the budget. Solutions take time so patience is requested.

Mr. Bilanin asked what is being done to address violations, such as weeds. Mr. O'Reilly stated that is an HOA matter. All violations will go to the Attorney and can be directed to Mr. Molineaux after the CDD meeting. Parking and lawn mowing are HOA matters that can be handled at HOA meetings, via email or after the CDD meeting.

Resident Paula Gruber asked when the next CDD payment is due. Mr. Torres stated CDD assessments are collected through the property tax bills.

Resident Wendy Liston expressed concern about inappropriate behavior at the pool and asked for the process residents should follow. Mr. O'Reilly stated, while staff members can address common courtesy issues, residents can call the police if necessary. While additional staff members and security can be hired, it will come at a cost to property owners. Guests are allowed per the guest policy and staff members can be alerted at the resident's discretion.

Resident Tony Morales expressed concern about traffic and asked for a "No Outlet" sign to be installed on Cloverwood Court and at the cul-de-sac. Mr. O'Reilly stated that will be addressed.

Mr. Morales suggested having an AED at the pool. Mr. Molineaux stated he is inquiring as to whether Cintas can provide one.

Resident Regina Goodman discussed concerns about the pond, which has not been cleaned. Mr. O'Reilly will inform Lennar. Mr. Molineaux will contact the appropriate parties.

Ms. Goodman asked who handles gate access issues. Mr. Molineaux stated Vesta and Lennar address those issues and he will provide his personal email address.

Ms. Goodman asked who is responsible for the Lakeview amenity lot and the first lot on the right, where the grass is long and water puddles on the amenity lot and breeds mosquitoes. Mr. O'Reilly stated the lots are owned by Lennar; the issue was discussed earlier in the meeting.

Resident Sherry Mitchell expressed concern about the pool facilities, safety and cleanliness. She supports having staff at the pool on weekends and voiced concern about children in diapers at the pool. Mr. O'Reilly stated the Board is aware that, with more residents, the pool is getting more use. Staff is being added but monitoring the pool is not the job of the Lifestyle Director.

Ms. Mitchell thinks the landscaping at the pool is lacking. Mr. O'Reilly stated landscaping maintenance issues can be reported to Mr. Molineaux.

Resident David Mitchell reiterated the concern about outsiders using the amenities.

Resident Jackie Causer asked about the status of permits to start the trails. Mr. O'Reilly stated the trails are going through the County permitting process. He estimated that the first phase of trails will start within the next few months, if approved.

Ms. Causer asked if there is a plan to add shade over the pool. Mr. O'Reilly stated, aside from improvements to umbrellas, there are no current plans to add shade at the pool

Ms. Causer requested additional lighting at the mailboxes. Mr. Molineaux stated lighting is being addressed.

Discussion ensued regarding the need to secure the Amenity Center.

Resident Alli Parsons expressed concern about boot prints in sidewalks on White Rabbit Avenue and stated she raised the same concerns last fall. Mr. O'Reilly asked her to email the information regarding her complaint to him.

Ms. Parsons complained that, during rains, the dog park was underwater. Mr. O'Reilly stated staff will investigate.

Ms. Parsons complained that she received no response to her email about the ponds. Mr. O'Reilly asked staff to respond, even if they do not have a remedy, and stated hiring of additional staff and the new company should help alleviate the issue.

Ms. Parsons asked what can be done to add weekend maintenance at the pool. Mr. O'Reilly asked Mr. Molineaux to request a bid for additional pool maintenance service on Sundays.

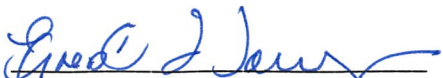
Mr. Torres stated that Mr. O'Reilly will remain after the meeting to respond to matters related to the HOA.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair