

Minutes of Meeting
Rivers Edge
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, May 21, 2025 at 5:00 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Mary Grace Henley	District Counsel
Ryan Stillwell	District Engineer by telephone
Jason Davidson	Regional General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Assistant General Manager, Vesta
Mike Scuncio	Yellowstone

The following is a summary of the discussions and actions taken at the May 21, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 5:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Malloy stated the lakes are starting to get real nasty.

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Mr. McKendree stated it comes with the hot weather, lack of rain and that water is so low. They treat it quarterly then the algae will die off. I will get with you offline; I have some of the detail I can pull up as to what is going on over there.

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

- A. Minutes of the April 16, 2025 Meeting**
- B. Financial Statements as of March 31, 2025**
- C. Check Register**

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the consent agenda was approved.

FOURTH ORDER OF BUSINESS**Staff Reports****A. Landscape Maintenance - Report**

A copy of the Yellowstone landscape update for May 2025 was included in the agenda package.

Mr. Baron discussed irrigation water issues and requested District Counsel draft a formal letter to JEA to notify the District if reclaimed water is planned to be cut off or be reduced in pressure.

Mr. Baron stated a CDD common area in North Lake has several holly trees that need to be replaced.

Mr. Scuncio stated the holly trees don't do well in that soil and he recommends Japanese Blueberry as a replacement.

B. District Engineer

There being none, the next item followed.

Mr. Stillwell left the telephone conference at this time.

C. District Counsel – Rates for 2026 and 2027

Ms. Henley stated none of the bills with significant impacts on CDDs passed during the most recent legislative session. Her firm has issued an updated legislative newsletter summarizing any updates since the last newsletter.

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Ms. Henley stated our fee increase letter is in the agenda package and is proposed to go into effect October 1st. This is the first increase since 2021 when the new firm started to bring rates in line with what we are charging the other two districts as well. Supervisor Baron has already raised some concerns prior to the meeting, and you are not obligated to approve this tonight. However, because you all were going to be considering your budget we wanted to get this in front of you.

Mr. Baron stated I request to be the spokesperson for Rivers Edge 1 to discuss the fee increase with counsel between meetings and potentially negotiate a more gradual increase.

Mr. deNagy stated for this board's knowledge, Rivers Edge 2 and Rivers Edge 3 met earlier today and approved the rates.

On MOTION by Mr. White seconded by Mr. McIntyre with all in favor Supervisor Baron was appointed as the board representative to discuss the increase in attorney hourly fees.

D. District Manager – Report on the Number of Registered Voters (3,952)

A copy of the letter from the supervisor of elections indicating that there are 3,952 registered voters residing in the district was included in the agenda package.

E. General Manager – Monthly Amenity and Field Operations Report

Mr. Losco stated there is one item related to the RiverHouse pool repair, they are on schedule and we anticipate an opening date of sometime this weekend. When we get that information Kim will contact the residents.

FIFTH ORDER OF BUSINESS

**Ratification of License Agreement for
Hallowes Cove Academy Football Program**

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the license agreement for Hallowes Cove Academy football program was ratified.

SIXTH ORDER OF BUSINESS

Cost Share Requests

A. Replacement of the Fountain at the Keystone Corners Entrance

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Mr. Losco stated the replacement of the fountain at the Keystone Corners Entrance is Rivers Edge 2 and Rivers Edge 2 and Rivers Edge 3 voted this morning and approved the 5 horsepower fountain.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the cost share request for the 5 horsepower fountain at the Keystone Corners entrance was approved.

B. Emergency RiverHouse Pool Repair

On MOTION by Mr. Maynard seconded by Mr. White with all in favor the cost share request for Rivers Edge CDD's portion in the amount of \$3,965 for the emergency RiverHouse pool repair was approved.

C. RiverHouse Pool Resurfacing and Pool Deck Replacement

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the cost share request for Rivers Edge CDD's portion in the amount of \$253,256.58 for the pool resurfacing and pool deck replacement was ratified.

D. Basketball Court Lighting Repair

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the cost share request for Rivers Edge CDD's portion in the amount of \$1,733.33 for the basketball court lighting repair was ratified.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07
Approving the Proposed Budget for Fiscal
Year 2026 and Setting a Public Hearing Date
for Adoption**

Mr. deNagy reviewed the proposed fiscal year 2026 budget that reflects a 10% assessment increase and outlined the reasons for the proposed increase including a reduction in cost share revenue from Rivers Edge 2 and Rivers Edge 3 for both Landscaping, Irrigation, and Stormwater and Amenity. Capital reserve fund contributions are lower in this proposed budget as compared to

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the current Fiscal Year in an effort to keep assessments for Fiscal Year 2026 lower. Another factor in lowering the capital reserve fund contributions is the capital reserve study does not take into account cost share.

Supervisor Maynard stated he always wants to put more in reserves but understands 10% is a significant assessment increase.

On MOTION by Mr. Baron seconded by Mr. White with all in favor Resolution 2025-07 approving the proposed fiscal year 2026 budget and setting a public hearing of August 20, 2025 at 5:00 p.m. was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-08 Adopting a Policy for Event Sponsorships

Ms. Henley stated Kim had reached out about establishing a program where companies can sponsor CDD events to bring in some extra revenue. Any time the district will be displaying ads for a private company such as if someone wants to sponsor an event, put up a sign or something like that, we want to set up parameters around what can be in those advertisements. This policy would establish that Vesta has discretion to decide which events are eligible for sponsorship. There is an application process and parameters around what can be in the ad. The first event is slated for September for this program, so you have time if there are any concerns. You do not have to have a public hearing and can just set the policy.

