

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

The Board of Supervisors of the Three Rivers Community Development District held a Regular Meeting on July 18, 2024 at 3:00 p.m., at the Amelia Island Nassau County Association of Realtors, 910 S 14th St., Fernandina Beach, Florida 32034.

**Present were:**

Gregg Kern	Chair
Mike Taylor (via telephone)	Vice Chair
Joe Cornelison	Assistant Secretary
Brad Odom	Assistant Secretary
Rose Bock	Assistant Secretary

**Also present:**

Ernesto Torres	District Manager
Wes Haber	District Counsel
Scott Wild (via telephone)	District Engineer
Bill Shaffer	Dominion Engineering Group
James _____	Castle Group
Shanin Baldwin	Castle Group
Sami Keim	OnPlace LLC
Megan Maldonado	GreenPointe Developers

**Residents present:**

Keith Howard	Ken Geckenow	Lisa Geckenow	Ken Anderson
Sue Anderson	Stan Stanski	Cinda Williams	David Buchanan
Rebecca Tissae	Ted Goodman	Regina Goodman	Thomas Lane
Patty Carr	Janet Parrish	John Ackermann	Georgiann Koziana
Mickey Davis-Porter			

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 3:20 p.m. Supervisors Kern, Cornelison and Odom were present. Supervisor Bock was not present at roll call. Supervisor Taylor attended via telephone.

**SECOND ORDER OF BUSINESS****Public Comments**

Mr. Torres stated this is an opportunity for public comments on any item related to the agenda. Comments related to the policies will be taken during the Sixth Order of Business.

No members of the public spoke.

**THIRD ORDER OF BUSINESS****Consent Agenda**

**A. Consideration/Ratification of Requisition(s): Refunding Bond, Series 2023 (support documentation available upon request)**

**I. Number 63: Rinker Materials** **[\$8,000.00]**

**II. Number 64: Vallencourt Construction Co., Inc.** **[\$42,736.54]**

**B. Ratification Item(s)**

**I. The Tree Amigos Outdoor Services, Inc. Agreement for Landscape Installation Services**

<p><b>On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Consent Agenda items, as listed and presented, were approved and/or ratified, accordingly.</b></p>
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**FOURTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report  
for Fiscal Year Ended September 30, 2023,  
Prepared by Grau & Associates**

Mr. Torres presented the Audited Financial Report for Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**Ms. Bock arrived at the meeting.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-10,  
Hereby Accepting the Audited Financial  
Report for Fiscal Year Ended September 30,  
2023**

**On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2024-10, Hereby Accepting the Audited Financial Report for Fiscal Year Ended September 30, 2023, was adopted.**

**SIXTH ORDER OF BUSINESS****Consideration of Amendment to Amenity Policies: Swimming Pool (Alcohol) and Kayak Facilities Rental**

Mr. Torres stated he previously discussed a few amendments to the Amenity Policies and Rates with District Counsel; specifically, pool signage prohibiting alcohol near the pool and Paragraph 20 of the Amenity Policy, which allows alcohol at the pool.

Mr. Haber stated Florida Law prohibits any food or drink in “wet deck” areas, which was previously defined as the 4’ perimeter around the border of a pool. So, food and drink within the wet deck is prohibited and the CDD must comply with that. Nevertheless, the definition was repealed to allow Counties to define “wet deck” for their County. He is unsure how Nassau County defines wet decks and will research it.

Mr. Haber stated the Board has the discretion to determine, outside of the wet deck and the pool, where and when to allow alcohol. Once that determination is made, in regard to the alcohol policy and the pool policy, he will review the updated Amenity Policy to make sure it is clear, per the Board’s direction. He summarized that the policy allows alcohol but the signage at the pool does not; Staff needs to align those two and make them consistent with Florida Law. Both the Amenity Policies and signage at the pool should be updated to clarify the area where those activities are prohibited, so that there is no confusion.

In response to Mr. Kern’s question, Mr. Haber suggested the Board approve an amendment to the Policy to prohibit alcohol, where prohibited by Florida Law or local ordinance, and delegate authority to a Board Member to coordinate with District Counsel to examine the definition and work on the appropriate language to put that in place. Regarding changing the current alcohol policy, the Board needs to consider two things; one, if it is amenable to revising the Amenity Policy to make sure the CDD is in compliance with Florida law, vis-à-vis the wet deck, and two, if it wants to alter the current alcohol policy for those 21 and over to allow alcohol in other areas of the facility, including the pool deck outside of the wet deck or leave it as is.

The Board and Staff discussed the interpretation of the alcohol policy in Paragraph 20 of the Amenity Policies, changing the current alcohol policy, whether to remove allowing alcohol at private events or on the pool deck, the “wet deck” ordinance and pool signage.

**The public was invited to comment on this topic.**

A resident stated that, rather than relying upon a prior definition of “wet deck,” which he believes was stricken and is currently silent, it seems prudent to him that the Board research it before altering the Policies. He asked why, if the local ordinance stipulates a wet deck is 1’ then why would 3’ be restricted. Mr. Haber stated, in Florida Law there is clearly a prohibition on a “wet deck.” Since the repeal of 4’, he has seen it increased to 6’, and no indication that it has been decreased; he will find out how Nassau County defines it. He recommended that the Board prohibit alcohol on the wet deck, as determined by District Counsel; he will email the information to the Board by the end of the week. Mr. Kern stated, before anything changes, the Board will make sure the policy complies with what the law stipulates.

Resident Thomas Lane stated the amenity center has held public events where alcohol was available and there was no restriction with people walking near the pool. He voiced his belief that there is a general code of conduct for the community and he thinks the Board should focus on the code of conduct rather than an alcohol restriction.

