

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, June 18, 2025 at 9:19 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	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
Mike Scuncio	Landscape Manager
Several Residents	

The following is a summary of the discussions and actions taken at the June 18, 2025 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 9:19 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

A resident stated that parents of kids on sports teams are asking for use of the fields, and any damage to the fields will be a shared cost for Rivers Edge II and III. He asked if that is within the Board’s purview.

Mr. Smith responded that his thought would be no, because there are county-owned fields on State Road 13 that they should have full access to. The District’s fields were not put in place for the kind of traffic that a school team would produce, so he does not think this

June 18, 2025

Rivers Edge II CDD

District would want to cost share that. Ms. WeMett questioned if it would increase the liability to the District and if it would require more insurance.

Ms. Gentry responded that agreements are put in place with the school that require they have insurance, and they also have sovereign immunity. However, any time there are more people on the property, if something were to happen, the District would likely be pulled into a lawsuit.

**THIRD ORDER OF BUSINESS****Staff Reports****A. Landscape Maintenance –Report**

Mr. Scuncio provided an overview of Yellowstone’s report.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Counsel**

Ms. Gentry reminded the board members to complete their Form 1 by July 1<sup>st</sup>.

**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 informed the Board that the Rivers Edge CDD Board will be considering a proposal for permanent holiday lighting for all three amenity centers at their meeting, which totals \$78,296. There would be a cost savings of around \$18,000 per year between the three districts should the boards choose to approve the permanent lighting. This item will be placed on the July agendas for Rivers Edge II and III.

**FOURTH ORDER OF BUSINESS****Approval of Consent Agenda****A. Minutes of the May 9, 2025 Special Joint Meeting and May 21, 2025 Regular Board Meeting****B. Financial Statements as of April 30, 2025****C. Check Register**

June 18, 2025

Rivers Edge II CDD

Copies of the minutes, the financial statements, and the check register totaling \$155,727.93 were included in the agenda package for the Board's review. Ms. WeMett provided some corrections to the minutes that will be included in the final version.

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

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Yellowstone Hurricane Pre-Approval Authorization**

Mr. deNagy presented the proposal for advance approval of hurricane cleanup efforts should it be needed. The rates are \$120 per hour for general labor, \$200 per hour for arbor crew labor, \$500 per landscape truck dump, and \$1,500 per grapple truck dump.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the proposal from Yellowstone to provide hurricane cleanup was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of EcoLab Aged Invoice**

Mr. deNagy presented the invoice from July of 2024 totaling \$500. Mr. Losco added that the invoice is for a delivery fee for a new dishwasher for the RiverClub delivered on July 22, 2024. The billing title was incorrect when the invoice was initially received, and the vendor was asked to change the error multiple times. The corrected invoice was finally received on May 28, 2025.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor invoice 6346874847 from EcoLab was approved.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Proposal for Golf Cart Signage**

Mr. Losco presented a proposal from American Architectural Graphics, Inc. totaling \$12,091 for updating the signage for the golf cart path to alleviate the safety concerns brought up by Supervisor WeMett. The revised plan for the additional signage was approved by St. Johns County on June 4<sup>th</sup>. The signs will be placed along Keystone Corners, within the Manor and within HighPointe neighborhoods.

June 18, 2025

Rivers Edge II CDD

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the proposal from American Architectural Graphics, Inc. for updated golf cart path signage was approved.

Mr. Smith stated that he believes this should be a cost share item.

Ms. Gentry stated that the item will be placed on the Rivers Edge CDD and Rivers Edge III agendas for consideration.

Ms. WeMett stated that posting the new golf cart path map to each CDD's website would be helpful, but it would also be helpful if Vesta would circulate the map in an e-blast.

Mr. Losco stated that the new policy will be posted on the RiverTown Amenities website as well.

Mr. Reid asked if it would be possible to update the community maps on the CDD websites and to label the ponds so people can reference a specific pond when they have concerns.

Mr. deNagy stated that staff will work together to produce a map to place on the websites.

## **EIGHTH ORDER OF BUSINESS**

### **Discussion of the Fiscal Year 2026 Budget**

Mr. deNagy noted that there have been no major changes to the budget since it was presented at the last meeting. He also informed the Board that he just received the first draft of the capital reserve study and is in the process of reviewing it. The annual contribution recommended in the study for the capital reserve fund is \$196,000.

## **NINTH ORDER OF BUSINESS**

### **Continued Discussion of the Event Sponsorship Policy**

Ms. Gentry stated that this item will be discussed further with the Rivers Edge CDD at their meeting. If Rivers Edge CDD decides not to grant approval of this policy, this item will be placed back on the Rivers Edge II and Rivers Edge III agendas as this only works if all three districts utilize this policy since events tend to be community wide.

## **TENTH ORDER OF BUSINESS**

### **Supervisor Requests**

Ms. WeMett stated that there is an agenda item on the Rivers Edge CDD agenda to discuss the splash pad repair. Her concern is cost sharing. She recommended that some sort of

June 18, 2025

Rivers Edge II CDD

supplemental maintenance agreement be created if Vesta is going to continue maintaining property owned by Mattamy.

Mr. Smith stated that they are only maintaining the splash pad, which is strictly for residents. He added that he is fine with a supplemental agreement being put in place outlining that Vesta is maintaining it, because it is a community benefit. Ms. Gentry added that staff will be discussing the matter with the Rivers Edge CDD board and will report back.

Ms. WeMett expressed concern with the proximity of the nearby pond and asked if there's something that could be done to create a barrier to prevent children from falling into the pond.

Mr. Smith stated that there are no plans to install a barrier or fence.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Audience Comments**

There were no comments at this time.

#### **TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – July 16, 2025 at 9:00 a.m. at the RiverHouse**

#### **THIRTEENTH ORDER OF BUSINESS**

#### **Adjournment**

<p>On MOTION by Mr. Thomas seconded by Mr. Reid with all in favor the meeting was adjourned.</p>
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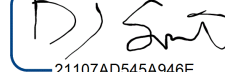
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