

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

The Board of Supervisors of the Three Rivers Community Development District held a Regular Meeting on June 27, 2024 at 2:00 p.m., at the Amelia Island Nassau County Association of Realtors, 910 S 14th St., Fernandina Beach, Florida 32034.

Present were:

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

Also present:

Ernesto Torres	District Manager
Wes Haber (via telephone)	District Counsel
Scott Wild (via telephone)	District Engineer
Bill Shaffer (via telephone)	Dominion Engineering Group
Shayna Talbert	Castle Group
Sami Keim	OnPlace LLC

Residents present:

Janet Parrish	Patty Carr	Lisa Morales	Tony Morales
Maureen Sagi	Andy Sagi	Kelly Malemick	Regina Goodman
Keith Howard	Kathy Szabo	Ted Goodman	Kevin Richards
Kathy Richards	Brian Szabo	Tracy Evans	Georgiann Koziana
Jeannie Carr	Tim Carr	Roger Lange	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:00 p.m. Supervisors Kern, Cornelison, Odom and Bock were present. Supervisor Taylor was not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Torres stated this public comment portion of the meeting is for comments about agenda items and there will be another opportunity to comment near the end of the meeting.

A resident voiced their opinion that the public comments on agenda items should be at the end of the meeting, after the topics are discussed.

Mr. Torres reiterated that public comments are taken at the beginning and near the end of the meeting.

THIRD ORDER OF BUSINESS**Consent Agenda**

- A. Consideration/Ratification of Requisition(s): Refunding Bond, Series 2023 (support documentation available upon request)**
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| I. Number 55: Vallencourt Construction Co., Inc. | [\$250,455.17] |
| II. Number 56: Vallencourt Construction Co., Inc. | [\$254,421.09] |
| III. Number 57: England-Thims & Miller, Inc. | [\$8,627.50] |
| IV. Number 58: Onsite Industries, LLC | [\$1,287.00] |
| V. Number 59: Vallencourt Construction Co., Inc. | [\$20,295.23] |
| VI. Number 60: Vallencourt Construction Co., Inc. | [\$128,191.05] |
| VII. Number 61: England-Thims & Miller, Inc. | [\$3,827.00] |
| VIII. Number 62: Onsite Industries, LLC | [\$4,407.35] |
- B. Consideration/Ratification of Requisition(s): Series 2021B (support documentation available upon request)**
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|---|----------------------|
| I. Number 177: Dominion Engineering Group, Inc. | [\$11,535.51] |
| II. Number 178: Dominion Engineering Group, Inc. | [\$12,440.00] |
- C. Ratification Item(s)**
- | | |
|--|--|
| I. Coastal Luxury Outdoors, LLC Agreement for Pool Maintenance Services | |
| II. Play Tennis Academy, LLC Agreement Regarding the Provision of Facility Monitor Services | |

<p>On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the Consent Agenda items, as listed and presented, were accepted, approved and ratified, accordingly.</p>
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FOURTH ORDER OF BUSINESS**Discussion: Meeting Location for October - December 2024**

Mr. Torres discussed his efforts to find a meeting location for October, November and December 2024. Regarding holding meetings at Flagler College, the December 2024 and March 2025 meeting dates are not available.

Discussion ensued regarding potential meeting locations.

Mr. Torres will continue researching meeting locations for these months.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of May 31, 2024**

Mr. Torres stated that the Unaudited Financial Statements as of May 31, 2024 were inadvertently omitted from the agenda package.

SIXTH ORDER OF BUSINESS**Approval of May 30, 2024 Regular Meeting
Minutes**

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the May 30, 2024 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

- **Update: Nassau County Sheriff's Office Agreement for Traffic Enforcement on CDD Roads**

Mr. Haber stated that his office also represents the East Nassau Stewardship District (ENSD) and negotiations on a form of agreement Traffic Enforcement for the ENSD for roads in the ENSD. Although different entities, the Sheriff's Office is treating the CDD and the ENSD the same with regard to traffic enforcement. The Board of County Commissioners (BOCC) has the form of Traffic Enforcement Agreement for the ENSD on its early-July meeting agenda; Counsel for the Nassau County Sheriff's Office would like to see how that goes with the Commission and, once that form of Traffic Enforcement Agreement is approved by the Commission, work will commence on the same type of agreement for the CDD.

