

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

The Board of Supervisors of the Three Rivers Community Development District held a Public Hearing and Regular Meeting on July 23, 2025 at 2:00 p.m., at Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097.

Present:

Gregg Kern
Mike Taylor (via telephone)
Rose Bock
Joe Cornelison

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez
Wes Haber (via telephone)
Nick McKenna
James McMahon
Jessica Humphrey
Carol Brink
Megan Maldonado
Ashley Dove
Helen Prince Bailey
Don Bailey
Tony Morales

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Dominion Engineering Group
Castle Group
Castle Group
Administrative Assistant
GreenPointe Developers
Lifestyle Director
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 2:02 p.m. Supervisors Bock, Cornelison and Kern were present. Supervisor Taylor attended via telephone. Supervisor Odom was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget****A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rodriguez presented Resolution 2025-11. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Assessments are proposed to remain flat year-over-year. The budget will be funded via on-roll and off-roll assessments and a Developer contribution.

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Rodriguez presented Resolution 2025-12.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-12, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-13 Amending Resolution 2025-09 to Re-Set the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement; and Providing an Effective Date

Mr. Rodriguez presented Resolution 2025-13.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-13 Amending Resolution 2025-09 to Re-Set the Date, Time and Place to October 15, 2025 at 3:00 p.m., at Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097, for the Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-14, Directing the Chairman and District Staff to Request the Passage of an Ordinance by Nassau County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date

Mr. Haber stated the owner of the multi-family parcel asked the CDD to remove that parcel and to amend the CDD boundaries. The request was reviewed and is believed to be

appropriate. Staff will follow up with a Resolution to this effect. It was confirmed that any debt assessment that would have been levied on that parcel is not necessary because the Developer made a contribution of funded infrastructure in the amount that would have been allocated to that parcel in lieu of an assessment.

Mr. Haber stated that Staff reviewed the property and determined that it has its own infrastructure, including roadways, entryway and stormwater facilities, without utilizing the CDD's infrastructure such that Operation & Maintenance (O&M) assessments would not be necessary. That site will be responsible for installation of a boardwalk from the single-family homes section to that area. That boardwalk is for the benefit of the single-family home area to leave the community. The boardwalk will ultimately be a CDD improvement that the CDD will maintain, but not one that the CDD believes is being put there for the benefit of the multi-family property or one for which the multi-family property should have any ongoing maintenance obligation, especially in light of their being responsible for the funds to install and construct the boardwalk.

Mr. Haber noted that this type of Boundary Amendment is relatively common. This Resolution authorizes the CDD to file a petition with Nassau County to seek removal of the parcel described in Exhibit A, the Multi-Family Parcel.

A. Consideration of Boundary Amendment Funding Agreement

Mr. Haber presented the Boundary Amendment Funding Agreement. Although the CDD will file the Petition, the CDD will not be responsible for the costs associated with preparation of the Petition or any work with the County to obtain approval. The Multi-Family property owner will fund the costs.

Mr. Kern asked for confirmation that the contribution is purely from the parcel owner; that it is a flat, stipulated rate in consideration for the projected boardwalk cost; and that the CDD will still ultimately construct, own, operate and maintain the boardwalk.

Mr. Haber stated that is correct.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-14, Directing the Chairman and District Staff to Request the Passage of an Ordinance by Nassau County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance

of that Process; and Providing an Effective Date, was adopted; and the Boundary Amendment Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Tributary Homeowners' Association, Inc., First Amendment to the Agreement for Facility Management, Operation, and Oversight Services

Mr. Rodriguez presented the Tributary Homeowners' Association, Inc., First Amendment to the Agreement for Facility Management, Operation, and Oversight Services. Exhibit A includes the cost share, which is included in the Fiscal Year 2026 budget.

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the Tributary Homeowners' Association, Inc., First Amendment to the Agreement for Facility Management, Operation, and Oversight Services, was approved.

EIGHTH ORDER OF BUSINESS

Consent Agenda

A. Consideration/ Ratification of Requisition(s): Refunding Bond, Series 2023

I.	Number 95: SES Environmental Resource SOL	[\$5,038.05]
II.	Number 96: England-Thims & Miller, Inc.	[\$5,460.00]
III.	Number 97: Brightview Landscape Services, Inc.	[\$189,685.59]
IV.	Number 98: ECS Florida	[\$3,500.00]
V.	Number 99: SES Environmental Resource SOL	[\$2,040.00]

B. Ratification Item(s)

- I. Brightview Landscape Services, Inc.
 - a. Work Authorization Number One for Additional Services [Adding Tributary Units 8 and 10]
 - b. First Amendment to Agreement for Landscape Installation Services [Tributary Change Order and Additional Work for Unity 8/10/15]
- II. England, Thims & Miller, Inc. Work Authorization No. 11 Amendment No. 3 [Tributary Units 12 and 13 Construction Document Revisions]

- III. Florida Power & Light Company Underground Distribution Facilities Installation Agreement
- IV. Gold Coast Land Management, LLC Agreement for Phase 3 Construction Access Path - Unit 10 to County Park
- V. Clary & Associates, Inc., Proposal for Surveying and Mapping Services [Tributary Country Park – Western Parking Lot]
- VI. Jax Utilities Management Inc., Change Order No. 2 for Tributary Spine Rd. West PH-A

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.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of May 15, 2025 Regular Meeting Minutes**

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the May 15, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineers: Dominion Engineering Group, Inc. and ETM
- C. Property Manager: Castle Group

There were no District Counsel or District Engineer reports.

Mr. McMahon introduced new Lifestyle Director Ashley Dove and new Administrative Assistant Carol Brink.

Mr. McMahon reported on recently completed HOA/CDD related work, work currently underway, future projects and incidents.

D. Lifestyle Director: OnPlace, LLC

Ms. Dove introduced herself and reviewed past and future community events.

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

- **UPCOMING MEETINGS**
 - **August 21, 2025 at 3:00 PM**
 - **September 18, 2025 at 3:00 PM**
 - **QUORUM CHECK**

Supervisors Cornelison, Kern and Bock confirmed their attendance at the August 21, 2025 meeting. Supervisor Taylor will attend by phone.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

Discussion ensued regarding a recent First Responders event. It was noted that the opening of the new fire station can allow property owners to qualify for reduced insurance rates.

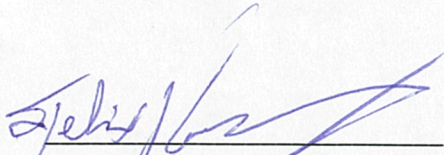
THIRTEENTH ORDER OF BUSINESS**Public Comments**

Resident Don Bailey complimented the landscapers managing the areas surrounding the pond. He asked where the boardwalk discussed today will be located. It was noted that several boardwalks are planned in the CDD; the boardwalk discussed today will be toward the eastern side of the CDD heading towards Edwards Road. Asked if there will be a cut-through from the pool to the amenity center in Lakeview, Mr. Kern stated that there will be a pedestrian connection, not necessarily a boardwalk.

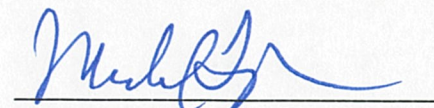
Mr. Bailey stated that he appreciates Ms. Dove's professionalism and asked if it is true that retroactive fines will be imposed for residents who have excessive decorations at events. Ms. Dove replied affirmatively and discussed limitations on quantities and locations of decorations.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the meeting adjourned at 2:31 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair