

MINUTES OF MEETING
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge II Community Development District was held on Wednesday, August 21, 2024 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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|-----------------|---------------|
| DJ Smith | Chairman |
| Jason Thomas | Vice Chairman |
| Jarrett O’Leary | Supervisor |
| Amber King | Supervisor |

Also present were:

| | |
|-------------------|--------------------------|
| Jim Oliver | District Manager |
| Lauren Gentry | District Counsel |
| Ryan Stilwell | District Engineer |
| Jason Davidson | General Manager |
| Kevin McKendree | Field Operations Manager |
| Mike Scuncio | Yellowstone Landscape |
| Kim Fatuch | Vesta Property Services |
| Richard Losco | Vesta Property Services |
| Lisa McCormick | Vesta Property Services |
| Jay King | Vesta Property Services |
| Ken Council | Vesta Property Services |
| Mary Grace Henley | Kilinski Van Wyk |
| Corbin deNagy | GMS |

The following is a summary of the discussions and actions taken at the August 21, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 9:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance – Monthly Report

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Rivers Edge II CDD

Mr. Scuncio provided an overview of Yellowstone’s monthly landscape maintenance report, a copy of which was included in the agenda package.

Mr. Smith stated that the juniper beds around the dog park look terrible.

Mr. Scuncio stated that all of the dead plant material from the drought will be cut out and replaced.

Mr. Thomas asked Mr. Scuncio to look at trimming the foliage around the signs on State Road 13.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

There being nothing to report, the next item followed.

D. District Manager

1. Consideration of Resolution 2024-07, Adopting a Regular Meeting Schedule for Fiscal Year 2025

Mr. Oliver presented a proposed meeting schedule including meetings on the third Wednesday of each month at 9:00 a.m. at the RiverHouse.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2024-07, adopting a regular meeting schedule for Fiscal Year 2025 was approved as presented.

2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025

Mr. Oliver informed the Board legislation was passed recently that requires special districts to adopt goals and objectives for each year and report on whether those goals and objectives were met. A proposed performance measures/standards and annual reporting form was included in the agenda package for the Board’s review.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the performance measures/standards and annual reporting form was approved as presented.

E. General Manager - Monthly Operations and Pond Reports

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Rivers Edge II CDD

Copies of the monthly reports were included in the agenda package.

Mr. Davidson informed the Board that a lightning strike took out the access control system and audio/visual for that system at the end of July. The access control system is in the process of being repaired, however the audio/visual is back online. An insurance claim has been initiated.

FOURTH ORDER OF BUSINESS **Approval of Consent Agenda**

- A. Minutes of the June 19, 2024 Board of Supervisors Meeting, June 26, 2024 Special Joint Board Meeting, and July 8, 2024 Special Joint Board Meeting**
- B. Financial Statements as of June 30, 2024**
- C. Check Register**

Copies of the minutes, the financial statements, and the check register totaling \$93,175.62, were included in the agenda package for the Board’s review.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the consent agenda was approved.

FIFTH ORDER OF BUSINESS **Business Items**

- A. Acceptance of the Fiscal Year 2023 Audit Report**

Mr. Oliver presented the fiscal year 2023 audit report noting it is a clean audit with no weaknesses or deficiencies to note.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the Fiscal Year 2023 audit report was accepted.

- B. Public Hearings**

Mr. deNagy provided an overview of the fiscal year 2025 budget noting that since the last meeting, unit counts have been updated that resulted in lower developer contributions, the cost share amounts have changed, and the capital reserve contribution has been increased.

- 1. Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget**
 - a. Consideration of Resolution 2024-08, Relating to Annual Appropriations and Adopting the Budget**

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the public hearing was opened.

A resident asked what is changing with the café operations.

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Mr. Losco responded that there are no major changes to the café operations.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the public hearing was closed.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2024-08, relating to annual appropriations and adopting the budget for Fiscal Year 2025 was approved.

b. Consideration of Budget Deficit Funding Agreement with Mattamy

Ms. Gentry stated that this agreement provides that if there are any amounts not covered by assessments in the budget, Mattamy agrees to deficit fund those amounts.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the budget deficit funding agreement with Mattamy was approved.

2. Public Hearing for the Purpose of Imposing Assessments for Fiscal Year 2025; Consideration of Resolution 2024-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

Mr. Oliver pointed the Board’s attention to page 18 of the budget, which shows the annual maintenance assessments to be levied to secure the funds needed for the budget. There is a 12% increase in assessments for fiscal year 2025.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the public hearing was opened.

There being no comments from members of the public, a motion to close the public hearing followed.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the public hearing was closed.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2024-09, imposing special assessments and certifying an assessment roll for Fiscal Year 2025 was approved.

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C. Consideration of Cost Share Request for RiverLodge Landscaping

Mr. Losco stated that the total proposed compensation for landscape maintenance for RiverLodge is \$72,984 and Rivers Edge II's portion would be \$22,537.46.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for landscape maintenance of the RiverLodge was approved.

D. Consideration of Cost Share Request for Pond 90

Mr. Losco stated that the total proposed compensation for maintenance of pond number 90 in Rivers Edge III is \$912 and Rivers Edge II's portion would be \$281.5 per year.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for pond maintenance of Pond 90 was approved.

E. Consideration of Resolution 2024-10, Designating a Date, Time and Location for a Landowner's Election

Mr. Oliver stated that there is one seat on the Board to be filled by landowner's election this year. November 19, 2024 was the date proposed.

Mr. Thomas proposed moving the date to November 22nd due to schedule conflicts.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2024-10, setting a landowner's election for November 22, 2024 at 9:00 a.m. at the RiverHosue was approved.

F. Ratification of Funding Request No. 60

A copy of funding request number 60 totaling 100,525.57 was included in the agenda package for the Board's review.

On MOTION by Mr. Smith seconded by Mr. O'Leary with all in favor funding request number 60 was ratified.

G. Consideration of Resolution 2024-11, Setting a Public Hearing to Adopt Rules, Rates, Fees and Charges

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Mr. Oliver stated that the public hearing is proposed to take place during the October board meeting.

Ms. Gentry stated that the changes to the rules and rates are a combination of suggestions from the Vesta team and District Counsel. The changes will also get the policies consistent with the Rivers Edge CDD policies. Since the document was distributed, there has been a suggestion to change the number of access cards issued to new residents from two to three, and to remove the ability to purchase up to two extra cards.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2024-11, setting a public hearing for October 16, 2024 at 9:00 a.m. at the RiverHouse to adopt revised rules and rates was approved.

Other Business

Ms. Gentry stated that there is a desire to change who is in each seat on the board.

Mr. Thomas stated that he would like to resign from his current seat.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor Jason Thomas’s resignation from Seat 3 was accepted.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor appointing Jason Thomas to Seat 1 was approved.

Mr. Oliver, being a notary public for the State of Florida, administered an oath of office to Mr. Thomas.

Ms. King stated that she would like to resign from Seat 2.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Amber King’s resignation was accepted.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor appointing Amber King to Seat 3 was approved.

Mr. Oliver administered an oath of office to Ms. King.

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Mr. Smith stated that he would like to resign from Seat 4.

On MOTION by Mr. Thomas seconded by Mr. O’Leary with all in favor DJ Smith’s resignation was accepted.

On MOTION by Mr. Thomas seconded by Mr. O’Leary with all in favor appointing DJ Smith to Seat 2 was approved.

Mr. Oliver administered an oath of office to Mr. Smith.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – Regular Board Meeting on September 18, 2024 at 9:00 a.m. and a Special Joint Board Meeting on to Follow Immediately Upon Adjournment at 9:00 a.m. at the RiverTown Amenity Center

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the meeting was adjourned.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman