

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, February 19, 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
Jarrett O’Leary	Supervisor
James Reid	Supervisor
Donna WeMett	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Ryan Stilwell	District Engineer
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
Several Residents	

The following is a summary of the discussions and actions taken at the February 19, 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

Scottie Ryder asked what Mattamy is doing about the RiverTown trademark being used by another organization.

Ms. Gentry responded that Mattamy’s counsel has advised that Mattamy is handling the matter internally and does not want to comment publicly on pending legal matters.

February 19, 2025

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.

Mr. Smith stated that because it takes so long to mulch the entire community, by the time the mulching is complete, the areas that were applied first already look like they need to be done again. He suggested being more strategic with areas and putting a plan in place to speed the process up.

B. District Engineer

Ms. WeMett asked for an update on the request to install stop signs in front of Watersong on the golf cart path.

Mr. Stilwell responded that he and the Vesta staff are working on creating an updated map to provide to the county. They have observed golf carts being driven on paths not meant for golf carts.

C. District Counsel

Ms. Gentry reminded the Board that the Rivers Edge I board will be reviewing proposals for pool repair services and a joint workshop was advertised in case any of the Rivers Edge II or III board members want to participate.

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 provided an update on the café’s operations. There has been a 529% increase in net sales since the café opened in 2018. Mr. Losco informed the Board that his staff is looking at furniture options for the café.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the January 15, 2025 Regular Board Meeting

B. Financial Statements as of December 31, 2024

February 19, 2025

Rivers Edge II CDD

C. Check Register

Copies of the minutes, the financial statements, and the check register totaling \$360,485.04 were included in the agenda package for the Board’s review.

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

FIFTH ORDER OF BUSINESS **Consideration of Cost Share Items**

A. Annual Mulch Application for Rivers Edge II CDD

Mr. Losco presented a proposal from Yellowstone to mulch Rivers Edge II for a total of \$70,344.37 with Rivers Edge II’s portion to be \$23,361.37.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for the Rivers Edge II annual mulching was approved.

B. Aquatic Maintenance of Pond 91

Mr. Losco presented a proposal from Solitude to maintain Pond 91, located in Rivers Edge III, for a total of \$4,632 per year. Rivers Edge II’s portion of the cost share would be \$1,538.29 per year.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the cost share request for pond maintenance of Pond 91 was approved.

C. Aquatic Maintenance of Ponds 92-95

Mr. Losco presented a proposal from Solitude to begin maintenance pond numbers 92 through 95, located in Rivers Edge III, for a total of \$3,624 per year. Rivers Edge II’s portion of the cost share would be \$1,203.53 per year.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for pond maintenance of Ponds 92-95 was approved.

D. Slide Tower and Skirt Repair

February 19, 2025

Rivers Edge II CDD

Mr. Losco presented three proposals for replacing and redesigning the framing and upper decking for the slide tower ranging from \$20,885 to \$57,500.

Ms. WeMett asked if Sterling Specialties has worked for the District before.

Mr. Losco responded that the District has worked with Sterling many times.

Mr. Smith suggested approving the Sterling Specialties invoice contingent upon Rivers Edge I approving the same proposal since the slide tower is in that district.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the proposal from Sterling Specialties for the slide tower and skirt repair was approved contingent on Rivers Edge I selecting the same vendor.

E. Waterfall Grates

Mr. Losco presented two proposals to replace the waterfall grates at the main entrance of the Welcome Center totaling \$12,350 and \$25,277.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the proposal from Sterling Specialties for the waterfall grate replacement was approved contingent on Rivers Edge I selecting the same vendor.

F. Landscape Maintenance of Claiborne Phase

Mr. Losco presented a proposal from Yellowstone to begin maintaining the Claiborne Phase in Rivers Edge III for a total of \$89,976 per year. Rivers Edge II’s portion of the cost share would be \$29,881.03.

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

Mr. Davidson stated that there are two more cost share requests for mulching of Rivers Edge I and Rivers Edge III. Yellowstone’s proposals total \$127,106.17 for Rivers Edge III with Rivers Edge II’s portion of the cost share to be \$42,111.96.

February 19, 2025

Rivers Edge II CDD

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the cost share request for annual mulching of Rivers Edge III CDD was approved.

Next, he presented a proposal from Yellowstone for annual mulching of Rivers Edge I totaling \$168,018.24 with Rivers Edge II’s portion of the cost share to be \$55,798.86.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the cost share request for annual mulching of Rivers Edge I CDD was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for a Capital Reserve Study

- A. Community Advisors**
- B. Custom Reserves**
- C. Dreux Isaac**
- D. Reserve Advisors**

Mr. deNagy stated that a capital reserve study is an independent, third-party’s analysis of the District’s infrastructure. The vendor selected will determine the replacement value cost of all of the infrastructure and provide the anticipated life cycle with the expected inflated value at the end of that life cycle in order to provide the District with an estimate of the savings that would be needed in the future. The cost of the proposals ranges from \$3,900 to \$8,400.

Mr. Smith asked about the experience with Community Advisors at Rivers Edge I.

Mr. Davidson stated that he worked with Charlie Sheppard from Community Advisors on reviewing the entire property for the Rivers Edge I reserve study, so he is already familiar with the property.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the proposal from Community Advisors was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Funding Request No. 64

No action was taken on this item.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Ms. WeMett thanked Mr. Losco for taking time to show her the properties.

NINTH ORDER OF BUSINESS

Audience Comments

February 19, 2025

Rivers Edge II CDD

An attendee commended Ms. McCormick and the Vesta team on the improvements to the RiverClub operations. He asked what the café’s margins look like.

Mr. deNagy stated that there is profit/loss share with Mattamy. The goal is for the RiverClub to be self-sufficient.

Next, the attendee asked if there will be a path to the soccer fields.

Mr. Smith that there will not.

Next, the attendee asked how much the community may need to pay in attorney fees to provide legal counsel for the trademark matter.

Ms. Gentry responded that currently the CDDs are not involved in the trademark matter because Mattamy, as a private entity, has the interest in the existing RiverTown trademark, so they are handling all the legal side.

An attendee asked if Mattamy receives the revenues generated from the café.

Mr. deNagy responded if there is a certain profit level, yes.

The attendee then asked what happens if there is a loss.

Ms. Gentry responded that Mattamy has been deficit funding the café.

An attendee asked if an expansion of the café kitchen is going to be considered.

Mr. Smith responded that Mattamy has no plans to expand the kitchen currently.

The attendee then asked when Mattamy’s participation in CDD2 will end.

Ms. Gentry stated that two seats on the board have already been turned over to residents. During the next general election cycle in 2026, two more seats will turn over to residents, and then in 2028, the last seat on the board will be turned over to a resident.

Next, the attendee echoed the compliments on the café.

TENTH ORDER OF BUSINESS

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

ELEVENTH ORDER OF BUSINESS


Adjournment

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

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman