

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, December 18, 2024 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor
James Reid	Supervisor
Donna WeMett	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
Mary Grace Henley	Kilinski Van Wyk

The following is a summary of the discussions and actions taken at the December 18, 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.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2025-04, Canvassing and Certifying the Results of the Landowner’s Election

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Rivers Edge II CDD

Mr. deNagy stated that Jarrett O’Leary was elected to Seat 4 of the Board of Supervisors with 786 votes.

On MOTION by Mr. Thomas seconded by Mr. Reid with all in favor Resolution 2025-04, canvassing and certifying the results of the landowner’s election was approved.

B. Oath of Office for Newly Elected Supervisors

Mr. deNagy, being a notary public for the State of Florida, administered an oath of office to Mr. O’Leary. He noted Mr. Reid and Ms. WeMett were sworn in prior to the meeting.

C. Consideration of Resolution 2025-05, Designating Officers

Mr. deNagy asked if the Board had any desire to change the current slate of officers, which is Mr. Smith as Chair, Mr. Thomas as Vice Chair, Mr. O’Leary as Assistant Secretary, and from his office he noted Mr. Oliver would serve as Secretary and Treasurer, and Marilee Giles, Darrin Mossing, Daniel Laughlin and himself would serve as Assistant Secretaries and Assistant Treasurers. Mr. Reid and Ms. WeMett would serve as Assistant Secretaries if there is no desire to change the current slate.

There being no direction to change the current slate of officers, a motion to adopt Resolution 2025-05 followed.

On MOTION by Mr. Thomas seconded by Mr. O’Leary with all in favor Resolution 2025-05, designating officers as detailed above was approved.

FOURTH 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.

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C. District Counsel

Ms. Gentry reminded the board members the required four hours of ethics training is due to be completed by December 31st. She also informed the Board that her firm has been working with Vesta on their agreements with each District. Vesta’s counsel has requested removing the non-compete prohibition for their employees that work for the District and has instead requested a provision that would prohibit the District from soliciting the previous District employees should the contract with Vesta be terminated.

The Board directed District Counsel to try to negotiate a six-month time limit on the requested provision.

Next, Ms. Gentry provided an overview of the Sunshine, Ethics, and Public Records Laws for the new Board members.

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.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes

- 1. **November 13, 2024 Regular Board Meeting**
- 2. **November 22, 2024 Landowner’s Election Meeting**

B. Financial Statements as of October 31, 2024

C. Check Register

Copies of the minutes, the financial statements, and the check register totaling \$85,926.92 were included in the agenda package for the Board’s review.

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

SIXTH ORDER OF BUSINESS

Cost Share Items

A. Ratification of Emergency Grinder Pump Repair

Mr. Davidson stated that two pumps at the sump pump station at the RiverClub went out. The repair totaled \$32,750 with the expense to be split between the three districts. Mr. Davidson pointed out the invoice was dated 4/12/24 rather than 12/4/24, so he asked to table the item until the invoice can be corrected.

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B. Consideration of RiverFront Park Buffer Trim

Mr. Losco presented a quote from Yellowstone to trim the buffer at the RiverFront Park for a total of \$4,900 with the total cost to be shared between the three districts.

On MOTION by Mr. Thomas seconded by Ms. WeMett with all in favor the cost share request for the RiverFront Park buffer trim was approved.

C. Consideration of RiverClub Buffer Trim

Mr. Losco presented a quote from Yellowstone to trim the buffer at the RiverClub for a total of \$4,200 with the total cost to be shared between the three districts.

On MOTION by Mr. Thomas seconded by Mr. Reid with all in favor the cost share request for the RiverClub buffer trim was approved.

SEVENTH ORDER OF BUSINESS Ratification of Funding Request No. 63

A copy of funding request number 63 totaling \$253,271.85 was included in the agenda package for the Board’s review.

On MOTION by Mr. Thomas seconded by Mr. O’Leary with all in favor Funding Request No. 63 was approved.

EIGHTH ORDER OF BUSINESS Supervisor Requests

Ms. WeMett asked to discuss the unauthorized use of CDD property for a resident-coordinated Halloween event each year, and the use of alcohol at this event.

Ms. Gentry stated that in the past, Vesta has reminded everyone of the rules for use of CDD property. This year, it appears the event has expanded significantly and the District was made aware of plans to bring in kegs and alcohol, a DJ and outside vendors for the event. The Rivers Edge board discussed staff coordinating with the residents in advance of the event this coming year to ensure they hold the event in a way that protects the District.

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Mr. Thomas stated that while the event has been held on CDD property in the past, it has shifted to being held on residents' properties.

Ms. Gentry stated that staff was provided a map of stops for the event that included several stops on CDD property. Vesta reached out to the residents, and the stops were moved off CDD property. She recommended getting ahead of communicating that if CDD property is used, the residents must follow the CDD rules.

Mr. Thomas stated that he just wants to ensure the CDD is not trying to suppress the event, as it brings the community together, however he agrees that CDD guidelines need to be followed.

There were no objections from the Board on staff reaching out to the residents responsible for the Hallow Crawl event to coordinate use in compliance with CDD rules.

NINTH ORDER OF BUSINESS

Audience Comments

An attendee commented on the request from Vesta to revise the non-compete provision and his concerns that it would prevent the District from working with another contractor that has hired a prior Vesta employee.

Ms. Gentry stated that she does not believe the request is broad enough to prevent the District from contracting with another company just because a prior Vesta employee works for them. It just prohibits the District from reaching out the Vesta employee directly.

TENTH ORDER OF BUSINESS

Next Scheduled Meetings – January 15, 2025 at 9:00 a.m. at the RiverHouse

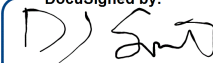
ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Thomas seconded by Mr. O'Leary with all in favor the meeting was adjourned.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman