

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, July 16, 2025 at 11:02 a.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 by telephone

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Jason Davidson	General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Lifestyle Director, Vesta
Lisa McCormick	Vesta/Amenity Services
Ken Council	Amenity Manger, Vesta
Mike Scuncio	Yellowstone
Malcolm Santos	Yellowstone
Garrett Canady	Yellowstone

The following is a summary of the discussions and actions taken at the July 16, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 11:02 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

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There being none, the next item followed.

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

- A. Minutes of the June 18, 2025 Meeting**
- B. Financial Statements as of May 31, 2025**
- C. Check Register**

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

FOURTH ORDER OF BUSINESS**Staff Reports**

- A. Landscape Maintenance - Report**

Mr. Santos gave an overview of the landscape report, copy of which was included in the agenda package.

- B. District Engineer**

There being none, the next item followed.

- C. District Counsel – Consideration of New Rates for Fiscal Years 2026 and 2027**

Ms. Gentry stated we are halfway through the year and a friendly reminder on your ethics training, don't forget you do have all year complete that. If you need us to resend those free links let me know.

An update on amenity suspension procedures because this came up at the last meeting, there was an amenity suspension at District II and I thought this would be a good time to brief the board on how the amenity suspension at another district works. Those are reciprocal among districts so if someone is suspended at one district they are suspended for all three district amenity facilities. Our staff and supervisors don't have the ability to waive that. The District II board did make a decision at their meeting to lift the suspension for the resident they addressed today and impose a term of time served. If you ever have questions or need more information about what has occurred, I know Vesta is happy to answer any questions. If you have questions about procedures, feel free to reach out to me as well.

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Next, just an update on the JEA discussions -- Supervisor Baron did request that we reach out to JEA about the water pressure issues we have been having that have been impacting our ability to irrigate landscaping improvements. Their counsel did get back to me and as a first step he suggested we set up a meeting between district representatives and JEA representatives on the ground without counsel just to let everybody speak freely and bring in counsel if we need that. That staff meeting did happen last week, and Supervisor Baron was our liaison.

Mr. Baron stated there are ongoing discussions with JEA and no action for legal.

Mr. Losco stated we are in communication with JEA; we have spoken with Yellowstone. We are trying to set up a meeting with JEA reps next week or the following week.

Finally, we did bring back the rate letter that was introduced a few months ago. As a reminder in 2021 when we started the new firm, we did honor the rates from the prior firm, which resulted in a 20% to 30% discount for the last four years. There was a request at that time that we don't include an automatic fee escalator, and we bring back any increases to the board. That is what we are doing today. This fee letter does contemplate spreading the increase over two years. You are still getting between 5% and 15% discount over current rates depending on the category. We do plan to take whatever steps we can to keep your costs reasonable.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the new rates for district counsel were approved.

D. District Manager

There being none, the next item followed.

E. General Manager – Monthly Amenity and Field Operations Report

Mr. Losco stated a copy of the monthly report is in the agenda package. The St. Johns County Sheriff's Office will be conducting a town hall meeting on Wednesday July 23rd at 6:00 p.m. at the RiverHouse facility. We will send out an eblast to the community shortly.

FIFTH ORDER OF BUSINESS

Consideration of Cost Share Requests

A. Garden South Alleyway Repairs

Ms. Gentry stated the other two boards have concerns about this supplemental cost share and in the interest of getting everybody's questions answered we suggest a joint meeting in

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September between all three boards to talk about this alleyway request and the splash pad cost sharing. Mattamy declined to reimburse the district for those splash pad expenditures. The board's next direction was that we would want it to be cost shared so we propose discussing that as well and to give Corbin a chance to review how his office approaches cost share budgeting and get an amendment into that agreement that gives a map of all the current District III amenities. The Board gave direction to delay commencing construction until after the joint meeting discussion.

B. Keystone Corner Golf Cart Signage

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share request for Rivers Edge in the amount of \$3,835.27 was approved.

SIXTH ORDER OF BUSINESS

Discussion of Facility Use

Mr. deNagy stated this is an open discussion on giving direction to staff on how to move forward as they get these requests from the school.

Mr. Maynard asked has staff received any new requests?

Ms. Fatuch stated I continue to receive requests for the PTO to utilize the RiverHouse, however, they say the reasoning is the school right now is not to its full build so they are unable to use the building. No other sports teams or anything have requested it.

Mr. Maynard asked do we allow the PTO?

Ms. Fatuch stated no, their timeframe didn't work out. I did partner with them the last weekend for students to come up to the RiverClub to get school physicals.

Mr. Baron stated let's talk to them and find out if they have other parcels in RiverTown they can easily clear one off and create a field. They own the land; they just have to clear it. It is their problem we are trying to solve.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor Mr. Maynard was appointed as the district's representative to interface with the school board to see if they would be open to some land clearing and creation of a field instead of the additional usage in the CDD's fields.

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SEVENTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2026 Budget**

Mr. deNagy stated we will have our budget hearing next month at which time you will finalize the budget.

EIGHTH ORDER OF BUSINESS**Review of District's Goals and Objectives for Fiscal Year 2025**

Mr. deNagy stated this is review of the District's goals and objectives for fiscal year 2025. Because this was the first year of adopting goals and objectives, there was not a lot of guidance on what these should be, they were largely compliance based. The District is on track to meet its goals and objectives.

NINTH ORDER OF BUSINESS**Continued Discussion of Events Sponsorship Policy**

Ms. Gentry stated to follow-up we did incorporate those changes directed by the board at the last meeting that applicants must have an owner residing in RiverTown and that the board wanted an opportunity to review the slate of potential sponsors before the actual event was finalized.

Ms. Fatuch stated with the board meeting once a month and because this would be a September event, I would ask for sponsors for this event specifically. If I'm not able to secure those sponsors until the August meeting, we are a month out for the event. I believe everybody I have spoken with are business owners within RiverTown,

Mr. Maynard stated since this is a trial I'm in support of giving Kim the latitude to make that decision.

Mr. Baron stated I think she is asking for a liaison so we can appoint a liaison.

Mr. McIntyre stated I will take that on.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor Mr. McIntyre was appointed as liaison to staff for the sponsorship program.

Ms. Gentry stated for purposes of this pilot event Mac will be liaison to work with Vesta on the final slate of sponsorships to give any guidance that is needed and we would not due to time constraints bring that back to the board at the August meeting.

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TENTH ORDER OF BUSINESS**Discussion of Joint Meeting in September**

Mr. deNagy stated we talked about this briefly earlier in the meeting. We are looking at September 17th, your normal meeting is at 11:00 a.m. and we would have the joint meeting at 10:00 a.m. It will be a discussion about cost share and update the cost share agreement to include Rivers Edge III.

ELEVENTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Cameron stated we have been in contact with streets and bridges through Kevin because of Fred's request. They can take out any trees or whatever from the roadways in the county.

Mr. McKendree stated it is school board property and I will set up a meeting with them.

Mr. Maynard moved to appoint Mr. Baron as liaison with the county on clearing of trees, etc. on roadways and Mr. McIntyre seconded the motion and on voice vote with none in favor the motion failed.

On MOTION by Mr. Cameron seconded by Mr. McIntyre with all in favor Mr. Maynard was authorized to add that to his discussion.

Mr. Cameron stated I'm looking at the pool project because I was assigned that previously. I think we need to look at a spot to put the Riptide's equipment. They are storing it in the maintenance area.

Mr. White stated I can take that on as liaison since I have been working with the Riptides through the season.

Mr. White stated Kim and I have been emailing back and forth and I would like to bring the board into the loop. The app and the update to the app for the neighborhood we seem to hear the same reason why we can't get it going. If we are going to look for sponsorships in the community, we have been trying to put together a list of RiverTown owned businesses to share

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with the community and share on the website and app. I feel like we are putting the cart before the horse, we are going to ask them for money but six months ago we asked them patiently support their system and get it posted somewhere. Kim did get back to me last Thursday and said there were still some things she is looking through but I don't know if there is an update and the timeframe to get that done and/or do we need someone else involved to speed this up and support you.

Ms. Fatuch stated the changes to the website are a little bit higher than me, it is Vesta's IT team that is ultimately making the big changes to the website. We are working together. I do not want to do a big announcement to the residents about our website and it be subpar. I would like a fully ready product to put in front of the residents before we start telling them to go there.

Mr. Baron asked what is the date you are committing to?

Ms. Fatuch stated at this time I will get with marketing, 30 days.

Mr. White asked at the next meeting we should have this up and running?

Ms. Fatuch stated I am hopeful we will have things up and running. The website is up and running right now, the business aspect has not been implemented yet on that website.

Mr. White stated there are third party apps and websites within the community that are owned by homeowners that seem to be moving faster than the community is on this thing. That puts us in a weird spot especially when we are looking for sponsorships and asking people to donate money they can get their name on the website for.

Mr. McKendree stated I will work closely on the corporate level so we can get this pushed to ensure that timeframe is met.

THIRTEENTH ORDER OF BUSINESS Audience Comments

A resident stated the tennis court lights on the second tennis court, the one closest to the road is so dark that we can start on that court then hopefully another court finishes so they can go over to one that has better lighting. As winter approached and the sun goes down much earlier that is going to be a big problem. It gets so dark that someone can get hurt not being able to see the ball or running or whatever. We updated the lights on the other courts and I'm very grateful and the pickleball courts are great.

The second thing is we need more people out here supervising RiverHouse. There is someone who sits at the RiverClub but there are people out there way past sunset. If we don't

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have someone walking around or have a presence here they can get very crazy in the evening. Someone is going to get hurt and it makes us look bad.

Mr. Baron stated Vesta will investigate the two requests you have and bring it back to the board.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 20, 2025 at 11:00 a.m. at the RiverTown Amenity Center

Mr. deNagy stated the next meeting is scheduled for August 20, 2025 at 11:00 a.m. that is your budget adoption meeting.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the meeting adjourned at 11:51 a.m.

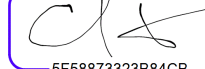
Signed by:



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Secretary/Assistant Secretary

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Chairman/Vice Chairman