

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, January 21, 2026 at 9:00 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	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
Mike Scuncio	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the January 21, 2026 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 9:00 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2028)**

January 21, 2026

Rivers Edge II CDD

Four candidates submitted resumes and/or letters of interest, which were included in the agenda package for the Board’s review. All four applicants were present and provided a brief overview of their background and qualifications.

On MOTION by Mr. Smith seconded by Mr. O’Leary, with two in favor and Mr. Reid opposed, appointing Phillip Brandt to fill Seat 3 of the Board of Supervisors was approved.

**B. Oath of Office for Newly Appointed Supervisor**

Mr. deNagy, being a notary public for the State of Florida, administered an oath of office to Mr. Brandt.

**C. Consideration of Resolution 2026-02, Designating Officers**

The current slate of officers is Mr. Smith as Chair, Mr. Thomas as Vice Chair, Mr. Reid and Mr. O’Leary as Assistant Secretaries, and from GMS’s office, Jim Oliver as Secretary and Treasurer, and Marilee Giles, Darrin Mossing, Daniel Laughlin and Mr. deNagy as Assistant Secretaries and Assistant Treasurers.

Mr. Brandt will be added as an Assistant Secretary.

On MOTION by Mr. Smith seconded by Mr. Reid, with all in favor, Resolution 2026-02 designating officers was approved.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance –Report**

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

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Counsel**

Ms. Gentry stated that the legislative session has started and her firm is monitoring any updates that may affect special districts. Next, Ms. Gentry gave Mr. Brandt an overview of the public records, ethics and Sunshine laws.

January 21, 2026

Rivers Edge II CDD

**D. District Manager**

Mr. deNagy asked the Board about the possibility of holding a joint meeting between all three boards following the regular board meeting on February 18<sup>th</sup> to discuss security and landscaping matters. There were no objections from the board members.

**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 on the irrigation pipe breaks that occurred throughout the community. We will be filing a claim for reimbursement of expenses with the City of Jacksonville. The pirate ship playground replacement will be covered under warranty. Mr. Losco also provided an overview of the year end results for the café’s sales, noting there was around a 20% increase in profits from last year.

Ms. Fatuch gave an overview of the upcoming events.

**FIFTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the November 19, 2025 Audit Committee and Board of Supervisors Meetings**
- B. Financial Statements as of November 30, 2025**
- C. Check Register**

Copies of the minutes, the financial statements, and the check register totaling \$192,398.14 were included in the agenda package for the Board’s review.

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

**SIXTH ORDER OF BUSINESS**

**Ratification of Engagement Letter with  
Grau & Associates for the Fiscal Year 2025  
Audit**

Mr. deNagy presented the engagement letter, noting it was executed between meetings.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the engagement letter with Grau & Associates for the fiscal year 2025 audit was ratified.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Engagement Letter with  
AMTEC for Arbitrage Rebate Services**

January 21, 2026

Rivers Edge II CDD

Mr. deNagy presented the engagement letter from AMTEC for arbitrage rebate calculation services as required for the bonds.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the engagement letter with AMTEC for arbitrage rebate services was ratified.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03,  
Instructing the St. Johns County  
Supervisor of Elections to Conduct the  
District’s 2026 General Election**

Ms. Gentry stated that there are two seats up for election in November, seats 1 and 2. The qualifying period for interested candidates is June 8, 2026 through June 12, 2026. The qualifying process is handled by the Supervisor of Elections office. Ms. Gentry noted there is one revision needed to the resolution to remove the sentence in section one related to the remaining seat being filled by landowner’s election.

On MOTION by Mr. Smith seconded by Mr. Reid, with all in favor Resolution 2026-03, instructing the supervisor of elections to conduct the District’s 2026 General Election was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Boundary Amendment  
Funding Request Nos. 1-3**

Mr. deNagy presented the three funding requests for expenses related to the boundary amendment process.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor boundary amendment funding request numbers one, two and three were approved.

**TENTH ORDER OF BUSINESS**

**Discussion of Preliminary Draft of  
Landscape RFP**

Mr. deNagy stated that there have been some slight revisions to the request for proposals documents from the last time an RFP was issued, but the documents are substantially similar. A more in-depth discussion will be had at the February joint meeting. Ms. Gentry added that Vesta is working on finalizing the scope of services.

January 21, 2026

Rivers Edge II CDD

**ELEVENTH ORDER OF BUSINESS                      Consideration of Cost Share Requests**

**A.    Palm Tree Boot Trimming**

Mr. Losco presented a cost share request to trim the palm tree boots around the three amenity centers for a total of \$27,525. Rivers Edge II’s portion would be \$8,114.37.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for the palm tree boot trimming was approved.

**B.    Umbrella Replacements**

Mr. Losco presented a cost share request to replace the umbrellas and bases at the RiverClub pool for a total of \$23,962.29.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for replacement of the umbrellas and bases at the RiverClub pool was approved.

**TWELFTH ORDER OF BUSINESS                      Supervisor Requests**

There being none the next item followed.

**THIRTEENTH ORDER OF BUSINESS                      Audience Comments**

A resident asked if the café operates at a profit.

Mr. Losco responded that it is a wash as any net profit goes back into the District’s budget.

**FOURTEENTH ORDER OF BUSINESS                      Next Scheduled Meeting – February 18, 2026 at 9:00 a.m. at the RiverHouse**

**FIFTEENTH ORDER OF BUSINESS                      Adjournment**

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

January 21, 2026

Rivers Edge II CDD

Signed by:  
  
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Secretary/Assistant Secretary

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21407AD645A946E...  
Chairman/Vice Chairman