

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, August 20, 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
Lauren Gentry	District Counsel
Ryan Stillwell	District Engineer by telephone
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
Greg Corcoran	JEA
Susan West	JEA
Several Residents	

The following is a summary of the discussions and actions taken at the August 20, 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**

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Mr. Steele stated I want to express concern about the pool closure. We have a date set but I'm concerned the pool will be closed and nothing happens for a month. Don't close the pool until they start work on it.

Mr. Losco stated Crown Pools will begin on September 22<sup>nd</sup>. We will be closing the pool to the residents on September 21<sup>st</sup>.

### **THIRD ORDER OF BUSINESS**

#### **Discussion with JEA Community Outreach Team – Water Conservation**

This item was discussed later in the meeting.

### **FOURTH ORDER OF BUSINESS**

#### **Approval of the Consent Agenda**

- A. Minutes of the July 16, 2025 Meeting**
- B. Financial Statements as of June 30, 2025**
- C. Check Register**

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

### **FIFTH ORDER OF BUSINESS**

#### **Staff Reports**

#### **A. Landscape Maintenance - Report**

Mr. Scuncio reviewed the Yellowstone Update for August, a copy of which was included in the agenda package.

#### **B. District Engineer**

Mr. Maynard asked what is the status of the stop sign at the new roundabout? Every other roundabout coming into the neighborhood there is a stop sign but there is not one there. Several people expressed concerns.

Mr. Stillwell stated it wasn't a county decision; it was the FDOT. When we proposed that roundabout at that location the big concern was the traffic coming to the school backing up onto S.R. 13 and if you back up into a roundabout it completely stops. That was the logic behind it and a requirement from the FDOT that we not have a stop sign on Grand Ridge. I did talk with staff earlier this morning and it does appear that the majority of the traffic is coming from inside

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RiverTown so it is something we need to monitor, and it may be something we can go back to FDOT with.

Mr. Baron joined the meeting during this item.

Mr. Stillwell left the telephone conference at this time.

### **C. District Counsel**

Ms. Gentry stated if you have not yet gotten your Form 1s completed, be sure to do that. I hear that some supervisors at other districts are getting not-so-friendly reminders from the state.

### **D. District Manager**

#### **1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026**

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the fiscal year 2026 meeting schedule was approved.
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#### **2. Goals and Objectives for Fiscal year 2026**

On MOTION by Mr. McIntyre seconded by Mr. White with all in favor the fiscal year 2026 goals and objectives were approved.
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### **E. General Manager**

#### **1. Monthly Amenity, Field Operations and Pond Reports**

Mr. Losco stated we provided the monthly amenity, field operations and pond reports for the supervisors' review.

Mr. White stated there are concerns about golf carts by the school dropping off in the morning and pickup in the afternoon.

Mr. Losco stated I have discussed that with Ryan and he will get back to us to see what options are available.

#### **2. Update on JEA**

Mr. Corcoran gave an overview of the pilot program for RiverTown, which is mandated by the St. Johns River Water Management District that has mandatory watering restrictions, and

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suggested that sprinklers be checked visually, update timers and a free irrigation assessment is available to everyone.

The next item taken out of order.

#### **TENTH ORDER OF BUSINESS**

#### **Discussion of HallowCrawl Event**

Mr. White stated it will be held on 10/25/25, there will be 25 sign-ups for spots will go out there will be wristbands this year,

A resident stated we are going to move the time up an hour 6 – 11, encourage people to work together,

Ms. Fatuch stated I am still working on the parking lot here with food trucks, and a DJ.

Mr. McIntyre asked will there be teams assigned for cleanup, so trash is not left behind in the common areas?

Ms. Gentry stated I think when we discussed this before the goal was to find out what was planned for how district property was being requested to be used. If it is being used in compliance with how residents are always permitted to use district property, then there are less liability concerns, but if they are requesting anything beyond how residents normally use the property then we would want to get some special agreements and that kind of thing in place. If you have plans for what you are planning for district property if you can get that to the staff and we can look at what kind of paperwork or insurance we need and get that sorted out sooner rather than later so you can plan everything.

If by the next meeting we can have a plan for where the CDD areas are that are being requested to be used and a general idea of what types of activities are being planned for those areas, that will give us the information we need to approve everything and get paperwork in place. Mr. Cameron asked each District will be responsible for approving the activities on their own property, right? Ms. Gentry responded yes.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Cost Share Request for Maintenance of Ponds 16-23**

Mr. Losco outlined the cost share for each district.

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On MOTION by Mr. Cameron seconded by Mr. Baron with all in favor the cost share request for maintenance of ponds 6-23 with Rivers Edge cost share to be \$2,424.68 was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Public Hearings for the Purpose of Adopting the Fiscal Year 2024 Budget and Imposing Special Assessments**

Mr. deNagy stated we discussed this initially at our May meeting, the June meeting, the July meeting and today is the public hearing. I have not received any comments on this and we are looking at a 10% assessment increase, the largest driver is the reduction in cost share revenue from the other two districts.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the public hearing was opened.

#### **A. Consideration of Resolution 2025-09 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026**

A resident stated I assume the reserve accounts are earning interest. Do you know the percent we are making on that and is that interest going back into the reserves?

Mr. deNagy stated there is \$907,000 in the capital reserves, \$862,000 is in the State Board of Administration account generating interest. Any funds that are not used they are generating interest. The interest stays within the reserve account.

A resident asked why did the cost share go up?

Mr. deNagy stated come to the joint meeting at which time we will talk about cost share. The cost share model is a little complicated for the landscaping portion because Rivers Edge II and III are not built out, they are based on projections. We make adjustments every year based on adjustments in the development program, what costs we think we are going to have in those two districts and those adjustments this year resulted in that reduction of revenue to Rivers Edge.

A resident asked this is a 10% increase, what's to say next year you come back and ask for another 10%, and the following year another 10%? What has the board done to look at cost reductions because you can't keep coming to the well every year for 10%.

Mr. Baron stated I have worked very closely for the last five years with cost reductions. We have pulled from what we did with the water irrigations in the past. Last year it was roughly 4% on the budget. The year before that it was minimal. This year we had to go with an increase.

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We are still lower than CDD II and III on the percentage. I scrutinize it every single month. I'm a resident, we are not trying to drive this up but we also try to make sure we maintain it at a level that is being watched and watched carefully.

On MOTION by Mr. Maynard seconded by Mr. White with all in favor the public hearing was closed.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor Resolution 2025-09 was approved.

**B. Consideration of Resolution 2025-10 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026**

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the public hearing was opened.

Mr. deNagy stated this is a 10% assessment increase.

There being no comments or questions, the board took the following action.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the public hearing was closed.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2025-10 was approved.

**EIGHTH ORDER OF BUSINESS**

**Selection of Audit Committee**

Mr. deNagy stated you have an agreement with Berger Toombs and I called today to get an update and they had not started the fiscal year 2024 audit. We are already late getting our audit and financial report in because our auditor has not even started the audit. We initiated this audit March 13<sup>th</sup>. I would like to form a new audit committee and start the process of going out for an RFP for fiscal year 2025. You have an audit engagement with Berger Toombs but the first year is the engagement and then optional renewals after that. At this point you are saying to Berger Toombs we would not like to renew that engagement.

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On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor the board members were appointed to sit as the audit committee.

**NINTH ORDER OF BUSINESS****Consideration of Hallows Cove Academy License Agreement**

Mr. Losco stated Tony Shiver is a resident would like a license agreement with us in the spring for three designated locations, the Landings soccer field, Hallows Cove is requesting that required license agreement with a 12-month extension at the Landing location.

Mr. Shiver stated thank you for allowing us in the spring to have our practice location on the property. I was extremely beneficial for the young men of our team. I'm asking for a renewal of that agreement. We don't anticipate coming to the board every year, we are looking at other locations specifically at the school now that it is built as well as some county parks. We practice until November then again in the spring for a couple months. We are only out there two days a week.

Mr. Baron stated I want it on the record it is for one year, it is temporary, and we are not encouraging other activities.

On MOTION by Mr. Maynard seconded by Mr. White with all in favor the license agreement with Hallows Cove Academy was approved.

**TENTH ORDER OF BUSINESS****Discussion of HallowCrawl Event**

This item taken earlier in the meeting.

**ELEVENTH ORDER OF BUSINESS****Discussion of Agreement with UPS for Holiday Storage**

Mr. Losco stated this is an agreement with UPS for holiday storage. We will set up a pod at RiverHouse parking lot next to the dumpster for the purposes of transporting, storing and delivering packages to residents in the district for the holiday season. The dates are tentatively November 3, 2025 through January 1<sup>st</sup> 2026.

On MOTION by Mr. McIntyre seconded by Mr. White with all in favor the agreement with UPS for holiday storage was approved.

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**TWELFTH ORDER OF BUSINESS****Other Business**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS****Supervisors' Requests**

Mr. Maynard stated one of the things I was tasked with last month was checking on reimbursement for the damaged landscape in the median while the bus lane extension benefitted the school district. I pulled the information from the original ordinance that went through the board of county commissioners, the bill to repair the irrigation is going to be a county bill. We need to be reimbursed by the county.

Mr. Losco stated we have requested the invoice from Yellowstone Landscape.

**FOURTEENTH ORDER OF BUSINESS****Audience Comments**

Mr. Thomas stated the project that was referenced is not supposed to be done until 2027 where they once more may want to use the practice field.

Mr. Abolafia read into the record a letter regarding trademark usage.

Mr. McIntyre asked what was the purpose for you to take the neighborhood trademark and turn it into your own trademark?

Mr. Abolafia stated it wasn't trademarked and that was the problem. I have been using the name RiverTown in my website, that provides updates and information and allows residents to advertise businesses for free. I was told I had to remove my site because I was infringing on a trademark. I did research and found out that wasn't true and I trademarked it.

**FIFTEENTH ORDER OF BUSINESS**

**Next Scheduled Meetings – Joint Special Board Meeting at 10:00 a.m. and Regular Board Meeting at 11:00 a.m. on September 17, 2025 at the RiverTown Amenity Center**

Mr. deNagy stated the next scheduled meeting is the joint board meeting at 10:00 a.m. September 17<sup>th</sup> and the regular board meeting at 11:00 a.m.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor the meeting adjourned at 6:33 p.m.



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Signed by:  
  
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Secretary/Assistant Secretary

Signed by:  
  
5F58873323D84CB...  
Chairman/Vice Chairman