Mr. Maynard asked would the sponsor be trying to sell anything?

Ms. Fatuch we would have to limit it. The sponsorship in my mind is for RiverTown residents to sponsor. Part of the sponsorship program is to have a vendor booth at the events. This would not be for every event. The biggest event coming up is Renaissance Fair; I expect it to be a high caliber event. They would be allowed to have a vendor booth to sell their products or advertise their business or whatever.

Mr. Maynard stated I don't want us to have one person is sponsoring an event and it ends up being a sales pitch for their company.

Ms. Henley stated that to her knowledge, acceptance of a sponsorship is discretionary.

Mr. White stated I'm sure we want guardrails in place because of concerns with specific businesses.

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Mr. Baron stated maybe try a pilot program with the Renaissance Fair and come back with input or adjustments that may be needed and then give us feedback.

Ms. Henley stated we can adopt it as an interim policy.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor Resolution 2025-08 was approved on an interim basis through the end of September 2025.

NINTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

TENTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. White stated someone mentioned that there was a heater at the lap pool.

Mr. Davidson stated yes, you do have a heater that is only for the lap pool. We have not fired it up for the past two seasons. It is from 2006.

Mr. White asked how many non-resident memberships are available?

Mr. Davidson stated at the present time there are three active non-resident memberships.

Mr. White asked how many are available? Is there a number?

Mr. Davidson stated we are a government entity and we have to offer that to the public. That cost is \$4,000 annually, from October 1, through September 30 and is not prorated.

Mr. White asked can we ask for IDs to protect the integrity of guests who are entering? I have heard there have been numerous non-resident guests using key cards and gaining access to the amenities.

Mr. Davidson stated we have access and track each that comes through and those contain photos and we audit that annually and we have a guest sign-in sheet, you are allowed four per family.

Ms. Henley stated if there are consistent or egregious violations we can suspend amenity privileges if someone is letting unauthorized people to use their card.

Mr. White stated the mailbox lights in the Harbors, they existed for six months then removed and not replaced.

Mr. Maynard stated we put it up as an experiment to see how it worked. It was solar powered and some kids with a football wiped it out.

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Mr. White stated there are some people saying their kids are in high school now at 14 and want to start working out.

Ms. Henley stated you can lower age limitations in general but usually with gym equipment we are going off manufacturer direction where it is a safety concern.

Mr. White stated the four-way stop at Ruskin and Fawnwood, there are issues where people almost get hit.

Mr. McKendree stated we dealt with the engineer a while ago, stops signs aren't there to make you stop necessarily but to aid the flow of traffic onto any thoroughfare. In other words for any movement on that to happen X amount of vehicles would enter RiverTown Main from those two side streets.

Mr. White stated there is a broken streetlight that has been broken for two years that was hit by a mower and never fixed, at the Keystone Corner sidewalk at the Preserves mailbox. At Ruskin and Roycroft it is not draining, looks like a grading issue.

Mr. McKendree stated it is a county road but we can look at it.

Mr. White stated the golf cart paths at River Lodge the top coat is breaking away and there are chunks of concrete missing on the park sidewalk.

Mr. McKendree stated we will look into the issues.

Mr. Baron stated GMS approvals on the budget currently has \$2,500 set as the threshold for approvals but we don't have anything saying we received it, the budget line item that you have to come back and get approval. Normally on a government when you reach 75% you report it, when you reach 90% your report it then the board knows anything beyond that it is set to one, or you come to the board for the actuals and go from that stage on. Currently we don't have that with GMS, I had a discussion with Corbin, it is an easy thing to do and it also sets a cap on do we put this off until next year or approve it. The board is supposed to give guidance but the checkbook stops when the budget hits the line. It is accountability and guidance for GMS to report when it hits 75% of the line item or 90% of a line item.

Mr. deNagy stated my hesitation is that the \$2,500 is if a price comes in and Vesta says they need something like a repair, the \$2,500 would come to me and I could potentially approve it. I think it is \$1,500 that they can approve. However, most times it's smaller amounts that come in. For example, irrigation repairs can be \$1,000, \$800, \$900, \$1,200.

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Mr. Baron stated I'm not discussing that part. I'm discussing the threshold when the account reaches 75% mark or 90% mark, that is when you come back to the board.

Mr. deNagy stated I want to caution the board if we are going to cut off irrigation repair or repairs and maintenance if we hit 75% and wait for a board meeting, I'm happy to do that but I don't want to slow down Vesta or Yellowstone if they are in the field and need to make a repair.

Mr. Baron stated it is just reporting, it is not a stop.

Mr. deNagy stated if it is just reporting then that is fine.

Mr. Baron stated I would like to get a two-year plan from Yellowstone, keeping up with the maintenance and improvements.

Mr. Baron stated he has requested GMS stamp invoices to show they are cost share items.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Reed asked do we need to have sponsors for events? Are we short of money? How much money is that going to generate. If we can avoid it I would rather not see businesses tied to events. I would like to enjoy my neighborhood without advertising and sales.

Ms. Fatuch stated we have money in the budget. I'm trying to supplement what we have.

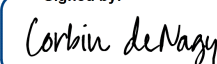
Ms. Malloy stated I think she is saying someone in the neighborhood is paying for one of the entertainment vendors. Memorial Day event sponsored by whomever. If we bring down some costs that would be great and we could maybe have more events.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – June 18, 2025 at 11:00 a.m. at the RiverTown Amenity Center

Mr. deNagy stated the next meeting will be held June 18, 2025 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor the meeting adjourned at 6:10 p.m.

Signed by:

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 Secretary/Assistant Secretary

Signed by:

 5F58873323B84CB...
 Chairman/Vice Chairman

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