

Minutes of Special Meeting
Rivers Edge, Rivers Edge II, Rivers Edge III
Community Development District

A special meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, February 18, 2026 at 10:33 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge

Mac McIntyre	Chairman
Scott Maynard	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Christopher White	Supervisor

Rivers Edge II

D.J. Smith	Chairman
Jason Thomas	Vice Chairman
Jason Reid	Supervisor
Phillip Bandt	Supervisor
Jarrett OLeary	Supervisor

Rivers Edge III

D.J. Smith	Chairman
Jason Thomas	Vice Chairman
Jarrett OLeary	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel by telephone
Mary Grace Henley	District Counsel
Richard Losco	Vesta/General Manager
Jeff Mason	District Engineer
Jason Davidson	Vesta/Regional Manager
Kevin McKendree	Vesta/Field Operations
Kim Fatuch	Vesta/Assistant General Manager
Lisa McCormick	Vesta/Amenity Services
Mike Scuncio	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape

February 18, 2026

Rivers Edge CDD

Malcolm Santos
Several Residents

Yellowstone Landscape

The following is a summary of the discussions and actions taken at the February 18, 2026 joint meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the joint meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident asked do we ever try to cover plants before a freeze?

Mr. Davidson stated there is a clause for frost proofing plants, and it is very expensive and essentially the cost of replacement for plants is less expensive.

THIRD ORDER OF BUSINESS

Discussion on Draft Landscape and Irrigation Maintenance RFP

Mr. deNagy stated at the last meeting we brought the draft RFP documents for your review, that document did not have a scope of services or the maps that have since been updated and sent out.

Mr. deNagy outlined the changes made to the scope of services, pond maintenance and buffer trimming for the River Front Park and River Club that is now in the contract.

Mr. Baron suggested putting an alternate in the RFP on how to handle irrigation repairs and recommend cost cutting measures and change the point allocations in the evaluation criteria to accommodate that.

After discussion, staff was directed to pull five points from experience and add a category for irrigation repair cost alternatives and other cost-saving measures, keep payment and performance bond requirements in RFP, and to advertise a contract for one year with up to four additional one-year renewals.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the evaluation criteria as amended with the 5 points being taken from experience and add a category for irrigation repairs/cost-saving measures, as revised on the record, staff was authorized to issue the RFP and publish the notice for CDD I.

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On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the evaluation criteria as amended with the 5 points being taken from experience and add a category for irrigation repairs/cost-saving measures, as revised on the record, staff was authorized to issue the RFP and publish the notice for CDD II.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the evaluation criteria as amended with the 5 points being taken from experience and add a category for irrigation repairs/cost-saving measures, as revised on the record, staff was authorized to issue the RFP and publish the notice for CDD III.

FOURTH ORDER OF BUSINESS

Discussion of Community Security Services

- A. Flock Safety**
- B. Giddens**
- C. St. Johns County Roving Patrols**

Ms. Henley gave an overview of the security services offered by the three vendors after which there was public input.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the Rivers Edge CDD security session was opened.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the Rivers Edge II CDD security session was opened.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the Rivers Edge III CDD security session was opened.

The supervisors went into a shade session to discuss security services after which they reconvened the public meeting.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the Rivers Edge CDD security session was closed.

On MOTION by Mr. Smith seconded by Mr. Brandt with all in favor the Rivers Edge II CDD security session was closed.

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On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the Rivers Edge III CDD security session was closed.

FIFTH ORDER OF BUSINESS Other Business

Mr. deNagy called the joint meeting back to order at 11:45 a.m. and there being no other business the boards took the following action.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the joint meeting for Rivers Edge I adjourned at 11:46 a.m.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the joint meeting for Rivers Edge II adjourned at 11:46 a.m.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the joint meeting for Rivers Edge III adjourned at 11:46 a.m.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman