

**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 October 29, 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.

Present:

Mike Taylor

Vice Chair

Rose Bock

Assistant Secretary

Joe Cornelison

Assistant Secretary

Also present:

Felix Rodriguez

District Manager

Ernesto Torres

Wrathell, Hunt and Associates, LLC

Wes Haber

District Counsel

Nick McKenna

Dominion Engineering Group

Samantha Keim

Lifestyle Director

Lindey Barrett

Castle Group

James Nolan (via telephone)

Castle Group

Carol Brink

Administrative Assistant

Megan Maldonado (via telephone)

GreenPointe Developers

Scott Wild (via telephone)

ETM

George Katz (via telephone)

ETM

Sete Zare (via telephone)

MBS Capital Markets

Bill Schaeffer (via telephone)

Dominion Engineering

Mark Hessey

Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 3:01 p.m. Supervisors Bock, Cornelison and Taylor were present. Supervisors Kern and Odom were 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): Refunding Bond, Series 2023

THREE RIVERS CDD

October 29, 2025

I.	Number 100: England-Thims & Miller, Inc.	[\$119,430.00]
II.	Number 101: SES Environmental Resource SOL	[\$1,419.50]
III.	Number 102: England-Thims & Miller, Inc.	[\$83,319.86]
IV.	Number 103: BrightView Landscape Services, Inc.	[\$124,570.19]
V.	Number 104: SES Environmental Resource SOL	[\$16,634.50]
VI.	Number 105: England-Thims & Miller, Inc.	[\$72,330.80]
VII.	Number 106: BrightView Landscape Services, Inc.	[\$7,851.32]
VIII.	Number 107: BrightView Landscape Services, Inc.	[\$4,475.05]
IX.	Number 108: SES Environmental Resource SOL	[\$7,202.50]
X.	Number 109: England-Thims & Miller, Inc.	[\$72,289.29]
XI.	Number 110: Gemini Engineering & Sciences, Inc.	[\$6,500.00]
XII.	Number 111: SES Environmental Resource SOL	[\$11,920.00]
XIII.	Number 112: England-Thims & Miller, Inc.	[\$25,285.68]

B. Ratification Item(s)

- I. **Brightview Landscape Services, Inc.**
 - a. **Agreement for Phase 15 Enhancements**
 - b. **First Amendment to Agreement for Phase 15 Enhancements**
- II. **England, Thims & Miller, Inc. Work Authorizations**
 - a. **No. 11: Amendment No. 4, Tributary Unit 12 Construction Document Revisions**
 - b. **No. 21: 2025/2026 General Consulting Engineering Services**
- III. **SES Environmental Resource Solutions, LLC Proposal No. P260162 [Tributary Unit 12 ERP Permitting]**
- IV. **Jax Utilities Management, Inc. Change Orders**
 - a. **No. 3 – Tributary Spine Rd. East Unit 7**
 - b. **No. 5 – Tributary 16A**
- V. **Dominion Engineering Group, Inc. Work Authorization (Tributary Unit 17 Redesign)**

On MOTION by Mr. Cornelison and seconded by Mr. Taylor, with all in favor, the Consent Agenda Items, as listed and presented, were approved and/or ratified.

THREE RIVERS CDD
FOURTH ORDER OF BUSINESS

October 29, 2025
Presentation of Supplemental Engineer's Report, Series 2025 Bonds (Units 12, 16 and 17)

Mr. Torres stated the Fourth, Fifth and Sixth Orders of Business are related to the Series 2025 Bonds that are slated to close within the next few days. The Board approved the Supplement Engineer's and Methodology Reports at the March meeting but those Reports have changed slightly to accommodate Units 12, 16 and 17.

Mr. Wild presented the Supplemental Engineer's Report, Series 2025 Bonds (Units 12, 16 and 17), dated September 23, 2025. He reviewed the pertinent information, including the project background, Development Program, unit mix, total neighborhood infrastructure cost of \$37,301,800, Spine Road Phase 2 cost of \$5,487,100, master lift station cost of \$1,032,900 and master infrastructure total of \$6,520,000. The total number of lots is 468 and the total Series 2025 project cost is \$43,821,800.

FIFTH ORDER OF BUSINESS

Presentation of Final Supplemental Special Assessment Methodology Report for the Special Assessment Refunding Bonds, Series 2025

Mr. Torres presented the Final Supplemental Special Assessment Methodology Report for the Special Assessment Refunding Bonds, Series 2025, dated October 10, 2025. He reviewed the Appendix Tables and noted the following:

- The product types were changed to accommodate Unit 17; the total number of units is 468 and the anticipated Capital Improvement Plan (CIP) costs are estimated at \$43,821,800.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$25,555,000 to finance a portion of the 2025 Project costs in the estimated total amount of \$25,539,339.60.
- The net amount of the proceeds is \$18,854,405.30.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Making Certain Findings; Approving the Supplemental Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and

Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

Mr. Haber presented Resolution 2026-01, known as the Supplemental Assessment Resolution. The Resolution is the next and final step in levying assessments over these assessment areas. He recalled that the Board previously adopted the Master Assessment Resolution, notices were sent to property owners, and a public hearing was held levying a Master Assessment lien in a not to exceed amount. This supplements the Master Assessment Resolution with the specific amounts that will be levied against each lot, once developed.

Mr. Haber stated the Supplemental Engineer’s and Final Supplemental Special Assessment Methodology Reports will be Exhibits A and B to this Resolution, and approved with the adoption of the Resolution.

Mr. Haber reviewed the remaining exhibits and discussed the interest rates on the bonds, the sources and uses of the proceeds and the Debt Service Schedule.

On MOTION by Mr. Taylor and seconded by Mr. Cornelison, with all in favor, Resolution 2026-01, Making Certain Findings; Approving the Supplemental Engineer’s Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing on Rule Relating to Overnight Parking and Parking Enforcement

A. Affidavit of Publication

- **Notice of Rule Development**
- **Notice of Rulemaking**

B. Consideration of Resolution 2026-02, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date

Mr. Rodriguez stated this item stems from issues raised at the May 15, 2025 meeting regarding overnight parking in the pool parking lot left of the Amenity Center as well as long-term parking in the parking spots in front of the mailboxes and in the green spaces.

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

Resident Mark Hessey asked about enforcement. Mr. Haber stated, in order to tow vehicles from CDD property, the CDD needs to hold the public hearing that is currently being held and adopt the Resolution. Once those steps are taken, the CDD will be able to enter into a contract with the towing company, install the requisite signage and then has authority to tow if the parking policies are violated. This only applies to the Amenity Center, the parking lot at the mailboxes and the green spaces. Asked if that includes Chelsea Gardens, Mr. Haber stated he must look at the map but he thinks that was intended for overflow parking. Asked about the parking spaces in front of the mailboxes, Mr. Haber stated, if those spots are intended for individuals who are using the mailboxes, then they should be subject to the towing, but, if they are intended to be overflow, then they are not.

Ms. Maldonado stated all the parking spaces along Chelsea Gardens are intended for overflow and not towable but the few spots near mailboxes are not designated for the parking and are towable. If residents complain that they cannot access the mailboxes to retrieve their mail, this item will be brought back before the Board to further discuss the three spots before the mailboxes and have additional signage installed. Asked if the signage at Chelsea Gardens will be placed every 10', Mr. Haber stated the law requires that, if there is an area that is fully enclosed by curb and has an opening, signage must be placed only at the opening. Conversely, if an area has no opening, like Chelsea Gardens, signage must be placed every 25'. Mr. Haber stated this Resolution gives the CDD the authority but not necessarily the obligation to start installing signage everywhere that was identified.

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

On MOTION by Mr. Taylor and seconded by Mr. Cornelison, with all in favor, Resolution 2026-02, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Requisitions for Series 2025

Mr. Rodriguez presented the following construction-related requisitions:

- A. Number 1 Three Rivers Developers LLC \$258,467.26**
- B. Number 2 Three Rivers Developers LLC \$3,091,608.37**
- C. Number 3 Three Rivers Developers LLC \$11,975.00**

On MOTION by Mr. Cornelison and seconded by Mr. Taylor, with all in favor, Three Rivers Developers LLC Requisitions Numbers 1, 2 and 3, were approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

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

TENTH ORDER OF BUSINESS

Approval of July 23, 2025 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Cornelison and seconded by Ms. Bock, with all in favor, the July 23, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Haber stated the pre-close meeting will be held today, at which documents will be executed, with the expectation that the bonds will close and be funded on Friday. He reviewed the documents that were included in a Delegation Resolution that the Board previously approved, which authorized various parties to sign various documents. The documents include an Acquisition Agreement, Completion Agreement, Collateral Assignment and Assumption of Development Rights, and True-Up Agreement.

On MOTION by Mr. Taylor and seconded by Mr. Cornelison, with all in favor, the ancillary bond-related documents presented by District Counsel, and authorizing the Board Chair to execute, were approved.

Staff submitted the Boundary Amendment to remove the multi-family parcel. It is being reviewed and is currently in process.

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

There was no report.

C. Property Manager: Castle Group

Mr. McKenna reported the following:

- Multiple lifestyle events have been well-received.
- A new office desk and a backup battery supply were purchased.
- Sitex will be on site in the coming week to treat the ponds.
- The holiday lighting proposal is expected to be forwarded today.
- Maintenance: Citywide is currently working daytime hours, multiple road signs were corrected including stop signs, water fountain filters were changed, backflow inspection was completed, two restroom toilets were repaired in-house, boardwalk planks and outdoor showers were repaired and the white patio chairs were scrubbed.
- Landscaping: The trees were re-staked, mulch is completed, multiple dead trees were removed, multiple replacement trees were installed and the playground has yet to be completed; Jen from Brightview is working on that.

Asked about the playground, Mr. Nolan stated it needs to be mulched.

Asked about the interior fireplace, Mr. Nolan stated an electrical issue in the wall was repaired yesterday. Staff will call the electric company to make sure it is in compliance.

D. Lifestyle Director: OnPlace, LLC

Ms. Keim introduced Lindey Barrett, the new Lifestyle Director. She completed one week of full-time training and is doing great. Ms. Keim stated a community announcement is in the final approval process and nearly ready to be circulated to residents.

Ms. Barrett gave an overview of recent community events, which were all successful and well-received.

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

- **1,221 Registered Voters in District as of April 15, 2025**

- **NEXT MEETING DATE: November 20, 2025 at 3:00 PM**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

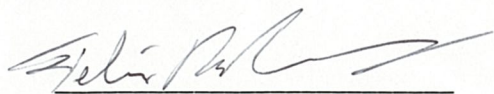
Public Comments

Mr. Hessey asked when construction of the jogging path between Estuary and Spoonbill will be completed and who is responsible for payment. Mr. Taylor stated the project was executed properly. Asked if he saw recent photographs of the project, Mr. Taylor stated he inspected the area and he thinks it looked good. He is uncertain of what happened over time. He stated the Board will look into it and try to resolve the issues.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cornelison and seconded by Mr. Taylor, with all in favor, the meeting adjourned at 3:36 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair