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, August 19, 2026 at 10:25 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 *by phone*	Supervisor
Jarrett O'Leary	Supervisor
Phil Brandt	Supervisor

Also present were:

Corbin deNagy	District Manager
Mary Grace Henley	District Counsel
Ryan Stilwell *by phone*	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 August 19, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. deNagy called the meeting to order at 10:25 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 June 17, 2026 Meeting
B. Financial Statements as of June 30, 2026
C. Check Register

Copies of the minutes, the financial statements, the check register totaling $364,415.32, and boundary amendment funding request number five totaling $875.75 were included in the agenda package for the Board's review.

Mr. deNagy stated that Rivers Edge II's portion of the Gardens asphalt repairs and the RiverHouse pool repairs came in at $341,641.08. Going forward, a due to or from section would be added to the balance sheet to show pending cost share expenditures. Additionally, the café expenditures and revenues will be broken out.

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 – Acceptance of the Public Facilities Report

Mr. Stilwell reminded the Board that the public facilities report is required to be updated every seven years per Florida Statutes. The report describes the current facilities and any future planned development.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor, the public facilities report was accepted.

C. District Counsel

Ms. Henley informed the Board that her firm circulated a memorandum on the new requirement to accept electronic payments to the district manager.

D. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Mr. deNagy presented a proposed meeting schedule including meetings on the third Wednesday of each month. He asked if the board members would be okay with moving the meeting time to 11:00 a.m. to allow the Rivers Edge CDD board to meet first due to the order of the approval of the majority of the cost share requests.

There were no objections.

> On MOTION by Mr. Brandt seconded by Mr. Thomas with all in favor fiscal year 2027 meeting schedule was approved with the meeting time amended to 11:00 a.m. contingent on the Rivers Edge CDD board approving an amendment in their meeting time to 9:00 a.m.

2. Consideration of Goals & Objectives for Fiscal Year 2027

Mr. deNagy presented proposed goals and objectives, noting the goals are largely compliance based.

> On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the goals and objectives for fiscal year 2027 were approved as presented.

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 asked for ratification of the emergency approval of a replacement of the bar refrigerator for a total of $4,561.

> On MOTION by Mr. Smith seconded by Mr. Brandt with all in favor purchase of a bar refrigerator was ratified.

FIFTH ORDER OF BUSINESS **Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit**

Mr. deNagy informed the Board that the fee for fiscal year 2026 would be $8,700. A copy of the engagement letter was included in the agenda package for the Board's review.

> On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the engagement letter with Grau & Associates was ratified.

SIXTH ORDER OF BUSINESS **Consideration of Cost Share Request for the RiverHouse Renovation Project**

Mr. Losco presented the cost share requests for renovating the RiverHouse for a total of $90,172 for new furniture and between $82,095 and $101,596, depending on the contractor, for the construction portion of the project. Rivers Edge II's portion would come to $26,582.71 for the furniture. It was noted the capital reserve study projected $80,000, so the project would go over the budget.

Mr. Brandt asked why the kitchen is being moved.

Mr. McKendree responded that the Chairman of CDD 1 felt that it would provide for more counter space and a better seating arrangement.

Mr. Smith stated that he would only approve the renovation project if the homeschool group is no longer allowed to use the facility due to the wear and tear that is caused.

> On MOTION by Mr. Brandt seconded by Mr. Smith with all in favor the cost share request for the renovation was approved at an amount not to exceed $55,000 for Rivers Edge II's share with the preferred contractor being Houser Construction and contingent on the license agreement with St. Johns Enrichment being revoked.

SEVENTH ORDER OF BUSINESS **Public Hearings for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027**

Mr. deNagy provided an overview of the fiscal year 2027 budget, noting there is a 22% increase in assessments being proposed. The increase is primarily due to the homeowner's assessments increasing in a phased approach to ensure assessments will cover the entirety of the budget when the developer is no longer deficit funding the district or providing developer contributions. This is expected to be the last year of developer funding. Mattamy is funding $555,000 of the budget for FY27.

> On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the public hearings were opened.

A resident asked if the 1,196 total units listed in the budget is a projection for closed homes going through fiscal year 2027.

Mr. deNagy responded it is the estimated platted lots.

The resident asked how many homes are remaining.

Mr. deNagy responded that roughly 200 units are not yet platted.

The resident asked how old the reserve study is.

Mr. deNagy responded that it was done in 2025.

> On MOTION by Mr. Brandt seconded by Mr. Smith with all in favor the public hearings were closed.

A. Consideration of Resolution 2026-09, Relating to Annual Appropriations and Adopting the Budget

> On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor resolution 2026-09, relating to annual appropriations and adopting the budget was approved.

B. Consideration of Resolution 2026-10, Imposing Special Assessments and Certifying an Assessment Roll

> On MOTION by Mr. Brandt seconded by Mr. Smith with all in favor resolution 2026-10, imposing special assessments and certifying an assessment roll was approved.

C. Consideration of Deficit Funding Agreement with Mattamy

Mr. deNagy stated that the agreement states that Mattamy will fund any portion of the budget that the assessments do not cover.

> On MOTION by Mr. Brandt seconded by Mr. Thomas with all in favor the deficit funding agreement with Mattamy was approved.

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

There being none, the next item followed.

NINTH ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

TENTH ORDER OF BUSINESS **Next Scheduled Meeting – September 16, 2026 at 9:00 a.m. at the RiverHouse**

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Thomas seconded by Mr. Smith 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