

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, August 20, 2025 at 9:27 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

DJ Smith	Chairman
Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor
Donna WeMett	Supervisor
James Reid	Supervisor

Also present were:

Corbin deNagy	District Manager
Mary Grace Henley	District Counsel
Ryan Stilwell	District Engineer
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manager
Mike Scuncio	Yellowstone

The following is a summary of the discussions and actions taken at the August 20, 2025 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 9:27 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance –Report**

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

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**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Counsel**

Ms. Henley reminded the board members to complete four hours of ethics training by the end of the year.

**D. District Manager****1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026**

Mr. deNagy presented a proposed meeting schedule including meetings on the third Wednesday of each month at 9:00 a.m.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the fiscal year 2026 meeting schedule was approved as presented.

**2. Consideration of Adopting Goals & Objectives for Fiscal Year 2026**

Mr. deNagy presented a proposed list of goals and objectives for fiscal year 2026, noting they are largely statutory compliance based.

On MOTION by Ms. WeMett seconded by Mr. Thomas with all in favor the goals and objectives for fiscal year 2026 were approved as presented.

Next, Mr. deNagy relayed a message from a resident commending Mr. McKendree on his responsiveness to a complaint.

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

Copies of the monthly operations and pond reports were included in the agenda for Board review. The JEA Outreach program was scheduled to be onsite later in the day to speak to the community about water conservation. JEA has installed three water pressure monitors in the community. The permanent holiday lights were scheduled to be installed by the end of the

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day. The pool renovation project will begin September 22<sup>nd</sup>, so the community will be informed of the pool closure beginning on September 21<sup>st</sup>.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of Consent Agenda**

- A. Minutes of the July 16, 2025 Meeting**
- B. Financial Statements as of June 30, 2025**
- C. Check Register**

Copies of the minutes, the financial statements, and the check register totaling \$184,319.05 were included in the agenda package for the Board's review.

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

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

#### **Overview of the Capital Reserve Study**

Mr. deNagy presented the capital reserve study, a copy of which was included in the agenda package for the Board's review. There were some minor adjustments to the report since it was last presented, including recommending an annual contribution of \$179,000 for FY26. Mr. deNagy added that he believes Rivers Edge II is on target as far as capital contributions. A copy of the report will be posted to the District's website.

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

#### **Consideration of Acquisition of Watersong Phase 4A and 4B and the Meadows Phase 1 Improvements**

Ms. Henley presented the acquisition package and requested the Board approve the acquisition package in substantial form as the improvements are subject to review and sign-off by the District Engineer. Ms. Henley noted the ponds included in the cost share request on the agenda are covered in the acquisition package.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor, the acquisition of Watersong Phase 4A and 4B and The Meadows Phase 1 improvements was approved with staff authorized to finalize the acquisition package between meetings.

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

#### **Consideration of Cost Share Request for Maintenance of Ponds 16-23**

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Mr. Losco presented a cost share request for maintenance of ponds 16 through 23, noting the total fee is \$7,644. Rivers Edge II's portion comes to \$2,538.57 per year.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the cost share request for maintenance of ponds 16 through 23 was approved.

**EIGHTH ORDER OF BUSINESS****Consideration of Advanced Funding Request**

Mr. deNagy stated that funds in the operating account have been exhausted. The funding request in the amount of \$600,000 is intended to cover the expenses for the remainder of the fiscal year.

On MOTION by Mr. Thomas seconded by Mr. Reid with all in favor funding request number 67 was approved.

**NINTH ORDER OF BUSINESS****Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget****A. Consideration of Resolution 2025-08, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026**

Mr. deNagy presented the fiscal year 2026 noting there is a 20% increase in assessments being proposed. The budget will be adjusted to reflect any newly platted lots, which will result in more assessment revenue and less developer contributions.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the public hearing was opened.

A resident asked why the café operations costs are not spread between the three CDDs. Mr. deNagy responded that the café is solely within CDD II, so CDD II will bear the profit and loss.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the public hearing was closed.

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Ms. Henley stated that resolution 2025-08 appropriates the revenues for each fund, authorizes budget amendments and officially adopts the budget.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2025-08, relating to annual appropriations and adopting the budget for fiscal year 2026 was approved.

#### **B. Consideration of Budget Deficit Funding Agreement for Fiscal Year 2026**

Ms. Henley stated that the budget deficit funding agreement says that Mattamy will cover any expenses that aren't covered by assessments. She noted this is the same form of agreement that was used last year.

#### **TENTH ORDER OF BUSINESS**

#### **Public Hearing for the Purpose of Imposing Special Assessments; Consideration of Resolution 2025-09, Imposing Special Assessments and Certifying an Assessment Roll**

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the public hearing was opened.

There being no comments from the public, a motion to close the public hearing followed.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the public hearing was closed.

Ms. Henley stated that resolution 2025-09 makes findings of benefit, clarifies the collection methods and certifies the tax roll.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2025-09, imposing special assessments and certifying an assessment roll was approved.

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

#### **Supervisor Requests**

Ms. WeMett stated that the Giddens security contract was initially entered into in 2019, and it automatically renews every year. She has discussed with Mr. deNagy that the District

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could request bids. Mr. Losco added that staff has had multiple meetings with the Giddens management team, and they have been working on building a new manual for all three districts. Mr. deNagy suggested adding an item to the special joint meeting agenda for the September 17<sup>th</sup> meeting to allow all three boards to discuss the Giddens contract.

Next, Ms. WeMett asked if a discussion between Vesta and Giddens regarding the unlocked security vehicle being left running has taken place yet. Mr. Losco responded that it has and Giddens has acknowledged that they were wrong and assured him it would not happen again.

Next, Ms. WeMett expressed concern with people parking in front of the RiverClub and how that might impede emergency vehicles. She suggested staff meet with one of the local fire marshals to see if they have any suggestions for prohibiting parking in front of the RiverClub. Mr. Losco responded that staff would be glad to schedule a meeting and added that staff has been discussing adding signage.

## **TWELFTH ORDER OF BUSINESS**

### **Audience Comments**

Robert Cameron stated that he listened to the last meeting, and he feels there was more discussion of Giddens than there were the bad actions the resident took in moving the vehicle and there was no excuse. He also heard the gentleman was abusive to staff. If a similar incident were to occur in CDD1, he would be a lot stricter on the person.

Sheila Caballero stated that she agreed that the security guard took the brunt in the incident discussed last month, however it was not them that moved the vehicle somewhere else. Next, Ms. Caballero commended staff on the murder mystery event at the RiverClub.

## **THIRTEENTH ORDER OF BUSINESS**

**Next Scheduled Meetings – Regular Board Meeting on September 17, 2025 at 9:00 a.m. at the RiverHouse and a Special Joint Board Meeting at 10:00 a.m.**

## **FOURTEENTH ORDER OF BUSINESS**

### **Adjournment**

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

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Signed by:

*Corbin deNagy*

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Secretary/Assistant Secretary

DocuSigned by:

*D. Smith*

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Chairman/Vice Chairman