

**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 15, 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
Gregg Kern (via telephone)	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Wes Haber (via telephone)	District Counsel
Bill Schaefer (via telephone)	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
Joe Cornelius	GreenPointe Development, LLC
Tiffany Csalovszki	Lennar

Residents present were:

Lisa Forbis	Pat Gentry	Shane Parsons	Allen Parsons
Ronald Last	Marge Garry	Helen Thibault	Michele Davis-Porter

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:08 p.m. Supervisors O'Reilly, Bock and Odom were present. Supervisor Kern attended via telephone. Supervisor Taylor was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Consideration/Ratification of Requisition(s): Construction Account (support documentation available upon request)**
 - I. Number 150: Kutak Rock LLP [\$270.00]**
- B. Consideration/Ratification of Requisition(s): South Assessment Area (support documentation available upon request)**
 - I. Number 209: England-Thims & Miller, Inc. [\$14,641.76]**
 - II. Number 210: Vallencourt Construction Co., Inc. [\$1,188,925.36]**
 - III. Number 211: Avid Trails, LLC. [\$3,150.00]**
 - IV. Number 212: Vallencourt Construction Co., Inc., [\$270,808.09]**
 - V. Number 213: Ferguson Enterprises, LLC [\$100,346.20]**
 - VI. Number 214: Ferguson Enterprises, LLC [\$228,501.28]**
 - VII. Number 215: Rinker Materials [\$124,394.40]**
- C. Ratification Items**
 - I. OnPlace, LLC Agreement Regarding the Provision of Lifestyle Services**

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

FOURTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates

Mr. Torres presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022 and noted the pertinent information. There were no findings, recommendations, deficiencies in internal control or instance of non-compliance. It was a clean opinion, otherwise known as a clean audit.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Hereby Accepting the Audited Financial Report for Fiscal Year Ended September 30, 2022

On MOTION by Mr. O’Reilly and seconded by Ms. Bock, with all in favor, Resolution 2023-07, Hereby Accepting the Audited Financial Report for Fiscal Year Ended September 30, 2022, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2023

On MOTION by Mr. O’Reilly and seconded by Mr. Odom, with all in favor, the Unaudited Financial Statements as of April 30, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of May 18, 2023 Regular Meeting Minutes

On MOTION by Mr. O’Reilly and seconded by Ms. Bock, with all in favor, the May 18, 2023 Regular Meeting Minutes, as presented, were approved.

EIGHTH 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 stated angry residents have been confronting Staff more, which will not be tolerated. Those residents will be removed from the property.

D. Lifestyle Director: Castle Group

There was no report.

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

- **NEXT MEETING DATE: July 20, 2023 at 3:00 PM**
- **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or request.

Resident Shane Parsons asked if the CDD plans to hire a pool management company to address children defecating in or on the pool deck and playing with pool equipment. He asked for the clogged storm drains to be cleaned of debris. Mr. O'Reilly asked Mr. Molineaux and Staff to evaluate the pool area and, if there is a problem, obtain proposals for the next meeting. Regarding the drains, Mr. Cornelius stated the vendor is on site today to clean the gutters.

Mr. Torres read resident Pat Gentry's speaker card, as follows: "The CDD said there would be a construction entrance for Lakeview, the HOA said there wouldn't be." Mr. O'Reilly stated he will tell Ms. Beladi and the HOA that this is a requirement the Developer and the CDD will be implementing; work on the route is underway. He noted it is difficult to monitor usage.

Resident Ron Last voiced his opinion that the ponds in Phase 1 are muddy and very unsightly. He asked if ponds will be treated. Mr. O'Reilly stated the Gutter Buddies, which filter out sediment, are working properly. Sediment will settle down once all construction is completed. He will ask HOA Management to inspect and, if warranted, treat it.

Mr. Last asked why certain budget line items increased significantly. Mr. O'Reilly stated it is due to cost increases, inflation and changes in scope of work, which occurs as each phase is conveyed to the CDD. "Amenity center-Electric" costs are now based on actual invoices instead of estimates. As to Lennar advising buyers that CDD costs are "set in stone", Mr. Torres explained that the debt service portion of the assessment, which pays the bond debt, is fixed; however, Operations and Maintenance (O&M) costs fluctuate so that portion of the assessments can increase and decrease each year. Mr. O'Reilly stated Lennar might have used outdated promotional materials and did not mean to be deceive. He will ensure Lennar is using the most recent O&M costs. Residents should contact Mr. Torres' office for this information.

Mr. Last asked for the status of Lakeview Community Center, as he believes Lennar advised buyers that it would be completed by the end of 2023. Ms. Csalovszki noted that this is not a CDD matter but she will provide a better timeframe in August since the project went out to bid and the responses are due July 1, 2023.

Mr. Last asked about a Fiscal Year 2023 budget deficit. It was noted that the deficit he referred to pertains to the CDD and it was funded by the Developer, GreenPointe; it is not related to Lakeview's HOA budget.

Resident Mickey Davis-Porter stated some residents are holding parties on the outside patio, exceeding the guest limit and displacing others from using it. She suggested charging usage, cleanup and liability fees. She expressed concern about discrimination because some groups were approved to use the pavilion but others were prohibited. She asked for an email to be sent reminding residents of the fitness center age restrictions. Mr. O'Reilly will speak with Mr. Molineaux about weekend staffing and ways to enforce policy and review the budget.

Discussion ensued regarding the need to treat and lock the pool daily, engaging a company to monitor pool access, implementing non-resident usage fees and residents observing other residents opening and propping the gate open for people to enter.

Mr. O'Reilly directed residents to review the Amenity Policies and Rates on the CDD website, www.threeriverscdd.com, while the Board considers the next course of action.

Resident Lisa Forbis commented on debris blown into the corners of the pond causing it to stink. She is concerned that the debris is blocking the drain and will cause other problems.

Ms. Davis-Porter asked Mr. O'Reilly about the fitness center. Mr. O'Reilly stated he will discuss staffing and include the policy and link in the newsletter. Regarding the pool, residents were encouraged to report all issues to Mr. Molineaux.

Resident Marge Garry stated she advised of garbage in the ponds at the last meeting but it was not addressed. Mr. Cornelius will ensure it is addressed before the next meeting.

Ms. Davis-Porter voiced her opinion that Management is not taking the issue of parties at the pool seriously. Mr. O'Reilly stated he will discuss this issue with her after the meeting.

A resident offered to help clean the pool. Mr. O'Reilly stated that the best way for residents to help is to email the Board about things that are going well and about deficiencies, to be respectful of Staff and the facilities and to hold each other accountable.


Mr. O'Reilly offered to stay after the meeting to address non-CDD matters.

Resident Helen Thibault stated that she noticed alligators in the area and asked if there are plans to extend the fence from the playground to the pool. Mr. O'Reilly replied no. He encouraged residents not to feed wildlife and to report large alligators to Mr. Molineaux or the Florida Fish and Wildlife Conservation Commission directly.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. O'Reilly and seconded by Ms. Bock, with all in favor, the meeting adjourned at 4:03 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair