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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, September 16, 2026 at 10:19 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	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
Ken Council	Vesta Property Services
Malcolm Santos	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the September 16, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. deNagy called the meeting to order at 10:19 a.m. and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

A resident asked if the Rivers Edge II meeting time can be published as 10:00 a.m.

Mr. deNagy responded that the Rivers Edge II and III meetings have been noticed at the same time historically as the Rivers Edge III meeting is typically around 15 minutes long.

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A resident stated that he does not think the CDD should be funding the Flock camera system.

THIRD ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes

1. July 1, 2026 Special Joint Meeting

2. August 19, 2026 Regular Board Meeting

B. Financial Statements as of July 31, 2026

C. Check Register

Copies of the minutes, the financial statements, the check register totaling $150,072.53, and funding request number 68 totaling $900,000 were included in the agenda package for the Board's review.

Mr. deNagy noted that pending cost share expenses would be included in the financials, and the café expenses would be broken out going forward for clarity.

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

FOURTH 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.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Gentry reported that the new Yellowstone agreement has been executed and will be effective October 1.

D. District Manager

There being nothing to report, the next item followed.

E. General Manager - Monthly Operations and Pond Reports

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

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Mr. Losco also reported that a reimbursement package related to irrigation mainline breaks due to operational issues associated with the newly commissioned JEA booster pump station was submitted to the City of Jacksonville. Rivers Edge II's cost for the repairs was $934.82. The city responded that there was not enough evidence showing that the additional pressure from the pump station was the cause of the mainline break and the claim was denied. The total repair cost share allocated to Rivers Edge II was $9,003. Ms. Gentry stated that the Rivers Edge III board authorized counsel to send a response letter to the city. The Rivers Edge II board could piggyback on the letter and split the cost of the associated fees if desired.

> On MOTION by Mr. Reid seconded by Mr. Smith with all in favor authorizing District Counsel to draft a response letter to the City of Jacksonville was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-11, Setting a Public Hearing to Adopt Amended Rules of Procedure**

A memorandum showing the substantive changes to the rules of procedure along with a redline of all the changes that are being proposed was included in the agenda package for the board's review. Ms. Gentry explained that the primary purpose of the changes is to keep the District's rules consistent with recent statutory changes.

> On MOTION by Mr. Brandt seconded by Mr. Smith with all in favor Resolution 2026-11, setting a public hearing for November 18, 2026 at 11:00 a.m. at the River Club Amenity Center was approved.

SIXTH ORDER OF BUSINESS **Consideration of Pond Maintenance Addendum (Meadows)**

Mr. Losco presented a cost share request for maintenance of ponds 24 and 25 located in Rivers Edge II. Rivers Edge II's portion would be $1,983.16 per year.

> On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the cost share request for pond maintenance of ponds 24 and 25 was approved contingent on Rivers Edge CDD approving the same.

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SEVENTH ORDER OF BUSINESS **Consideration of Landscape Maintenance Services Addendum (Springs)**

Mr. Losco presented a cost share request for landscape maintenance of the common areas located in the Springs. Rivers Edge II's portion would come to $12,039.41 per year.

> On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the cost share request for landscape maintenance of the Springs was approved contingent on Rivers Edge CDD approving the same.

EIGHTH ORDER OF BUSINESS **Consideration of Flock Agreement Renewal**

Mr. deNagy stated that the Flock agreement is set to renew on November 20th and would be for a period of two years. Notice of cancellation would need to be provided 30 days in advance if the Board chooses not to renew.

Mr. Brandt stated that he agreed with what was mentioned at a previous meeting, I don't see where it's a CDD function to provide security like that. If the Sherrif's Office wants to do it, then they should pay for it. I also don't think the CDD should pay for the Sherrif's patrols. The CDD should maintain its facilities and provide security for those. It's not our role to provide security for the residents at-large. That's what you have the Sheriff's Office for, or the HOA can do it.

Mr. Thomas said when we voted to install the cameras, we were looking at other options as well. If we don't go with Flock, there will be something else in its place.

> On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor tabling a decision on the Flock agreement pending St. Johns County workshop discussion in regard to Flock was approved with staff authorized to negotiate an extension of the agreement with Flock to the end of the year, and schedule a special meeting, if needed.

The county's workshop will be monitored, and a special meeting will be scheduled if needed to discuss the agreement further.

NINTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Brandt thanked Mr. Thomas and Mr. O'Leary for their service on the Board.

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TENTH ORDER OF BUSINESS Audience Comments

Robert Cameron asked if the extension with Flock could be requested to be extended through April, so all three boards have a chance to discuss it since it is a shared cost.

Mr. deNagy suggested seeing how the request for the extension through the end of the year goes and it can be reconsidered later if needed.

Mr. Reid asked that a discussion on the Flock system be added to the next agenda to allow for resident comments.

A resident asked if Rivers Edge II's assessments are close to a true-up to what the assessment levels need to be once the developer is gone.

Mr. Thomas stated that he would do an analysis to see if there is any gap between what is left to be platted and what is developer funding.

A resident asked if the cost of cleaning the garbage and algae out of the ponds is included in the budget.

Mr. McKendree responded that it is. He noted algae is treated by spraying it, not pulling it out of the ponds.

The resident asked if the eel grass could be removed.

Mr. McKendree responded that it would likely cost another $500,000 a year.

A resident asked what the status of Phase 4 is and asked if Mattamy would extend their contributions until Phase 4 is completed.

Mr. Thomas responded that Phase 4 will be done by next year, and Mattamy's contributions will continue until it is done.

A resident asked if the board has any data on how many times the Flock cameras have given information to the St. Johns County Sheriff's Office.

Mr. Thomas responded no.

Scott Maynard stated that there was discussion at the September 15th St. Johns County budget meeting the Sheriff gave a presentation on actual crime statistics. The Sheriff also noted that data is no longer shared outside of St. Johns County, the data is now only kept for 30 days, and who can access the data is being limited.

Mr. Losco went over the data provided by Flock from cameras surrounding RiverTown: there were 2,256 sex offender hits, 5 stolen vehicle plates, one protection order subject, one detained wanted person, three stolen vehicles and four suspected gang or terrorist incidents.

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A resident asked if there were any false positives.

Mr. Losco responded that he does not know.

Robert Cameron stated that he feels the Flock camera system is helping to protect the community's children.

A resident stated that he believes there is only one Flock camera outside of Watersong and asked if there are any in The Manor or High Pointe.

Mr. deNagy responded that the camera locations cannot be discussed.

Mr. Reid stated that Mr. Losco put together an open house which the Sheriff and Flock CEO attended that was very poorly attended. The safeguards that were put in place were discussed in addition to some of the success stories. He added that he is a firm believer in the product.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – October 21, 2026 at 11:00 a.m. at the River Club Amenity Center, 160 Riverglade Run, St. Johns, Florida**

TWELFTH ORDER OF BUSINESS **Adjournment**

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

Signed by:
Corbin deNagy
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Secretary/Assistant Secretary

DocuSigned by:
Jason Thomas
177D071BF3E9444...
Chairman/Vice Chairman