

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

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

Present were:

Gregg Kern	Vice Chair
Joe Cornelison	Assistant Secretary
Rose Bock	Assistant Secretary
Brad Odom	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Wes Haber (via telephone)	District Counsel
Scott Wild (via telephone)	District Engineer
Josh Benolken (via telephone)	England-Thims & Miller, Inc. (ETM)
Michael Molineaux	Castle Group
Sharelle Boyer	OnPlace LLC, Lifestyle Director
Samantha Keim	OnPlace LLC
ShannaTalbert	Castle Group
Debbie Maccri	Resident
Len DeBellis	Resident
Darlene Blackmore	Resident
Carol Boshero	Resident
Tony Morales	Resident
Nicholas & Natalie Jones	Residents

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:16 p.m.

Supervisors Cornelison, Bock, Odom and Kern were present. Supervisor Taylor 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:

- A. Consideration/Ratification of Requisition(s): Refunding Bond, Series 2023 (support documentation available upon request)**
 - I. Number 20: Vallencourt Construction Co., Inc. [\$815,001.96]**
 - II. Number 21: Vallencourt Construction Co., Inc. [\$84,613.58]**
 - III. Number 22: Vallencourt Construction Co., Inc. [\$498,099.12]**
 - IV. Number 23: England-Thims & Miller, Inc [\$11,321.50]**
 - V. Number 24: Onsite Industries, LLC [\$13,840.00]**
 - VI. Number 25: Vallencourt Construction Co., Inc. [\$582,201.75]**
 - VII. Number 26: Vallencourt Construction Co., Inc. [\$253,099.43]**
 - VIII. Number 27: Vallencourt Construction Co., Inc. [\$54,038.91]**
- B. Consideration/Ratification of Requisition(s): Series 2021B (support documentation available upon request)**
 - I. Number 162: Dominion Engineering Group, Inc [\$22,610.00]**
 - II. Number 163: Vallencourt Construction Co., Inc. [\$67,549.11]**
 - III. Number 164: Kutak Rock LLP [\$360.00]**
- C. Ratification Item(s)**
 - I. Alosant, Inc. Tributary Software-as-a-Services Agreement**

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Consent Agenda items, were accepted, approved and ratified, accordingly.

FOURTH ORDER OF BUSINESS

Discussion: Current Amenity Policies and Staff-Recommended Changes

Mr. Torres presented the Amenity Policies and Rates and stated several staffers present today recommended changes for the Board’s feedback and review. The Board and Staff

reviewed the changes highlighted in each section of the Policy, including changes in verbiage, increasing patrons’ ages to 16, event liability insurance, pickleball court policies and the addition of the guidelines to community interest groups.

Mr. Torres stated that the “Amenity Rates” page will trigger a public hearing for the rate change but it can be approved in the interim. Mr. Haber stated he is comfortable with adopting the Policy, in the interim, but must be publicized in a notice and a rate public hearing for the changes must be held.

Discussion ensued regarding firearms, enforcement authority, interest groups, access control and age restrictions for use of the pool, pickleball court and fitness center.

Regarding the age restriction, Mr. Kern voiced his opinion that restricting otherwise responsible young adults from being able to use the facilities is a problem. He proposed reducing the age requirement from 16 to 14, throughout the Policy, and monitoring it.

Regarding interest groups, Mr. Kern proposed re-wording the “Community Group Guidelines” to indicate a 10-person minimum requirement for a group to be established.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Amenity Policies and Rates, in substantial form and subject to the changes discussed, was approved.

Mr. Torres stated Staff will amend the Amenity Policies and advertise the public hearing for the rate change.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements

- A. as of August 31, 2023**
- B. as of September 30, 2023**

Mr. Torres stated the year-end financials might necessitate a budget amendment as the CDD was slightly over budget by 18%, which was funded by the Developer.

On MOTION by Ms. Bock and seconded by Mr. Kern, with all in favor, the Unaudited Financial Statements as of August 31 2023 and as of September 30, 2023, were accepted.

SIXTH ORDER OF BUSINESS

Approval of October 19, 2023 Regular Meeting Minutes

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the October 19, 2023 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

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

There were no reports from District Counsel or the District Engineer.

C. Property Manager: Castle Group

Mr. Molineaux reported the following:

- Crews cleaned out 40 of 50 storm drains and will complete the process on Tuesday.
- A damaged playground swing was inspected. A new swing was ordered and will be installed shortly.
- Prior to the next meeting, the pool deck will undergo maintenance, including tree-trimming and tile work.

An announcement will be included in the community newsletter advising that the pool will be closed for maintenance for 48 hours.

D. Lifestyle Director: OnPlace, LLC

Ms. Boyer stated that several events are scheduled for December, including an ice rink and snow.

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

- **NEXT MEETING DATE: December 21, 2023 at 3:00 PM**
 - **QUORUM CHECK**

All Supervisors present confirmed their attendance at the December 21, 2023 meeting.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS

Public Comments

Mr. Kern responded to resident questions and requests for updates, as follows:

- The Amenity Center for Lakeview is being built by Lennar and there is no update from the CDD.
- The trails are currently undergoing permitting by the U.S. Army Corps of Engineers (USACE) and the Water Management District.
- The kayak launch and/or boat ramp is still in the planning stages.
- The Board is open to suggestions regarding ID cards for residents.
- Regarding a resident pot luck in the Clubhouse, Mr. Kern deferred to Ms. Boyer.

Regarding interest groups, Mr. Torres stated Staff will email the community group application to the Board for review and present it at the next meeting for consideration.

Resident Tony Morales voiced his opinion that the age restrictions for the use of the pickleball courts is unfair.

Resident Nick Jones asked about the trails. Mr. Kern stated permitting should take another 30 to 60 days, after which the procurement process will commence.

TENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Ms. Bock and seconded by Mr. Kern, with all in favor, the meeting adjourned at 4:09 p.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair