

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, July 16, 2025 at 9:38 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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
Kimberly Fatuch	Lifestyle Director
Lisa McCormick	Amenity Services, Vesta
Ken Council	Amenity Manager
Mike Scuncio	Yellowstone
Malcom Santos	Yellowstone
Garrett Canady	Yellowstone

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 9:38 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Resident (72 Perdido Street) stated when residents do something wrong, there are no consequences to their actions. The resident advocated for accountability. Another resident agreed.

July 16, 2025

Rivers Edge II CDD

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

Mr. Scuncio provided an overview of Yellowstone’s report. He stated they are working on spraying the weeds and pool maintenance. He added they will be fertilizing the grass on the first week of August and adding flowers to certain areas in the next week. He noted all mulching across the district has now been complete.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Gentry reminded the board members to complete their required four hours of ethics training that is due by the end of the year. She added that District 1 has updated their sponsorship policy to state that only an owner residing in RiverTown can submit a sponsorship application. They also requested the opportunity to look over the list of potential sponsors before the sponsorship program moves forward. Counsel will be providing a further update at a later date.

D. District Manager

There being nothing to report, the next item followed.

E. General Manager - Monthly Operations and Pond Reports

Copies of the monthly operations and pond reports were included in the agenda for Board review. Mr. Losco reported that the St. Johns Sheriff’s office will be conducting an e-bike town hall meeting on Wednesday, July 23, 2025 at 6:00 p.m. The 15 new umbrellas and bases for the RiverClub were delivered and installed last week and the booths at the café have been reupholstered.

FOURTH ORDER OF BUSINESS**Approval of Consent Agenda****A. Minutes of the June 18, 2025 Meeting****B. Financial Statements as of May 31, 2025****C. Check Register**

July 16, 2025

Rivers Edge II CDD

Copies of the minutes, the financial statements, and the check register totaling \$310,326.56 were included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS**Consideration of Cost Share Requests****A. Gardens South Alleyway Repairs**

Mr. Losco presented the Garden South Alleyway Repairs Cost Share Request.

Ms. Gentry stated it was discussed at District 1's Board meeting that alleyways are not included in the cost-share agreement, although some roadways are, and the board had asked to bring this to Districts 2 & 3 for review and approval as a supplemental cost-share request. She noted staff is suggesting holding a joint cost share meeting in September, if the Board does not wish to approve this today.

Mr. Reid asked if there were any repairs that have been made. Ms. Gentry stated they have not needed any maintenance yet. This would be the first work on the alleyways.

The Board's consensus was to further discuss this request at the September joint meeting.

B. Keystone Corners Golf Cart Signage

Mr. Losco stated the updated golf cart signage was approved by Rivers Edge II at the June meeting and this is for the installation of 10 golf cart signs that were approved by St. Johns County. He added the total compensation added was \$12,091 and their cost share was \$4,050.42.

On MOTION by Ms. WeMett seconded by Mr. Thomas with all in favor the Keystone Corners Golf Signage was approved.

C. Permanent Holiday Lighting

Mr. Losco stated Rivers Edge CDD already approved the holiday lighting at their last meeting and District 3 just approved it. He added the lighting would be for the exterior of the building and has a lifetime warranty on the product. The linear fee for RiverClub would be \$390 and the options are for \$78,296, with a cost share of \$26,002.10. We did an analysis based on having someone come in and do this service on a yearly basis and the installation

July 16, 2025

Rivers Edge II CDD

would cost \$43,086.75. The cost for the first year would be \$95,927. The return on investment with the permanent lighting would be 2.2 years and after, the Board would be saving \$5,909.87 per year.

On MOTION by Mr. Reid seconded by Mr. Thomas with all in favor the Permanent Holiday Lighting was approved.

SIXTH ORDER OF BUSINESS**Consideration of Amenity Suspension**

Ms. Gentry stated in June, a resident had to be removed from the RiverClub facility by security and has been suspended since. The suspension is reciprocal for all three districts. The Board has received an incident report from staff and a statement from the resident under separate cover. Under the District's amenity rules, the Board has the authority to consider the circumstances and determine the length of the suspension, ranging from "time served" up to a year. It is her understanding that the security company has decided to not take any legal action against the resident. She noted the resident was present at the meeting and will have the opportunity to address the Board; and the Board can ask any questions they may need. And we will send a letter memorializing that decision. Ms. Gentry asked if outside of the facts in the incident report if is there anything that Vesta thinks the board should know.

Mr. Losco stated we've met with Mr. Ryder in relation to notification. The Board did receive the apology from Mr. Ryder with my conversations with him. He has been very cooperative and very apologetic and his dialogue with me has been very professional. He resents the incident from my discussions with him. We have it all documented here with all the times, communication, etc.

Ms. Gentry stated any questions for Vesta before we hear from Mr. Ryder?

Ms. WeMett stated I don't have any questions, but I would like to comment on a few things and the items that have been sent to us. First of all, the incident report is lacking a lot of the information that is important to this event, it states that the car was parked at the entrance to the stairs and the car was running. From what I can ascertain, the car was running, it was unlocked, and the keys were in it. Is anyone familiar with the Florida Statutes about cars?

Ms. McCormick asked may I address that?

Ms. WeMett stated let me finish, please. I'm speaking now. Florida Statute 316.1975. I'm not going to read the whole thing, but the first paragraph says a person driving or in charge

July 16, 2025

Rivers Edge II CDD

of any motor vehicle may not permit it to stand unattended without first stopping the engine, locking it and removing the key. Now, I find that our security people caused this whole situation to begin with because they were grossly negligent in leaving a running car with keys in it in front of the River Club. Any teenager could have taken off in that car, damaged property, injured someone. So, I feel that this whole incident with the car started because of the failure of the security guard to secure the car properly. I also feel that after having correspondence from our resident and learning of his background, he honorably served our country and he was right in his thought about the incident, but he was wrong in what he did and I think he realized that in his communications to us. Military people see a running car in front of a building, unattended. Sounds like a bomb. Now, if that were me and I saw that, I would have called the sheriff or let someone inside know, like the manager. But I think this whole incident started because of this car running unattended, unlocked, and the motor running. He saw an opportunity that it could be a danger to people and moved it.

Ms. Gentry asked any further comments from Vesta before we move on?

Ms. McCormick stated I just have one. The vehicle was not running. Per Giddens, it was not running.

Ms. WeMett stated their report says it was running. The officer that filled out the report says the car was running.

Ms. McCormick stated no. The key was left in the vehicle because it's required by Giddens's protocol that their light stays on. I've gotten multiple messages from him telling me the vehicle was not running.

Ms. WeMett stated well, then there's another thing. The security officer said the car was running in his report. It's convenient now that it's changed.

Ms. Gentry stated it sounds like we have some conflicting reports. Mr. Ryder can now address the Board.

Scotty Ryder stated I spent 20 years in the military. The night leaving RiverClub, the vehicle was running. I'm not going to lie to anybody about the status of the vehicle. I knew this because I could hear it. I open it and it's fully ready to go. With where I come from, I look at this a whole different way than I understand most people do. And I put that in my letter. I've seen it in a different aspect of others might see it. I reacted in a way that was definitely unconventional and I do have my regrets. I do wish I would have went in there and just said,

July 16, 2025

Rivers Edge II CDD

Philip, you should probably shut that car off. I've got teenage kids just in my neighborhood that are absolutely wild. We had a Corvette two years ago, stolen, running, and the kid crashed it. And that was a big deal. I think everybody remembers that. So, on multiple levels, I just see it as a different situation. I wasn't trying to be a pain. The report that says I hid it behind the dumpster. I've got a picture of exactly where I parked. I didn't hide it out of sight. I wasn't malicious in my action. I do regret my course of action, but looking into hindsight at this moment, right now, it's all in front of you. You got a 40-year-old man who moved it 50ft to a parking spot, shut it off, left the car. But it could have been a way different situation. Now we're here at the board and we're talking about it because if I would have walked in and said, Philip, the car's running, you need to turn it off. He probably would have been like, who are you and why do I care? I know I would have gotten nothing out of that. So in hindsight, I don't really know which direction I would choose to go. The situation sitting here. I've already been suspended, and I respect that punishment 100%. I do know it's against the security company's requirements that the keys are not even in the vehicle at all, let alone running. I know these rules. This is the world I used to live in. I know best that you're doing your job. you're We got an opportunity to look at a situation. And you know what, with my punishment, you guys do what you see fit to me, and just like they said earlier, hold everybody accountable for their actions. I do agree with that 100%. But sometimes we have to be in situations like this, to really put it in the face of people who make decisions. And you guys make the decisions. Y'all are the decision makers. The rest of us just live here. Sorry to have to waste your time, but maybe I'm not wasting it. That's all I have to say.

Mr. Reid stated in the report it says prior to the incident of the car being moved, whether it was running or not, it said you were rude to the staff. Can either one of you elaborate on what transpired prior to the moving of the car? Ladies first.

Ms. McCormick stated as the party was moving outside, the comment from Mr. Ryder to Philip was, don't you think you should be driving around the neighborhood and not sitting with the staff? I have requested for Giddens to close with us because we do have people who choose not to leave when we're closing. So he will shuffle them along and make sure that my employees get out to their vehicles. That's the only reason he's there. And that was at the request of Vesta. We appreciate the board obliging that request.

Mr. Reid asked does that sound like something you may have said?

July 16, 2025

Rivers Edge II CDD

Scotty Ryder stated well, I said sitting down, eating with the staff. That's what I said, actually. Because I didn't think it was very professional at times you should be shutting the shop down. He was just sitting down. There was no shuffling either.

Ms. McCormick stated because we are closing.

Mr. Reid stated I don't want to argue about it. I wasn't there and I would like as many relevant facts as possible before I'm asked to make a decision on it. I know your daughter. I know she works there. My daughters are 28 and 30. I don't worry about them as much as I used to. But when my daughter was your daughter's age, I probably wouldn't be opposed to the security guard sitting there at closing time. I don't mean to be disrespectful. And I'll start by thanking you for your service. I have plenty of military in my family, including myself. But you didn't address the security guard to move the car. But you commented on him sitting down, which, you might have thought he was sitting there doing nothing, but as the mother of the 16-year-old girl, that's counting out a cash register, maybe she thinks that was a good place for him. As a father of daughters. If you were going to say anything to the security guard, maybe it would have been like, hey, there's a lot of teenagers hanging around here. Can I ask the audience member a question?

Ms. WeMett stated I object. This is a board discussion, not a resident discussion.

Ms. Gentry stated if the board votes to allow resident comments at this time, then we can allow it. Is there a motion to allow resident comments?

Mr. Reid stated withdrawn.

Ms. WeMett stated I also have a few more comments. I'm very concerned that we were given this report and now I'm told it's inaccurate. Evidently, the story changed. Also, according to our contract with Giddens, which I think Corbin shared with me, and we had a discussion with it, it's outdated. There's an exhibit A, and exhibit A says that they are supposed to immediately report any suspicious activity to law enforcement. If they would have called the sheriff, the sheriff would have cited the security officer for leaving an unattended running vehicle, and he would have probably warned our resident that he shouldn't do that again. Also in that contract, I've gone over it several times, there are no provisions in that contract for the security guard to have discretion whether or not to call the police officers. Richard expressed to me that the security officer, at their discretion, didn't call the sheriff, which is disappointing

July 16, 2025

Rivers Edge II CDD

because again, they would have probably received a citation for leaving a running vehicle with keys in it. That's all I have to say.

Ms. Gentry asked any thoughts from the board? We can have further discussion. Does anyone have a recommended action? Again, you can either go with time served or a suspension up to a year.

Ms. WeMett stated I think time served is adequate for this. I think he understands what he did, and I think he did it just because of his military training and wanting to protect people.

Ms. Gentry asked any other thoughts from the board?

Mr. Thomas stated I agree with that.

Ms. Gentry asked would someone like to make a motion to impose a suspension of time served and lift the suspension today?

On MOTION by Ms. WeMett seconded by Mr. Thomas with all in favor, Considering the Suspense Time Served, was approved.

Mr. deNagy stated we will send a letter to the resident to that effect just for your records.

Mr. Thomas asked are we going to address the issue of the running vehicle? Is that going to be something that we need to discuss?

Ms. Gentry stated Vesta, if you could have a conversation with Giddens just about better security for all of their assets, I think that's appropriate.

SEVENTH ORDER OF BUSINESS Overview of Capital Reserve Study

A copy of the Capital Reserve Study was included in the agenda package on page 109 for the board's review. Mr. deNagy stated they have budgeted \$400,000 and have an expenditure of \$261,000. The reserve study states for Fiscal Year 2026, the contribution for River's Edge 2 infrastructure is \$196,000. He noted this does not take into consideration cost shares. He added the district is on track for the \$400,000 contribution.

Mr. Thomas asked is the study is performed by the same firm. Mr. deNagy stated it was.

Ms. WeMett asked how often they are required to perform a reserve study. Mr. deNagy stated it is advised to have a reserve study conducted about every 2-3 years.

July 16, 2025

Rivers Edge II CDD

EIGHTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2026 Budget**

Mr. deNagy stated the budget adoption hearing is scheduled for next month. He added that he feels comfortable with the \$400,000 in capital reserve contributions which is driving a large portion of the budget. He noted they will see the updated roll at the public hearing.

Mr. Thomas asked if the notice for the O&M assessments has been sent out. Mr. deNagy stated it will go out on 20 days prior to the hearing.

NINTH ORDER OF BUSINESS**Review of the District's Goals and Objectives for Fiscal Year 2025**

A copy of the goals and objectives was included in the agenda package for board review. Mr. deNagy stated these are the same goals and objectives the board approved for the last fiscal year and the district is on track to meet all.

TENTH ORDER OF BUSINESS**Discussion of a Joint Meeting in September**

Mr. deNagy stated they are looking to hold a joint meeting on September 17, 2025 to discuss all cost shares in the districts.

ELEVENTH ORDER OF BUSINESS**Supervisor Requests**

Ms. WeMett stated in the security contract, it states, the guards are supposed to patrol the neighborhoods but the maps are outdated. She believes the contract should be updated. She added the Welcome Center is not CDD property and the CDD should not be paying for security there.

Ms. WeMett asked for the CDD map to be updated.

Ms. WeMett stated when the email went out that stated the residents were not drive through or park on Lanier Road because it was Mattamy's Welcome Center. They also constructed signs at Bee Balm and Whistling Straights for no through traffic. They were met with backlash. This road is a public road. However, this email was sent out based on direction from someone without the authority to do so. The person who directed the email provided incorrect information and did not include two neighborhoods in the email. She asked for someone who is connected with the District to review the emails in the future. Mr. Losco stated he had spoken with the individual who sent out the email and they acknowledged their mistake.

July 16, 2025

Rivers Edge II CDD

Ms. Fatuch stated since the parking lot borders a through street, cars have been speeding through the parking lot. She added if they were to keep this lot as a through lot, residents need to slow down in this area.

Mr. Reid asked when the lakes were to be renumbered. Mr. McKendree stated they will renumber the lakes, but they are all turned over.

Mr. Reid stated he would like to change the motion process to having a motion and a second and then additional discussion to allow for public comment on the matters.

Ms. WeMett stated she believes having the additional discussion will cause the meetings to be longer. She added she prefers having just the Board discuss during the additional discussion.

TWELFTH ORDER OF BUSINESS

Audience Comments

Sheila Caballero (Resident 72 Perdido St.) stated the board should stop treating this like a business and to treat it as a community. She added that Giddens Security heavily patrols the area and they do not hang out in certain areas. She stated her opinion that Mr. Ryder was not a good neighbor and they should see how his actions are affecting the community.

THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 20, 2025
at 9:00 a.m. at the RiverHouse**


FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

9C8879D789D846C...
Secretary/Assistant Secretary

DocuSigned by:

21107AD545A946E...
Chairman/Vice Chairman