

River Place on the St. Lucie Community Development District

Agenda

Seat 1: Valerie Moss (C.)	
Seat 3: Jeffrey Baldino (V.C.)	
Seat 4: Steven Vidal (A.S.)	
Seat 2: Christina Lynch (A.S.)	
Seat 5: Karen Fopiano (A.S.)	

**Thursday
June 20, 2024
2:00p.m.**

**The River Plantation House
450 Lazy River Parkway, Port St. Lucie, Florida
<https://meet.goto.com/349397253>
+1 (312) 757-3121; Access Code: 349-397-253**

1. Roll Call
2. Approval of the Minutes of the April 18, 2024 Meeting
3. Ratification of:
 - A. First Amendment to Small Project Agreement (Impact Windows Replacement) with Window & Door Design Center of Florida Company
 - B. Small Project Agreement (Pool Filter Project 2024) with Cole's Pool Care, LLC
 - C. Service Agreement (Swimming Pool and Spa Maintenance) with Dynamic Pool Pros Corp.
 - D. Towing Service Contract with Tri-County Automotive & Towing (Tri-County Enterprises, LLC)
 - E. Estimate #893 with JD Pools Plus Lighting
4. Staff Reports
 - A. Attorney
 - 1) Acquisition and Completion Agreement Instrument (Little Turtle) with River Place Builders, LLC
 - 2) Rules:
 - a. Parking / Resolution Section B for Overnight Parking Hours, Emergency Parking Procedures & Effective Towing Date Enforcement
 - b. Fitness Center Hours
 - B. Engineer
 - C. Manager
 - 1) Key Deposit Accountant Write-Offs
 - 2) Boat Storage Rentals
 - 3) Number of Registered Voters in the District – **667**
 - 4) Discussion of Possible Capital Projects for 2025:
 - a. Sidewalks
 - b. Sealing and Patching/Repairing Canoe Park & Little Kayak Road

c. Sign Replacement & Possibly Monument Sign Upgrade

d. Renovation of Pool Bathroom

e. Trailhead Gates

f. Clubhouse Front Porch Furniture

g. LED Christmas/Holiday Lights Around Clubhouse

h. Planting Native Florida Friendly Plants in Preserve Located Gaps in Buffer zone

5) Hourly Rate for After-Hours Management Assistance for Emergencies

6) Field Manager Credit Card

D. Clubhouse/Field Manager Report

1) Monthly Report

2) Field Manager Hours

3) Update on Doors, Windows, Parking Lot (Grate, Striping, Low Spots), Pool Equipment, Pool Contractor, Men's Room Urinal, Broken Pool Fence Pickets, Parking Placards, Lazy River Broken Irrigation Pipes & RV

5. Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

6. Supervisors Requests and Audience Comments

7. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.riverplacecdd.com>