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

Mr. Shaffer stated work is underway to develop a signage plan reflecting where signs will be installed, in coordination with the Sheriff's Office and Nassau County Engineering with regard to locations and posted speeds. He thinks the plan to proceed with Phases 1 through 7 is adequate and consistent with the agencies.

Mr. Wild had nothing to report.

C. Property Manager: Castle Group

Ms. Talbert reported the following:

- Since the last meeting, five-day service has commenced with Citywide for cleaning and janitorial services.
- The gutter project was completed.
- Property management is working with the landscape contractor weekly to improve its performance.
- Annuals were installed at the main corners and mulch installation at the park was completed, as well as through the main road.
- Two additional cameras were added to capture better footage.
- Exit button improvements were completed at the pickleball court.
- The outflows were maintained.
- The Facility Attendant will start this week, working 30 hours per week.
- Florida Wildlife was contacted regarding alligator removal; due to the high number of calls received, Florida Wildlife plans to monitor the area.

D. Lifestyle Director: OnPlace, LLC

Ms. Keim stated that the July newsletter will be sent this week. There was nothing additional to report.

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

- **NEXT MEETING DATE: July 18, 2024 at 3:00 PM**
 - **QUORUM CHECK**

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Cornelison recalled the decision at the last meeting to seek proposals for speed limit signs and stated that, in addition to the 30 mile per hour (mph) for Spine Road, it was thought that it would be a good idea to add five additional signs for the end-track units within the sideroads along Spine Road. The cost for the additional signage beyond those for Spine Road will be approximately \$3,000 above the previously approved \$3,500 not-to-exceed amount, bringing the total to approximately \$6,500.

It was noted that there is no need to combine approval; the additional signage can be approved separately.

On MOTION by Mr. Cornelison and seconded by Mr. Kern, with all in favor, procuring and posting additional speed limit signs for the neighborhood roads, in a not to exceed amount of \$3,561, was approved.

NINTH ORDER OF BUSINESS

Public Comments

Resident Tony Morales referred to video footage at the Amenity Center and asked how long the video can be accessed. Mr. Torres stated that the video footage is not available to the public, except through a court order, through the State Attorney, or other legal channels.

Resident Lisa Morales referred to the prior meeting minutes and voiced her disagreement with a reference to an “altercation with a staffer”; as she does not think there was an “altercation”.

Mr. Morales stated that there was no “altercation” with staff members; he believes he has treated every staff member with respect and has never treated them in a negative manner. He stated that a resident spread rumors about him and he confronted the person and was subsequently arrested and then three hours later, a OnPlace employee said that he was chasing her to her car and threatening her, accusing him of being a drug dealer, etc.

Mrs. Morales stated that none of those accusations are true.

Mr. Torres reminded Mr. and Mrs. Morales that since these matters are still being discussed on the record, what is said will be in the meeting minutes. Mrs. Morales voiced her understanding.

Mr. Morales stated that he wants to set the record straight and stated that there was no altercation with a staff member.

Mrs. Morales voiced her belief that the OnPlace employee is still telling the community that she is scared of Mr. Morales. She noted her understanding that the OnPlace employee recently resigned but faced no accountability for what she said. She noted seeing the OnPlace employee sitting in court with CDD residents and continuing to spread rumors and talk about the Morales family to residents of the community. She asked what is being done about the OnPlace employee’s actions, whether anyone is looking into it and why it was allowed to continue.

Mr. Morales noted that there was no investigation of the OnPlace employee’s allegations, the videos were not pulled to see if the allegations were valid, etc.

Mr. Torres advised Mr. Morales that his time is up and stated “we are not going to talk about this.”

Resident Andy Sagi stated that he visited the pool a few weeks ago and it appeared that the pool was not vacuumed and there were leaves, bugs, etc., in the pool. He thinks the pool needs to be cleaned better. Mr. Sagi stated that he and his wife have been hit by balls and suggested roping off an area of the pool for people 18 and over.

Mr. Torres stated that the Board is taking notes of the comments.

Resident Keith Howard asked for a summary of what is needed for a golf cart to be legally acceptable by the Sheriff’s Office so that residents are not randomly pulled over by law enforcement because they lack a license plate, yellow triangle marking or whatever is required to be allowed so that residents can make sure their golf carts meet the requirements. Regarding wildlife behind his home, he asked who is responsible for repair or replacement when wildlife damages private property. Mr. Howard discussed times when the remotes to the Amenity Center TVs were not available and no staff was on duty; he thinks residents need to have access to the remote controls when no one is on duty. Mr. Howard noted that OnPlace holds events at the Amenity Center and recalled that the patio cannot be reserved and questioned whether it is equitable that the patio can be entirely used for events held by OnPlace. He stated that only OnPlace events appear on the app/website calendar; whereas, all community/group events, regardless of who was putting them on, used to be on the calendar. He does not understand why other events cannot be on the website so residents know about them.

Mr. Torres advised Mr. Howard that his time is up.

Resident Kevin Richards stated that he emailed Mr. Torres about a month ago and also emailed Ms. Robb, regarding land near the Amenity Center that is being cleared for additional parking. He had suggested constructing a tennis/pickleball court on one part of the cleared land.

Resident Brian Szabo asked what was decided about one of the spine roads. It was noted that the road is still in permitting.

The Board and Staff issued the following responses to resident questions:

- With regard to the use of the term “altercation” and accuracy of the previous meeting minutes, Mr. Torres was directed to listen to confirm that the minutes are accurate and present any necessary changes for consideration at the next meeting.

- The CDD does not want to become involved in setting forth the requirements for ATV, golf carts, etc. operating on roads; residents should coordinate with the Sheriff's Office or the Department of Transportation (DOT) to find out what is required to be street legal.
- Regarding wildlife damage to property, the CDD is responsible for repairs and/or replacement on CDD property and the homeowners is responsible for repairs and/or replacement on their private property.
- Regarding the TV remotes, there is not a simple solution, as they disappear if left out.
- Regarding Pool Policies, a facility monitor was engaged, which should help with enforcement of the Policies.
- Regarding the club and group events no longer being on the events calendar on the app, it was noted that clubs and groups have their own app page that contains their events.
- Regarding adding a tennis/pickleball court near where land is being cleared for additional parking, the area will be a "flex/open" space for now; long-term, it is a future development area. The future number of homes, current and future Amenity Facilities, and general growth, were discussed. It is believed that, in the short-term, a tennis court is not feasible for that location.

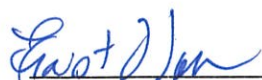
A resident expressed concern about a road that might connect the CDD to Edwards Road. It was noted that the road the resident is concerned about is not the same as a spine road discussed earlier in the meeting. In response to the question of whether a road connecting to Edwards Road is planned, Mr. Kern stated a road is planned but what it will be is unknown and a timeline is not available. The resident voiced her opinion that entering the community from Calahan can be dangerous. It was noted that it is a DOT right of way so it is a DOT matter.

A resident referred to the area being cleared for parking and asked if a four-square court or something for children can be placed there.

A resident discussed difficulties that some have with various doors and asked if something can be done to make them easier for the elderly and handicapped to use. It was noted that the CDD facilities are compliant with the Americans with Disabilities (ADA) requirements but the concern can be looked into to confirm that they are in compliance.

TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the meeting adjourned at 2:39 p.m.

A handwritten signature in blue ink, appearing to read "Easton", written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to read "Kyr", written over a horizontal line.

Chair/Vice Chair