

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, November 13, 2024 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

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

The following is a summary of the discussions and actions taken at the November 13, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy 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.

November 13, 2024

Rivers Edge II CDD

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance – Monthly Report

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

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Henley reminded the board members the required four hours of ethics training is due to be completed by December 31st.

D. District Manager

There being nothing to report, the next item followed.

E. General Manager - Monthly Operations and Pond Reports

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

Mr. Losco reported that the Rivers Edge CDD Board has requested to purchase a generator for the RiverClub facility due to the food storage, IT equipment, and security system in that building. There was some food that spoiled following a power outage during a recent storm.

There were no objections from the Board for staff to obtain quotes.

Next, Mr. Losco reported that there have been midge fly issues and complaints of Watersong Pond 11.

Mr. Shwartz gave a presentation regarding the types of midge flies in Florida and the treatments Florida Waterways has used in other communities including BTI treatments, fish stocking, and aeration. He noted the BTI treatments are not always successful, and they would have to be done each year to prevent them from returning if the treatments are successful. The mosquito fish stocking pricing is \$125 per acre. The next fish is \$500 per acre, and BTI treatments are \$960 per acre. He also noted there are things homeowners can do to alleviate their impacts to the ponds; one is the switch to lower intensity floodlights and to put Dawn dish soap in a hose sprayer and apply it to window screens

November 13, 2024

Rivers Edge II CDD

Mr. Davidson stated that his hope is that all three boards can agree on how to treat the midge fly issues in all three CDDs going forward.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the September 18, 2024 Regular Board Meeting and Special Joint Meeting**
- B. Financial Statements as of September 30, 2024**
- C. Check Registers**
 - 1. August**
 - 2. September**

Copies of the minutes, the financial statements, and the check registers totaling \$504,827.33 for August and \$135,181.03 for September, were included in the agenda package for the Board’s review.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Resetting the Public Hearing to Adopt Rates, Fees and Charges to November 13, 2024

Ms. Henley reminded the Board that the public hearing to adopt rates and fees was originally scheduled for the October meeting, which was canceled.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2025-01, resetting the public hearing to adopt rates, fees and charges was approved.

SIXTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Rates, Fees and Charges; Consideration of Resolution 2025-02

Ms. Henley stated that there have been no changes made to the RiverClub policies included in the agenda package since they were reviewed by the Board at a previous meeting, however Vesta has requested flexibility for electronic payments in the policies.

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

November 13, 2024

Rivers Edge II CDD

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

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

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2025-02, adopting rates, fees and charges was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03,
Amending the Fiscal Year 2024 Budget**

Mr. deNagy stated that this resolution aligns the revenues and expenses as required for the audit to reflect accurate appropriations.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2025-03, amending the Fiscal Year 2024 budget was approved.

EIGHTH ORDER OF BUSINESS

**Ratification of Cost Share Request for
Holiday Lighting**

Mr. Losco informed the Board the Rivers Edge CDD Board approved a proposal from GetLitJax, LLC to provide holiday lighting for a total of \$22,520. The cost share amounts are \$7,143.24 for Rivers Edge CDD, \$7,478.89 for Rivers Edge II CDD, and \$7,897.76 for Rivers Edge III CDD.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for holiday lighting was ratified.

NINTH ORDER OF BUSINESS

**Consideration of Cost Share Request for
Exterior Painting**

This item was tabled. The Board requested an itemized scope of work for each vendor that has submitted a proposal.

TENTH ORDER OF BUSINESS

**Consideration of Cost Share Request for
Resurfacing of the RiverTown Pool and
Decking**

November 13, 2024

Rivers Edge II CDD

This item was tabled. The Board asked that the project be formally bid out to ensure all the contractors follow the same scope of work. Ms. Gentry noted the Rivers Edge CDD Board would need to start the RFP process since it is the RiverHouse pool that is in need of resurfacing.

ELEVENTH ORDER OF BUSINESS Supervisor Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meetings – Landowner’s Election on November 22, 2024 at 9:00 a.m. and Regular Board Meeting on December 18, 2024 at 9:00 a.m. at the RiverHouse

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman