

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, November 19, 2025 at 12:50 p.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
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
Ken Council	Amenity Manager
Lisa McCormick	Vesta Property Services
Malcolm Santos	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the November 19, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 12:50 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Phil Brandt asked if there was any impact to the residents with the boundary amendment.

THIRD ORDER OF BUSINESS

Organizational Matters

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A. Acceptance of Resignation from Donna WeMett

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor Donna WeMett’s resignation was accepted.

B. Discussion of the Process for Appointing a New Supervisor

Mr. deNagy stated that the typical process is to put a vacancy notice on the District’s website and to ask Vesta to send an e-blast to the other residents regarding the vacancy. Interested applicants will be asked to submit a resume and/or letter of interest no later than one week prior to the meeting to be included in the agenda package for the Board’s review.

Mr. Reid stated that he would like to give the applicants time to speak to the Board at the next meeting as well.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance –Report

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

B. District Engineer – Consideration of Proposal for Preparation of a Public Facilities Report

Mr. Mason presented a proposal to prepare a public facilities report as required by Florida Statutes for a total of \$7,500.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from Prime AE Group for preparation of a public facilities report was approved.

C. District Counsel

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

D. District Manager

Mr. deNagy informed the Board that the District received a \$19,521.04 refund from the St. Johns County Tax Collector for the collection fees as they took in more than they spent.

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Next, Mr. deNagy reported that Yellowstone identified an invoice that had not yet been submitted. Invoice 918188 dated May 22, 2025 in the amount of \$2,100 was for a sod install at High Pointe. Per the aged invoice policy, this invoice requires Board approval to be processed.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Yellowstone invoice 918188 was approved.

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 a surplus check in the amount of \$40,883.84 was issued to the District for the RiverClub Café’s revenue. Next, Mr. Losco reported that under the cost share agreement, the Rivers Edge board approved replacing the pool deck furniture in the amount of \$24,566.64. Rivers Edge II’s portion comes to \$7,242.25. The next cost share item was replacement of the fountain at the Welcome Center, which the Rivers Edge board opted not to replace. The last cost share item was replacement of the Sternwheel Park benches for a total of \$11,868, which the Rivers Edge board approved. Rivers Edge II’s portion comes to \$3,498.69.

Ms. Fatuch gave an overview of the upcoming events.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the October 15, 2025 Audit Committee and Board of Supervisors Meetings**
- B. Financial Statements as of September 30, 2025**
- C. Check Register**

Copies of the minutes, the financial statements, and the check register totaling \$271,272.71 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.

SIXTH ORDER OF BUSINESS

Acceptance of the Audit Committee’s Recommendation

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On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor accepting the audit committee's recommendation to engage Grau & Associates was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Amendment to Tri-Party Interlocal and Cost Share Agreement

Mr. deNagy stated that the purpose of the amendment to the tri-party interlocal and cost share agreement is to update any Mattamy references to Rivers Edge III, update terminology and to update the exhibits.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the tri-party interlocal and cost share agreement was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Cost Share Request for Maintenance Vehicle Replacement

Mr. deNagy presented a cost share request for two vehicles priced at \$28,000 and \$34,000 to be used as onsite maintenance vehicles. Mr. Losco noted this item was included in the budget and would come in under the budgeted amount of \$65,000.

Mr. Reid stated that he was hesitant to approve a second vehicle. He would like to research what other similarly sized communities do for maintenance staff.

On MOTION by Mr. Smith seconded by Mr. Thomas, with three in favor and Mr. Reid opposed, the cost share request for two maintenance vehicles was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 Budget

Mr. deNagy stated that the purpose of resolution 2026-01 is to amend the fiscal year 2025 budget to balance out line items to match the actuals.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2026-01, amending the fiscal year 2025 budget was approved.

TENTH ORDER OF BUSINESS

Consideration of Request for Boundary Amendment

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Ms. Gentry stated that Mattamy has engaged independent counsel to pursue a boundary amendment to remove property from the District. A legal description of the property to be removed was included in the agenda package as well as a boundary amendment funding agreement where Mattamy would agree to fund any costs associated with the boundary amendment. Lastly, a resolution consenting to the boundary amendment was enclosed for the Board’s review. Ms. Gentry noted the boundary amendment requires county approval, which could take several months.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the boundary amendment funding agreement was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2026-02, consenting to the boundary amendment was approved.

Ms. Gentry stated that she and Mr. deNagy would work on getting answers to any questions that residents or the board may have, including how the boundary amendment would impact existing residents.

ELEVENTH ORDER OF BUSINESS Supervisor Requests

Mr. Thomas commended Mr. Losco and Ms. McCormick on the success of the café.

Mr. Reid concurred and commended Yellowstone on the landscaping.

TWELFTH ORDER OF BUSINESS Audience Comments

A resident commented that the pirate ship playground was reported to have structural issues and was closed, however kids were found to playing on the playground with the caution tape torn down. Mr. Losco stated that the tape was put back up just before the meetings as it was torn down again.

Mr. Smith asked when the playground will be repaired. Mr. McKendree responded that staff does not have a timeframe currently as they are trying to get the repairs covered under warranty.

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THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – December 17,
2025 at 12:00 p.m. at the RiverHouse**

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman