

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, May 21, 2025 at 9:59 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 <i>by phone</i>	District Counsel
Ryan Stilwell <i>by phone</i>	District Engineer
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Mike Scuncio	Landscape Manager
Blake Dougherty	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Kim Fatuch	Assistant General Manager
Lisa McCormick	Vesta
Ken Council	Amenity Manager
Several Residents	

The following is a summary of the discussions and actions taken at the May 21, 2025 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 9:59 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There were no comments at this time.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

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**A. Landscape Maintenance –Report**

Mr. Santos provided an overview of Yellowstone's report. He stated the mulching will be fully complete by the end of the month. The irrigation team has been running through the system and making repairs as they go. He noted they must have 3-day rain delays when it rains, but they need the rain. He offered to answer any questions.

Ms. WeMett thanked the landscaped team for bringing the grass back in front of Watersong and all of the extra watering efforts that were made.

Mr. Smith asked if there needs to be a turnover in Watersong 4. Mr. Scuncio stated that was finished yesterday.

**B. District Engineer**

Mr. Stilwell stated the revised golf cart path plan has been submitted to the county and the comments are due back at the end of the month.

Ms. WeMett asked when they will see the revised map for Rivers Edge II with respect to the golf cart path. Mr. Stilwell stated he will send that to the staff to be sent out this week.

**C. District Counsel- Rates for 2026 and 2027**

Ms. Gentry stated the legislative session that was held recently did not pass many laws that affect the CDDs. She provided an overview of the updated rates for 2026 and 2027. She noted this will not take effect until October 1, 2025. These rates are based off of the old firm and have not changed. Ms. Gentry noted a typo on the Rate Sheet that was provided in the package. She stated the Paralegal rates for October 1, 2025 through December 1, 2026 should be from \$170-\$190. The changes are establishing ranges for the different attorneys to allow them to set their prices based on their experience. They are proposing to move to January 1 increases, rather than October 1 increases to help the internal accounting. She added the increase that will happen on October 1, 2025 will stay the same until December 31, 2026 and they will start the January increases on January 1, 2027.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the Rates for 2026 and 2027 from District Counsel were approved.
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**D. District Manager – Report on the Number of Registered Voters (947)**

Mr. deNagy stated there are currently 947 registered voters in the district.

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**E. General Manager - Monthly Operations and Pond Reports**

Copies of the monthly reports were included in the agenda package. Mr. Losco stated for the month of April the café has \$84,386 in sales, with the best sale day of the week consistently being Saturdays and the sale tickets per employee have been \$263. He noted the top employee for sales of the month was Lainey Doll with \$17,115. The pool umbrellas have been installed at the River Club. Memorial Day Weekend is typically the busiest weekend of the year, and they are hoping to have the RiverHouse Pool open after the repairs. He stated they are waiting for Crown Pools to give their approval to open the pool. For Memorial Day Weekend, the to-go window for the café will be open to help with the crowds in the café. The painting at the RiverClub is almost complete. They are currently painting the kayak shed and will finish with touch-ups after.

Ms. Fatuch noted there is some discrepancy with the sale tickets per employee. She added it has been hard with the space they have and the number of customers they have but hopes having the to-go window open will help this issue.

Ms. WeMett thanked Ms. McCormick and Ms. Fatuch for their hard work.

**FOURTH ORDER OF BUSINESS****Approval of Consent Agenda**

- A. Minutes of the April 16, 2025 Meeting**
- B. Financial Statements as of March 31, 2025**
- C. Check Register**

Copies of the minutes, the financial statements, and the check register were included in the agenda package for the Board's review. He noted the variance looks at the budget and it pro-rates it equally over 12 months, however many line items do not have an equal amount each month.

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

**FIFTH ORDER OF BUSINESS****Consideration of Cost Share Requests****A. Ratification of Slide Tower Decking**

Mr. Losco presented a cost share request for Slide Tower Decking. He noted this was approved in February to add additional decking costs in the projects. The totals cost is \$8,696.48.

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On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the cost share request for Slide Tower Decking was ratified.

**B. Consideration of Replacing the Fountain at the Keystone Corners Entrance**

Mr. Losco presented a cost share request to replace the fountain at the Keystone Corners Entrance. He stated there are two products provided by Solitude. The first is the “3 horsepower lake series fountain,” with a five-year warranty on the fountain and a three-year warranty on the lights for \$14,580. The second is the “5 horsepower lake series” with three nozzle spray patterns and 12 lights with the same warranties for \$19,347.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request to Replace the Fountain at the Keystone Corners Entrance for \$19,347 was ratified.

Ms. WeMett asked why the pond needs to be circulated because the pond is barely visible. Mr. Smith stated the 5 horsepower will have a higher spray and be more visible. The fountain will also stop algae from growing.

**C. Emergency RiverHouse Pool Repair**

Mr. Losco presented a cost share request for the Emergency RiverHouse Pool Repair. He stated this was approved for \$12,500 with an additional amount not to exceed \$5,000.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for the Emergency RiverHouse Pool Repair was ratified.

**D. RiverHouse Pool Resurfacing and Pool Deck Replacement**

Mr. Losco presented a cost share request for the RiverHouse Pool Resurfacing and Pool Deck Replacement. He stated this was approved at \$798,112. 92 with Crown Pools.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for the RiverHouse Pool Resurfacing and Pool Deck Replacement was ratified.

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**E. Basketball Court Lighting Repair**

Mr. Losco presented a cost share request for the Basketball Court Lighting Repair. He stated this was approved at the joint meeting for \$5,200 with the All Service Electric group.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the cost share request for the Basketball Court Lighting Repair was ratified.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06,  
Approving the Proposed Budget for Fiscal  
Year 2026 and Setting a Public Hearing Date  
for Adoption**

Mr. deNagy presented the resolution and proposed FY 26 budget on page 245 of the agenda package. He stated this must be approved by June 15<sup>th</sup>. On page 247 is the proposed budget for the general fund. He noted they are proposing a 20% increase on the budget. This is due to looking at future costs. For the revenue costs, there is a \$5,000 increase build in for the approved legal rates increase.

Ms. WeMett stated what they have for the Supervisor Fees does not seem to allow for any extra meetings. Mr. deNagy stated if there is to be a special meeting, there will be overage.

Mr. deNagy stated the Cost Share Landscape for Rivers Edge has dropped from \$801,623 to \$500,283. The Cost Share Amenity also decreases from \$88,478 to \$18,497. He noted the Café Operations equal out. The Reserves has increased from \$125,000 to \$400,000 with no intention of any reserve being leftover at the end of the year.

Mr. deNagy stated the proposed budget for the Capital Reserve is on page 258 of the agenda package. The line items written out under are the cost share requests related to the Amenity Center, which all three districts will have. He noted there are two sections to the cost share requests: Landscape, Irrigation & Stormwater and Amenities. In both situations, they add up the total costs for all three districts. However, in the case of Landscape, Irrigation & Stormwater, Rivers Edge II and III are not built out, meaning the numbers are projections. He added they are suggesting August 20<sup>th</sup> as the public hearing date and this budget is a high-water budget.

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On MOTION by Mr. Smith seconded by Mr. O'Leary with all in favor Resolution 2025-06, Approving the Proposed Budget for Fiscal Year 2026 and Setting the Public Hearing Date for August 20, 2025 was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2025-07, Adopting a Policy for Event Sponsorships**

Ms. Gentry presented Resolution 2025-07, Adopting a Policy for Event Sponsorships. She stated Ms. Fatuch has come up with a program where she can collect sponsorships for events to help offset the costs. This resolution will set up the parameters for what is and is not allows for advertising in the events. This policy will allow Vesta to pinpoint the events that qualify for the sponsorship program and sets the types of advertising that is not allowed.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor Resolution 2025-07, Adopting a Policy for Event Sponsorships was approved.

**EIGHTH ORDER OF BUSINESS****Supervisor Requests**

There were no comments at this time.

**NINTH ORDER OF BUSINESS****Audience Comments**

There were no comments at this time.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – June 18, 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