

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, September 17, 2025 at 12:00 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Richard Losco	Vesta/Amenity Services
Kevin McKendree	Vesta/Amenity Services
Kim Fatuch	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Ken Counsel	Vesta/Amenity Services
Lisa McCormick	Vesta/Amenity Services
Ryan Stillwell	District Engineer
Malcolm Santos	Yellowstone

The following is a summary of the discussions and actions taken at the September 17, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 12:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated I want to commend Yellowstone. I have never seen this place look so good.

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THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the August 20, 2025 Meeting**
- B. Financial Statements as of July 31, 2025**
- C. Check Register**

On MOTION by Mr. Baron seconded by Mr. White 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 maintenance report for August, copy of which was included in the agenda package.

B. District Engineer

Mr. Stillwell stated at last month's meeting Supervisor Maynard mentioned the stop sign that exists at the school. The county contacted us about that as well and we created an exhibit for the county, and they emailed that to FDOT to ask if we can install the stop signs.

C. District Counsel

Ms. Gentry stated just a reminder to do the ethics training by December 31st. I will resend the email of those links.

Mr. Stillwell left the meeting at this time.

D. District Manager

There being none, the next item followed.

E. General Manager – Monthly Amenity and Field Operations Report

Mr. Losco stated we have submitted the monthly amenity and field operations report for your review.

I would like to thank Supervisor Baron on initiating the RiverTown Community water conservation pilot program in partnership with JEA concerning water scheduling and conservation

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measures for the community. This has been communicated to the residents and a follow-up reminder will be sent to them within 30 days. Communication of the JEA will continue in the spring. In reviewing the usage data we track for the community, the total water usage in July and August decreased 6.36%, 2.06% respectfully from prior months. We will monitor with the new plot program now in place.

First Coast Trim Light has installed the permanent lighting at RiverHouse and we are looking forward to the addition of the lighting for the upcoming holiday season.

The pool renovation project will start Monday; we will shut the pool down Sunday and all the residents have been notified of the closure.

We have an item that was approved by CDD II and III at their meetings earlier in relation to adding surge protection at the RiverLodge for their pool equipment and AC units. We are proposing a request for funds and the estimate is \$12,200 of which the cost share for Rivers Edge would be \$4,331.

On MOTION by Mr. Cameron seconded by Mr. Baron with all in favor the cost share request for surge protection of the RiverLodge in the amount of \$4,331 was approved.

FIFTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommendation and Authorizing Staff to Issue a Request for Proposals for audit Services

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the audit committee's recommendation of the evaluation criteria was accepted, and staff was authorized to issue an RFP for audit services.

SIXTH ORDER OF BUSINESS

Consideration of Dolphin Backflow, Inc. Aged Invoice

Mr. Losco stated this is for an aged invoice that is past due. We did receive notification from JEA on October 31, 2024 for service to replace two backflow preventers. We approved the service on November 1st, and it was acknowledged by Dolphin Backflow that did the repairs. The last notice I received was August 14, 2025. This is a preferred vendor that we use for this type of

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service. This invoice is extremely late, there are no late fees or interest. I'm looking for approval to process the check.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the invoice in the amount of \$1,441,62 was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-11
Classifying Surplus Tangible Property and
Authorizing Disposition**

Ms. Gentry stated any time you dispose of tangible government property you need to classify it as surplus. If the value of the property you are disposing of is under \$5,000 you have a lot of options, you can throw it away, donate it, sell it to someone. This resolution is for lounge chairs and regular pool chairs at the RiverHouse pool area.

Mr. Baron asked is this still usable?

Mr. Losco stated there is no commercial value to it, it is all in pieces and we recommend salvaging it.

On MOTION by Mr. Baron seconded by Mr. White with all in favor Resolution 2025-11 was approved.

EIGHTH ORDER OF BUSINESS**Other Business**

Mr. White asked is there any feedback with regard to the sponsorship?

Ms. Fatuch stated I have three sponsors for a total of \$1,250, definitely less than anticipated and due to the low participation, I think it is best that we cancel the sponsorship program.

Mr. White stated with regard to the discussion of Flock system, there is a way you can opt out of being tracked and having your information stored, that would give residents the ability to not be tracked in the community.

Mr. deNagy stated I had a number of emails back and forth with Mr. Winter and one of his concerns is who has access to the system, who can view this data. Remember these are pictures of license plates. As I explained to him several times, we do not have a system in place, we don't have an administrative log in to go in and do any of this. Right now, St. Johns County Sheriff's Office can access the information if we give them access. We tell them, we have an issue go access this. I told him if he wanted the ability to remove his license plate I would have to create an

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administrative log in, which would open up the second part of his concern as to who has access. Staff has not opened an administrative account for this reason because we didn't want anyone to have access because this is a law enforcement tool.

On MOTION by Mr. Cameron seconded by Mr. Baron with all in favor an administrative log in to the flock system will not be initiated by this board.

NINTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Maynard stated all the repairs of the irrigation on Long Leaf Pine were done at no cost to the CDD. The contractor made all the repairs and everything should be functional.

TENTH ORDER OF BUSINESS**Audience Comments**

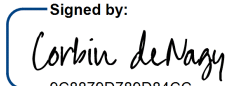
There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS**Next Scheduled Meeting – October 15, 2025 at 11:00 a.m. at the RiverTown Amenity Center**

Mr. deNagy stated the next meeting is scheduled for October 15, 2025 at 11:00 a.m. in the same location.

On MOTION by Mr. Baron seconded by Mr. White with all in favor the meeting adjourned at 12:27 p.m.

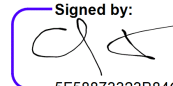
Signed by:



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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman