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, June 17, 2026 at 9:33 a.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
James Reid	Supervisor
Jarrett O'Leary	Supervisor
Phil Brandt	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the June 17, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. deNagy called the meeting to order at 9:33 a.m. and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next item followed.

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

A. Minutes of the May 20, 2026 Meeting
B. Financial Statements as of April 30, 2026
C. Check Register

Copies of the minutes, the financial statements, and the check register totaling $220,421.77 were included in the agenda package for the Board's review.

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

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance –Report

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

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Henley reminded the board members to complete their Form 1 by July 1st.

D. District Manager – Update on Landscape RFP

Mr. deNagy informed the Board that the landscape bids are due by June 23rd and a special joint meeting will be held on July 1st for the boards to review the proposals. Three vendors attended the mandatory pre-bid meeting.

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 informed the Board that the St. Johns County traffic division has received multiple complaints of speeding and pedestrian issues at the Ruskin and Rivertown Main intersection. The traffic engineer is reviewing whether a crosswalk with lighted beacons is necessary. If so, the project would be funded and planned for 2028.

FIFTH ORDER OF BUSINESS Ratification of Cost Share Request for The Groves Playground

Mr. Losco presented the cost share request for replacement of The Groves playground, noting the Rivers Edge I board chose Kompan as the provider for a total of $71,488.57. Rivers Edge II's portion would come to $21,074.83.

> On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for replacement of The Groves Playground was ratified.

SIXTH ORDER OF BUSINESS **Consideration of Proposal from AMTEC for Arbitrage Rebate Calculations**

Mr. deNagy presented the proposal from AMTEC for arbitrage rebate calculations for the Series 2026 bonds. The fee is $450. The purpose of arbitrage rebate calculations is to ensure the bonds remain tax exempt.

> On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the proposal from AMTEC for arbitrage rebate calculations was approved.

SEVENTH ORDER OF BUSINESS **Consideration of TWC Services Equipment Lease Agreement**

Mr. Losco stated that the three-year lease agreement is for a new ice machine at the RiverClub café. It has already been installed to keep up with beverage services. It has also been add to the District’s insurance policy. The monthly lease payment amount is $365.

> On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the equipment lease agreement with TWC Services was approved.

EIGHTH ORDER OF BUSINESS **Acceptance of the Fiscal Year 2025 Audit Report**

Mr. deNagy presented the fiscal year 2025 audit report, noting there were no deficiencies in internal controls or negative findings to report.

> On MOTION by Mr. Brandt seconded by Mr. Reid with all in favor the fiscal year 2025 audit report was accepted.

NINTH ORDER OF BUSINESS **Discussion of the Fiscal Year 2027 Budget**

Mr. Brandt questioned why the landscaping budget is so high.

Mr. deNagy responded that the cost-share landscaping budget is based on the built-out projections and gave an overview of the interlocal agreement.

Mr. Brant asked if the capital plan can be kept the same as FY26.

Mr. deNagy responded that the purpose of the capital plan is to give each district authority to proceed with projects without needing additional approval so long as the project is done within the approved budgeted amount.

Mr. Thomas recommended leaving the capital reserve contribution at $600,000.

TENTH ORDER OF BUSINESS **Supervisor Requests**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS **Audience Comments**

Bob Cameron commented on past issues with lack of maintenance and the need to contribute to the community and its residents through upkeep.

Sheila Caballero commented her appreciation for all that Yellowstone does. Next, Ms. Caballero commented that the facilities need to be fenced in as there are several electric bikes that drive through the area and several people that use the facilities that are non-residents. Lastly, Ms. Caballero expressed concern for the number of Watersong residents on the board and asked if there is a way to limit that number.

A resident commented that there was a school of non-residents using the RiverLodge facilities recently. He also commented on the use of e-bikes around the facilities.

A resident commented that she also knows of non-residents using the facilities.

TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting – July 1, 2026 at 10:00 a.m. (Special Joint Meeting) and July 15, 2026 at 9:00 a.m. at the RiverHouse**

THIRTEENTH ORDER OF BUSINESS **Adjournment**

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

Signed by:
Corbin deNagy
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Secretary/Assistant Secretary

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Chairman/Vice Chairman