

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

The Board of Supervisors of the Three Rivers Community Development District held a Regular Meeting on March 29, 2022 at 1:00 p.m., at Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034.

Present were:

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|---------------|---------------------|
| Liam O'Reilly | Chair |
| Mike Taylor | Vice Chair |
| Greg Kern | Assistant Secretary |

Also present were:

| | |
|--------------------------------|------------------------------------|
| Craig Wrathell (via telephone) | District Manager |
| Ernesto Torres | Wrathell, Hunt and Associates, LLC |
| Wes Haber (via telephone) | District Counsel |
| Bill Schaefer | District Engineer |
| Scott Wild (via telephone) | England-Thims & Miller, Inc. |
| Michael Molineaux | Castle Group |
| Sete Zare (via telephone) | MBS Capital Markets, LLC |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:36 p.m. Supervisors O'Reilly, Taylor and Kern were present, in person. Supervisors Bock and Miars were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following Consent Agenda items:

- A. Consideration of Requisitions Series 2021 B (*support documentation available upon request*)**

- I. Number 102: Dominion Engineering Group, Inc. [\$11,100.22]
- II. Number 103: Vallencourt Construction Company, Inc. [\$578,713.44]
- B. Consideration of Requisitions Series 2021 B (Units 5 & 6) (*support documentation available upon request*)
 - I. Number 52: England-Thims & Miller, Inc. [\$18,715.50]
 - II. Number 53: Bio Tech Consulting, Inc. [\$225.00]
 - III. Number 54: ELM, Inc. [\$5,217.98]
 - IV. Number 55: ECS Florida, LLC [\$5,000.00]
 - V. Number 56: ECS Florida, LLC [\$1,450.00]
 - VI. Number 57: Auld & White Constructors, LLC [\$60,640.70]
 - VII. Number 58: England-Thims & Miller, Inc. [\$4,830.00]
 - VIII. Number 59: ECS Florida, LLC [\$1,800.00]
 - IX. Number 60: Auld & White Constructors, LLC [\$911,804.72]
 - X. Number 61: Auld & White Constructors, LLC [\$150,638.63]
 - XI. Number 62: Kutak Rock LLP [\$2,160.00]
 - XII. Number 64: ELM, Inc. [\$6,937.66]
- C. Ratification of Requisitions (*support documentation available upon request*)
 - I. Number 51: Auld & White Constructors, LLC [\$778,247.59]
- D. Ratification Items
 - I. ECS Florida, LLC Proposal for Subsurface Exploration and Geotechnical Engineering Services
 - II. Sitex Aquatics, LLC Agreement for Pond Maintenance

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

FOURTH ORDER OF BUSINESS

Presentation of First Amendment to Master and Neighborhood Special Assessment Methodology Report

Mr. Wrathell presented the First Amendment to the Master and Neighborhood Special Assessment Methodology Report dated March 29, 2022. He stated the Master Report was prepared in February 2019. He reviewed changes to the Development Plan and the Tables, including the addition of a new product category for 70' - 79' lots, changes to unit counts and neighborhood infrastructure costs and bonds.

Mr. Haber discussed added language stating that debt may be allocated at the time of platting or when a parcel of property is sold to a builder, with appropriate entitlements for the parcel. That was done to allow the Developer flexibility to sell a parcel to a builder with appropriate entitlements for the parcel. Additional flexibility was also offered to the extent that the Developer could identify another product type that would naturally fit into the Equivalent Residential Unit (ERU) calculations.

Mr. Haber suggested approval in substantial form.

On MOTION by Mr. O'Reilly and seconded by Mr. Taylor, with all in favor, the First Amendment to Master and Neighborhood Special Assessment Methodology Report, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Declaring and Reallocating Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied and Reallocated; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

Mr. Haber presented Resolution 2022-04. This Resolution acknowledges the revisions to the Engineer’s and Methodology Reports, adopts the assessment roll and begins the assessment process.

On MOTION by Mr. O’Reilly and seconded by Mr. Taylor, with all in favor, Resolution 2022-04, Declaring and Reallocating Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied and Reallocated; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-05, Setting a Public Hearing to be Held for the Purpose of Hearing Public Comment on a Reallocation of Special Assessments and Designating ERUs for New Product Types and Imposing Special Assessments on Certain Lands Within the Three Rivers Community Development District Generally Described in Accordance with Chapters 170, 190, and 197, Florida Statutes

Mr. Haber presented Resolution 2022-05.

On MOTION by Mr. O’Reilly and seconded by Mr. Kern, with all in favor, Resolution 2022-05, Setting a Public Hearing to be Held on May 12, 2022 at 1:30 p.m., at Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034, for the Purpose of Hearing Public Comment on a Reallocation of Special Assessments and Designating ERUs for New Product Types and Imposing Special Assessments on Certain Lands Within the Three Rivers Community Development District Generally Described in Accordance with Chapters 170, 190, and 197, Florida Statutes, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2022

Mr. Wrathell presented the Unaudited Financial Statements as of February 28, 2022. He recalled Mr. Kern's inquiry as to whether the Debt Service Reserve for the 2019A-1 bonds can be reduced now that more than 50% of the lots have closed. Mr. Wrathell stated Staff's initial review showed that all lots subject to those bonds must be platted and sold to home builders and, when that threshold is reached, documentation would be submitted to the Trustee. Mr. Kern stated that approximately 100 lots remained to be platted and they would be sold within the next year. He noted that some lots would remain off the market for model homes and he hoped the Trustee would work with the Developer in this regard.

On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the Unaudited Financial Statements as of February 28, 2022, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of February 17, 2022 Regular Meeting Minutes

Mr. Wrathell presented the February 17, 2022 Regular Meeting Minutes.

On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the February 17, 2022 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no report.

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

Mr. Schaefer stated Unit 2 has been fully accepted; Units 4 and 5 are under construction and Unit 6 is nearing completion.

C. Property Manager: *Castle Group*

Mr. Molineaux stated there should be approximately 20 closings in April.

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

- **NEXT MEETING DATE: April 21, 2022 at 3:00 PM**
 - **QUORUM CHECK**

The next meeting would be held April 21, 2022, unless canceled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Taylor stated he was on site yesterday with Mr. Molineaux and it seemed that diesel was flowing on the grass at the main entrance. The origin would be investigated. The sod would need to be replaced. He asked for Staff to be notified if the likely culprit is observed. Mr. Molineaux discussed an incident at a local intersection and stated an arrest was made. Mr. Taylor discussed the asphalt damage that may result from such discharge. Staff would monitor the area as a maintenance item.

Mr. Kern stated the Consent Agenda was recently reorganized to identify the bond Series' and requested that the "Series 2021 B (Units 5 & 6)" be changed to "SSA" or "South Series Assessment".

ELEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

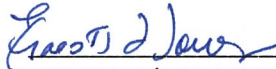
TWELFTH ORDER OF BUSINESS

Adjournment

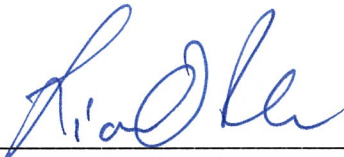
There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the meeting adjourned at 1:54 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair