

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, October 15, 2025 at 10:08 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

DJ Smith	Chairman
Jarrett O’Leary	Supervisor
James Reid	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry <i>by phone</i>	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
Ken Council	Amenity Manager
Lisa McCormick	Vesta Property Services
Garrett Cannady	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the October 15, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 10:08 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. Cannady provided an overview of Yellowstone’s report.

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Mr. Smith stated that he's noticed some areas of sod being cut out on Keystone.

Mr. McKendree stated the sod being replaced is due to the reduction in water pressure an the drought that occurred.

Mr. Smith asked that the sod be put back together as soon as possible since it is the first impression as you come into the neighborhood.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

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

D. District Manager – Fiscal Year 2025 Goals & Objectives

Mr. deNagy reminded the Board of the goals and objectives that were adopted as required by Florida Statutes for fiscal year 2025. The goals and objectives will be marked complete and posted to the District's website.

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 provided an overview of the events that had taken place since the last meeting.

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 \$173,431.86 were included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS

**Acceptance of the Audit Committee's
Recommendation and Authorization Staff**

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to Issue a Request for Proposals for Audit Services

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor accepting the audit committee's recommended auditor selection evaluation criteria and authorizing staff to issue a request for proposals for audit services was approved.

SIXTH ORDER OF BUSINESS**Acceptance of the Fiscal Year 2024 Audit Report**

Mr. deNagy presented the fiscal year 2024 audit report, noting there were no negative findings to report.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor, the fiscal year 2024 audit report was accepted.

SEVENTH ORDER OF BUSINESS**Consideration of Amendment to Tri-Party Interlocal and Cost Share Agreement**

Mr. deNagy stated that the main purpose of the amendment to the tri-party interlocal and cost share agreement is to update any references to Mattamy to Rivers Edge III. Additionally, the exhibits will be updated to include RiverLodge and some of the terminology in the cost share methodology has been updated. Mr. deNagy noted Exhibit C will be updated and the agreement will be brought back to the Board for their consideration at the next meeting.

EIGHTH ORDER OF BUSINESS**Consideration of Cost Share Requests****A. Painting of the RiverHouse Facility**

Mr. Losco presented three proposals to paint the interior and exterior of the RiverHouse facility, noting the project is conditional upon Rivers Edge CDD approving the cost share. Painting was included in the budget in the amount of \$90,680, however all three proposals have come in over the budgeted amount. The proposals range from \$98,939 to \$113,138.

On MOTION by Mr. Smith seconded by Mr. O'Leary with all in favor the cost share request for painting the RiverHouse facility was approved with Investment Painting selected as the vendor.

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B. Holiday Lighting & Decorations

Mr. Losco presented two proposals for holiday lighting and decorations totaling \$30,224.35 to \$30,233.75. Twinkle Nights also offered the option of a three-year agreement totaling \$26,526.25 for each of the three years.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for holiday lighting and decorations was approved with Twinkle Nights selected as the vendor and their three-year proposal.

C. Landscape Maintenance of Parcel 39, Phase 1 &2

Mr. Losco presented a proposal from Yellowstone Landscape to add Parcel 39 and the State Road 13 roundabout to the landscape contract for an additional \$117,840 per year.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for landscape maintenance of Parcel 39, Phases 1 & 2 and the State Road 13 roundabout was approved contingent upon the District’s acquisition of these improvements.

NINTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Reid asked if the street sign on Tarkin is being replaced.

Mr. McKendree responded that it is out for repair currently.

Mr. deNagy asked if the Board would be amenable to holding a joint meeting with the other two Rivers Edge districts to discuss security matters as a resident has expressed concern about the Flock system and there also needs to be a discussion about Giddens. There were no objections from the Board to holding a joint meeting to discuss security.

Mr. Reid stated that it’s important when residents show up to address their concerns and he thinks when the residents in the Rivers Edge III meeting expressed their concerns, it would have been a good time to inform them that there was a public meeting held with the Sheriff’s Office and a Flock representative and it was all explained.

Mr. Losco stated that the resident is aware that there was a town hall meeting as he contacted the resident, however the resident did not attend the meeting. There have been over 100 emails between staff and the resident regarding his concerns. The resident’s contention was that people had access to the information on all of the Rivertown residents and that is not

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correct. There is no portal that was started that provides access to anybody's data in the community. Only St. Johns County has the information that is provided to them, and they react accordingly.

TENTH ORDER OF BUSINESS**Audience Comments**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – November 19, 2025 at 9:00 a.m. at the RiverHouse

TWELFTH ORDER OF BUSINESS**Adjournment**

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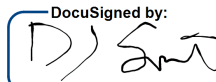
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