

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, March 18, 2026 at 9:37 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
Phil Brandt	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Assistant General Manager
Malcolm Santos	Yellowstone Landscape
Blake Dougherty	Yellowstone Landscape
Several Residents	
Christian Narvios	Hallow-Crawl Host

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 9:37 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance –Report**

Mr. Santos provided an overview of Yellowstone’s report, a copy of which was included in the agenda package for the Board’s review.

March 18, 2026

Rivers Edge II CDD

**B. District Engineer**

Mr. Mason stated that he has reached out to the county regarding installation of a stop sign going into Grand Bridge. He also reported that the county has signed off on Main Street.

**C. District Counsel**

Ms. Gentry reported that the regular legislative session concluded, and there were several bills that passed that affect special districts. The board heard the update that was presented at the prior meeting. Her firm will circulate a memorandum to the board members providing more detail as soon as it is finalized. Next, she reported that the financing team is working to get ready to tee up the next bond issuance for the district at the next meeting. This will ensure that all property within the district receives its share of bond debt. There will be many documents on that agenda, so if any board members have questions about that process or would like to discuss in greater detail, please feel free to reach out before the meeting. Lastly, she reported she is working on finalizing the acquisition documents for The Meadows, which were approved in substantial form at a prior meeting.

**D. District Manager**

**1. Discussion of Joint Meeting in April**

Mr. deNagy went over a report from a Sheriff's Officer regarding an incident involving an e-bike. The district is trying to do its part in regulating the e-bike use by having the Sheriff's Office do patrols, however it is a challenging issue.

Next, Mr. deNagy asked if the board members were open to attending a joint special meeting on April 15th at 10:00 a.m. There were no objections.

**2. Update on Landscape RFP**

Mr. deNagy informed the Board eight landscape vendors have requested the bid documents. The proposals will be reviewed at the joint special meeting to be held in April.

**E. General Manager - Monthly Operations and Pond Reports**

Copies of the monthly operations and pond reports were included in the agenda for Board review.

A map of the stormwater ponds in each district was requested by Supervisor Brandt.

March 18, 2026

Rivers Edge II CDD

**FOURTH ORDER OF BUSINESS** **Approval of Consent Agenda**

- A. Minutes of the February 18, 2026 Board of Supervisors Meeting and Special Joint Meeting**
- B. Financial Statements as of January 31, 2026**
- C. Check Register**

Copies of the minutes, the financial statements, and the check register totaling \$168,157.97 were included in the agenda package for the Board’s review.

Mr. Brandt provided corrections to the minutes, which will be included in the final version.

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

**FIFTH ORDER OF BUSINESS** **Discussion of FY27 Capital Projects**

Mr. deNagy presented a list of cost estimates for proposed projects, noting he would like the desired projects to be included within the upcoming capital reserve budget. Mr. Smith requested the projects be discussed by all three boards at a joint meeting.

**SIXTH ORDER OF BUSINESS** **Consideration of Cost Share Request for the Groves Playground Equipment**

A cost share request to replace the playground equipment at Groves PlayPark with options ranging from \$79,000 to \$127,000 was included in the agenda package for the Board’s review. The consensus was to table this item until the Rivers Edge CDD board could make their selection given that it is located within their boundaries.

**SEVENTH ORDER OF BUSINESS** **Discussion of Hallow-Crawl Event on CDD Property**

Mr. deNagy presented a proposal from a company taking responsibility for the event, as recommended by the District’s insurance company to minimize liability.

Ms. Gentry stated that each district could decide to do something different if desired. The company is proposing using the RiverHouse as the hub for some of the events, so Rivers Edge CDD will need to weigh in on whether they are comfortable with that. Each district needs to determine whether they are comfortable with the event itself and some individual aspects, such as alcohol being allowed.

March 18, 2026

Rivers Edge II CDD

Mr. Narvios stated that the goal this year is to mitigate people drinking and driving their golf carts and to use digital tickets rather than having to hand out wristbands. They would like to utilize the fields on Rivers Edge CDD’s property and would like security to be involved to keep the event safe.

Ms. Gentry stated that her firm would draft a license agreement with the entity should the boards approve the event.

This item was tabled.

**EIGHTH ORDER OF BUSINESS                      Supervisor Requests**

Mr. Brandt asked how the resident clubs are regulated and if there is a limit assigned to how many people can join.

Ms. Fatuch responded that they are regulated by the management company, but the clubs themselves are run by the residents. There is a limit that varies by each group’s needs and space constraints.

**NINTH ORDER OF BUSINESS                      Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS                      Next Scheduled Meeting – April 15, 2026 at 9:00 a.m. at the RiverHouse**

**ELEVENTH ORDER OF BUSINESS                      Adjournment**

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

Signed by:  
  
9C8879D789D84CC...  
Secretary/Assistant Secretary

DocuSigned by:  
  
21107AD545A946E  
Chairman/Vice Chairman