

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, April 16, 2025 at 9:26 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
Donna WeMett	Supervisor
James Reid	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry <i>by phone</i>	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Blake Dougherty	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Kim Fatuch	Assistant General Manager
Ken Council	Amenity Manager
Several Residents	

The following is a summary of the discussions and actions taken at the April 16, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 9:26 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

A resident asked if there is any future development planned for the property across from Longleaf. He also asked if the CDD 2 map can be updated.

Mr. Mason responded that the map can be updated.

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Mr. Smith responded that he does not know what development will be allowed for the property across the street at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance – Monthly Report

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

Ms. WeMett stated that the section of grass in the common area at Mistflower and Keystone Corners was dying.

Mr. Santos responded that the area has been fixed, and he has been watering that section. That area does not have irrigation.

In the CDD 3 meeting Mr. Smith stated that neither CDD 2 nor CDD 3 would pay for turf damaged due to a directive from CDD 1 to reduce irrigation costs.

B. District Engineer

Mr. Mason stated that the county requires a modified construction plan be submitted for approval for additional signage at the Manor just north of the Watersong entrance to direct golf carts through the Manor in order to keep golf carts from traveling on Keystone past Watersong.

C. District Counsel

Ms. Henley updated the Board on the bills moving through the legislative session that would affect special districts, including one proposing to increase sovereign immunity limits over time and another that would shift responsibility for damage due to a fallen tree to the property owner from which the tree fell.

D. District Manager – Overview of the Fiscal Year 2026 Budget

Mr. deNagy informed the Board that he will bring a proposed budget to the next meeting for approval. The Board will have two months to refine that budget before it's adopted at the August meeting.

E. General Manager - Monthly Operations and Pond Reports

Copies of the monthly reports were included in the agenda package. Mr. Losco reported that the interior painting of the RiverClub facility has been completed, and they are now

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working on the exterior. The new patio ceilings will be installed shortly. The Florida Wildlife Commission has indicated the derelict sailboat is in the court system for removal. A survey has been submitted for resident feedback on the booths for the RiverClub. The resodding for the Settlement neighborhood park should be completed in the next two months.

Ms. WeMett asked about the status of the golf cart path map.

Mr. Mason responded that he would follow up and get back to her.

Mr. Reid asked about the survey for the booths as he had not yet seen it.

Ms. Fatuch responded that it was posted on the Facebook page, and the overwhelming response was to keep the booths as they are.

Mr. Reid stated that he's not a fan of the booths as they cannot be moved to accommodate larger teams for the trivia like the tables can or to make more space for the DJ. He also asked if there has been discussion about updating or replacing the bar.

Ms. Fatuch responded that there has not.

Mr. Reid stated that there seems to be water damage at the base of the bar, so it may need to be addressed soon. Water tends to puddle in the floor as the drains are too high. He recommended expanding the bar so the storage room is behind the bar, which may require removing two booths.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the March 19, 2025 Meeting

B. Financial Statements as of February 28, 2025

C. Check Register

Copies of the minutes, the financial statements, and the check register totaling \$201,044.51 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 Requests

A. Addendum to Pond Maintenance Contract for Pond 96

Mr. Losco presented a cost share request for adding pond 96 within CDD 3 to the pond maintenance contract for a total of \$852 per year. Rivers Edge II's portion of the cost share would be \$282.95 per year.

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On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the cost share request to add pond 96 to the pond maintenance contract was approved.

B. Replacement of Umbrellas and Bases at the RiverClub Pool

Mr. Losco presented a cost share request to replace 15 umbrellas and bases at the RiverClub pool. Two proposals were provided, one totaling \$14,895.95 from Fiberbuilt, and the other totaling \$14,540 from Southern Breeze. Both have similar warranties.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proportionate cost share for the proposal from Southern Breeze to replace the umbrellas and bases at the RiverClub was approved subject to CDDs 1 and 3 approving the same.

C. Installation of Water Fountain in the River House Gym

Mr. Losco presented a cost share request to install a water fountain in the River House gym. Two proposals were provided, one totaling \$5,200 from Affordable Plumbing, and the other totaling \$10,175 from Rolland Reash Plumbing. Both have similar warranties. Currently, Crystal Water is delivering water jugs for an average cost of \$631.08 per month, so an estimated savings of \$7,500 per year is expected around eight months after the fountain is installed.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the proportionate cost share for the proposal from Affordable Plumbing to install a water fountain was approved subject to CDDs 1 and 3 approving the same.

FIFTH ORDER OF BUSINESS

Consideration of Funding Request Nos. 65 and 66

Copies of funding request number 65 totaling \$17,512.86 and number 66 totaling \$600,000 were included in the agenda package for the Board's review. Mr. deNagy noted funding request number 66 is for advance funding to get through the next few months.

Mr. Reid stated that Yellowstone invoice numbers 801798 and 801799 appear both under the funding request 65 and the seventh order of business for the aged Yellowstone invoices so he wants to ensure they do not get paid twice.

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Mr. deNagy stated that the accounting system will provide a warning if a duplicate invoice number gets entered.

Ms. Henley suggested considering the aged invoices prior to approving the funding requests.

Mr. deNagy presented three invoices from Yellowstone totaling \$4,350, \$1,039, and \$1,844 that were found to have not been paid. Given that they are older than 120 days, they require board approval.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor Yellowstone invoices 797631, 801798, and 801790 were approved.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor funding request numbers 65 and 66 were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Aged Yellowstone Invoices

This item was taken earlier in the meeting.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Ms. WeMett thanked Vesta for opening the RiverClub café on Monday for the Florida Gators National Championship game.

NINTH ORDER OF BUSINESS

Audience Comments

Sheila Cabalero echoed Ms. WeMett's thanks to Vesta for opening the RiverClub for the National Championship game.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 21, 2025 at 9:00 a.m. at the RiverHouse

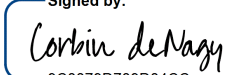
ELEVENTH ORDER OF BUSINESS


Adjournment

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

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Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman