

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, January 15, 2025 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

D.J. Smith	Chairman
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
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Mike Scuncio	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Kim Fatuch	Assistant General Manager
Ken Council	Amenity Manager
Lisa McCormick	Vesta/Amenity Services
Jay King	Vice President Vesta
Several Residents	

The following is a summary of the discussions and actions taken at the January 15, 2025 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

Staff Reports

A. Landscape Maintenance – Monthly Report

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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. Gentry reported that the Vesta agreement is being finalized for execution by the Chair. She also informed the Board that the Department of Justice has finished rulemaking on ADA standards as it relates to websites and mobile applications. The District’s website is already in compliance with those standards.

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.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the December 18, 2024 Regular Board Meeting

B. Financial Statements as of November 30, 2024

C. Check Register

Copies of the minutes, the financial statements, and the check register totaling \$273,105.51 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

Cost Share Items

A. Ratification of Emergency Grinder Pump Repair at RiverClub Facility

Mr. Losco stated that two grinder pumps for the sewer lift at the RiverClub were replaced. The repair totaled \$32,750 with the expense to be split between the three districts with Rivers Edge II’s portion coming to \$10,876.28.

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On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for the emergency grinder pump repair was ratified.

B. Consideration of Exterior Painting

Mr. Losco presented quotes for painting of the RiverClub, the amphitheater roof frame, the kayak shed, the pump room fence, and the interior of the café ceiling, shiplap in the bathrooms and the game room. He noted the quote from Five Star Painting does not include the interior painting.

Mr. Smith stated that he walked the facility with Vesta and helped them develop the scope for this project.

Mr. Reid asked if priming of any bare spots on metal can be added to the scope of work.

Mr. Losco responded that he would discuss that with Investment Painting.

Ms. WeMett stated that Investment Painting’s quote does not mention assisting with moving any furniture. She also stated that Performance Painting’s quote mentions that they will wait until everything is dry following pressure washing before painting. Lastly, Investment Painting did not provide a certificate of insurance.

Mr. Losco stated that he will verify those items.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the cost share request for painting services with Investment Painting was approved with staff to confirm that Investment Painting will prime any bare spots before painting and assist with moving furniture.

C. Consideration of Community Garden Project Costs

Mr. Losco stated that the community garden renovation project includes replacement of the beds and soil, and the installation of paver flooring. The total cost of the project would be shared between all three districts and is \$11,742.87. Rivers Edge II’s portion of that comes to \$3,899.81.

Mr. Smith asked if the garden is well used and if the garden is a big ask of many people.

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Mr. Losco responded that the demand for the garden has increased.

Ms. Fatuch added that there are six residents that have ongoing beds, and seven residents have applied to reserve beds for after the renovation is complete.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the cost share request for the community garden renovation was approved.

Next, Ms. Gentry updated the Board on the pool repair RFP stating that the scope has been finalized and the advertisement to bid the project has been sent. It's anticipated Rivers Edge CDD's board will be reviewing proposals at the February meeting. If the board members for CDD 2 are interested in being involved, a workshop can be scheduled prior to that meeting.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. WeMett stated that the people on the golf cart path drive right through the entrance and exit of Watersong without stopping, which is a safety issue given that there are four lanes of traffic. She recommended installing stop signs for the golf carts on each side.

Mr. Davidson stated that staff would work with the District engineer to get permission from the county to install the stop signs.

SEVENTH ORDER OF BUSINESS

Audience Comments

An attendee asked what residents can do to help make the café's kitchen operations more efficient and satisfactory to some of the customers.

Ms. McCormick responded that residents have requested an expansion to the menu, but an expanded bar area with more seating is also needed.

Mr. Losco added that the café has limited kitchen space as it was built in 2017 when there were far less residents.

An attendee asked who would be paying for the stop signs requested on the Watersong golf cart path if it's approved by the county.

Mr. Smith responded that all three CDDs would share the cost of the stop signs.

An attendee stated that he would like to see the bar at the RiverClub expanded. He also thanked the Board for installing pickleball courts and asked if benches could be added near the side gate.

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Ms. Fatuch stated that she and Mr. Losco are discussing bench options.

An attendee commented on the need for interior improvements to the café.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meetings – February 19, 2025 at 9:00 a.m. at the RiverHouse

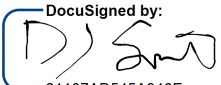
NINTH ORDER OF BUSINESS

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