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, September 17, 2025 at 9:18 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
Lauren Gentry	District Counsel
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
Garrett Cannady	Yellowstone
Malcolm Santos	Yellowstone

The following is a summary of the discussions and actions taken at the September 17, 2025 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. deNagy called the meeting to order at 9:18 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. Santos provided an overview of Yellowstone's report. Mr. Scuncio added that Watersong was awarded a Silver Award for landscaping.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

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

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 he met with the fire marshal regarding the necessity of a fire lane in front of the RiverClub. The fire marshal indicated there was no fire lane required. First Coast trim light has installed the permanent holiday lighting. The pool renovation project will begin September 22nd, and all residents have been noticed of the pool closure beginning September 21st. Lastly, Mr. Losco presented a cost share request for installation of surge protection at the RiverLodge for the A/C unit and the pool equipment. Rivers Edge II's portion comes to $3,596.56.

On MOTION by Ms. WeMett seconded by Mr. Reid with all in favor the cost share request for surge protection installation at the RiverLodge was approved.

FOURTH ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes of the August 20, 2025 Meeting

B. Financial Statements as of July 31, 2025

C. Check Register

Copies of the minutes, the financial statements, and the check register totaling $189,923.94 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 **Selection of Audit Committee**

Mr. deNagy informed the Board that Berger Toombs is the auditor currently engaged for fiscal year 2024 and there is one more optional renewal year available, however due to issues resulting in the audit being late, he is recommending going through the bid process for audit services and the first step in that process is to select an audit committee. Typically, the Board of Supervisors will serve as the audit committee.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor appointing the board members as the audit committee was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-10, Classifying Surplus Tangible Property and Authorizing Disposition**

Ms. Gentry informed the Board that Florida Law requires government property be declared surplus prior to disposal. If the property's value is under $5,000, it can be disposed of at the District's discretion. Staff is recommending disposal of 49 chairs and a prep table.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor, Resolution 2025-10, classifying surplus tangible property and authorizing disposition was approved.

SEVENTH ORDER OF BUSINESS **Supervisor Requests**

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS **Audience Comments**

A resident asked if a virtual attendance option for the board meetings has been considered.

Mr. Gentry responded that some districts will try to open up a listen-in only option for residents, however it gets tricky to take public comments virtually as it is difficult to manage.

NINTH ORDER OF BUSINESS **Next Scheduled Meetings – October 15, 2025 at 9:00 a.m. at the RiverHouse**

TENTH ORDER OF BUSINESS **Adjournment**

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

Signed by:
Corbin deNagy
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Secretary/Assistant Secretary

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Chairman/Vice Chairman