A resident voiced her opinion that residents should be able to bring a glass of wine to bingo night, trivia night or a potluck; in her opinion, it is safer to socialize in the community. She thinks homeowners pay high CDD assessments so they should have that privilege and, regarding incidents at the pool, she thinks the Board should punish individual people for their actions and not an entire community.

A resident commented that one of the reasons she purchased a home in this CDD was because the sales staff told her she could bring a bottle of wine to the amenity center, sit by the fire and enjoy the pool deck.

Mr. Kern noted that the CDD recently entered into an agreement with a vendor for pool/facility monitoring services and that person and any staff member is authorized to enforce the CDD’s policies.

Discussion ensued regarding enforcement, the pool monitor's function, if the Board will table this item or vote against alcohol at the pool during this meeting and why the research regarding the exact definition of "wet deck" was not done prior to the meeting.

Ms. Maldonado stated, as the liaison with the management companies and GreenPointe, overseeing the HOA and the CDD, she initiated the discussion regarding changing the policy. She stated it is her fault that Staff did not have time to research it before the meeting. She apologized for the inconvenience.

Asked about the kayak launch, Mr. Torres stated the facility is still in progress; the Board can consider removing kayak rentals from the Amenity Policies for now.

Discussion ensued regarding if the kayak launch area can be accessed, area infrastructure, the "No Trespassing" signage, the paved roads and CDD boundaries.

Mr. Haber stated, at some point, the intention is to have a kayak facility built on CDD property that will be open to the public but that area is currently already owned, the same as each homeowner owns their lot within the boundary of the CDD.

Mr. Kern voiced his opinion that it makes sense to remove the kayak rentals from the Amenity Policy to avoid confusion and amend the Policy to be compliant with state and or local statutes as it relates to the wet deck and food and beverages.

**On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, removing the kayak portion from the Amenity Policies and amending the pool deck portion to specify that it must be in accordance with state and local laws as it relates to "wet deck" specifications, eliminating the language in the Policy relating to alcohol only at private functions, and delegating authority to the Chair to work with District Counsel to effectuate all the changes and to change the signage to be consistent with the Amenity Policies, were approved.**

#### SEVENTH ORDER OF BUSINESS

#### Acceptance of Unaudited Financial Statements as of May 31, 2024

**On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the Unaudited Financial Statements as of May 31, 2024, were accepted.**

## EIGHTH ORDER OF BUSINESS

## Approval of June 27, 2024 Regular Meeting Minutes

**On MOTION by Mr. Cornelison and seconded by Ms. Bock, with all in favor, the June 27, 2024 Regular Meeting Minutes, as presented, were approved.**

## NINTH 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 Engineers.

**C. Property Manager: Castle Group**

The following was reported:

- Ms. Shanin Baldwin is currently training in Lifestyles.
- Janitorial service is currently in place for five days per week.
- The new Facility Attendant, Julio, is on duty Wednesdays through Sundays; the pool area has been calm and drama-free.
- Tree Amigos recently started mulching, which will take three weeks to complete.
- DNS was on site today to repair the underground piping.
- An overall check of the fitness center equipment was scheduled.

**D. Lifestyle Director: OnPlace, LLC**

Ms. Baldwin, the new Lifestyle Director, thanked everyone for welcoming her to the team. She discussed a recent, successful casino night event and upcoming events slated for August, including Karaoke and a back-to-school bash.

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

- **909 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: August 15, 2024 at 3:00 PM [Adoption of FY2025 Budget]**
  - **QUORUM CHECK**

All Supervisors present confirmed their attendance at the August 15, 2024 meeting.

## TENTH ORDER OF BUSINESS

## Board Members' Comments/Requests

There were no Board Member comments or requests.

**ELEVENTH ORDER OF BUSINESS****Public Comments**

The Board Chair and Staff responded to questions as follows:

- Regarding the status of the parking lot and the trails, Mr. Shaffer stated the parking lot is still in the permitting phase and a contractor is being sought to construct the trails. Staff is planning the scope of work and budgeting it.
- Regarding installing additional pet/dog waste stations, Mr. Kern stated the Board will take it into consideration; the CDD already has recurring costs to accommodate pet owners.

Resident Cynda Williams reported potholes that are destroying the curbs and pavers and asked if the CDD has jurisdiction of the roadway. Mr. Shaffer stated the CDD is working with Lennar to repair the curbs, which must happen before improvements to the pavement are made. A final lift of asphalt is in process and all potholes will be addressed.

Resident Ken Anderson asked if the District Engineers listed under Staff Reports are supposed to relay information from the Nassau County planning meetings. Mr. Haber stated, while the project is underway and the CDD has outstanding contracts for construction of horizontal infrastructure, the District Engineers are reporting on the status of those contracts, payment to the contractors and requisitions, they do report on County meetings.

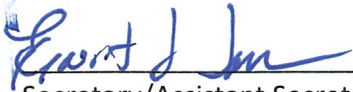
- Regarding washouts in Pondside and HOA and homeowner maintenance responsibilities, Mr. Kern stated the HOA is doing routine maintenance on the pond banks on Lakeview. Generally, if there is a development-related issue, the CDD will make the repairs outside of Lakeview and property owners are responsible for maintenance around their homes.

A resident commented that several residents are not mowing their backyards. Mr. Torres stated that is an HOA-related matter; it does not involve the CDD.

**TWELFTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the meeting adjourned at 4:22 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to read "Bryce [unclear]", written over a horizontal line.

Chair/Vice Chair