

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, October 15, 2025 at 11:00 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

Also present were:

Corbin deNagy	District Manager
Mary Grace Henley	District Counsel
Lauren Gentry	District Counsel by telephone
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
Garrett Cannady	Yellowstone

The following is a summary of the discussions and actions taken at the October 15, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 11:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Chambers stated I understand the board is engaged in the financial analysis of heating the lap pool at RiverHouse. I encourage you to continue that process. The lap pool is used every

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day in the summer. I also encourage you to consider the possibility for defraying some of the costs by collecting revenue from outside organizations for use of the pool.

Mr. McIntyre stated this portion of the audience comments is strictly for items on the agenda. Please review the agenda to see if your question or comment correlates with that if not at the end of the meeting there will be a second opening of the floor for all other comments or concerns that are not on the agenda.

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

- A. Minutes of the September 17, 2025 Audit Committee Meeting, Board of Supervisor Meeting and Special Joint Meeting**
- B. Financial Statements as of August 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**

Mr. Cannady reviewed the landscape update for September 2025, copy of which was included in the agenda package.

B. District Engineer

There being none, the next item followed.

C. District Counsel

Ms. Henley reminded the board to complete their required ethics training by December 31st.

D. District Manager – Discussion of the Fiscal Year Goals & Objectives

Mr. deNagy stated the goals and objectives are largely compliance based, and you have met those goals and objectives. This will be posted to the website.

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E. General Manager – Monthly Amenity and Field Operations Report

Mr. Losco stated we are seeking the board's approval to add another program called Creative Kids Mini Movers and it provides onsite fitness programs for 2–5-year-olds and will be from October 22nd to January 21st. The cost is \$290 per participant for each session, with a 10% revenue share to the District.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor district counsel was authorized to prepare a license agreement with Creative Kids Movement Network.

Mr. Losco stated the second program we are seeking the board's approval is called Bark to Bliss and it provides group dog training. They have various programs which include responsible dog ownership, it promotes safe, well-mannered dogs for our community. It will be a recurring event. It will be six-week sessions at \$175 per participant ,with 10% revenue share to the District.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor district counsel was authorized to prepare a license agreement with Bark to Bliss for one six-week course subject to coordination with Vesta.

Mr. Losco stated I want to have a discussion on RiverHouse renovations, it is a budgeted item for \$80,000. Chairman McIntyre has been appointed to help with options. We have started preliminary discussions with him to move forward. We will look for additional directives from the board. We will discuss the functionality of the facility, usage, possible contract involvement, theme of the décor, flooring, with a possible start date of January 26th. We will update the board at your November meeting.

FIFTH ORDER OF BUSINESS**Acceptance of the Fiscal Year 2024 Audit Report**

Mr. deNagy stated fiscal year 2024 audit was due June 30, 2025. We started the audit engagement process with your auditor in mid-March and as we approached June 30th, we were in constant contact with them asking for updates. We were met with the response that the delay was caused by staff turnover, and the firm was still working on it. This is a late audit, and we have

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been contacted by the accountability office with Florida Commerce, contact from JLAC inquiring about the delay in the financial report and your audit.

Ms. Henley stated we did send correspondence to JLAC explaining the delay. There is nothing we could have done.

Mr. deNagy stated at the last meeting the audit committee approved an auditor selection criteria and authorized staff to issue an RFP, and I anticipate we will have something back at the next meeting.

There were no prior year or current year audit findings or recommendations as it is a clean audit.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the fiscal year 2024 audit report was accepted.

SIXTH ORDER OF BUSINESS

Consideration of Amendment to Tri-Party Interlocal and Cost Share Agreement

Mr. deNagy stated this amendment to the tri-party interlocal and cost share agreement is something we discussed at the joint meeting last month. The old agreement mentioned Mattamy in place of Rivers Edge III. This amendment updates that and some of the exhibits that are included in this package along with the cost share methodology that has not changed except the terminology that went from landscape, irrigation, stormwater that is now grounds maintenance, that is more in line with the terminology used in the budget. There is also the allocation of ERUs we talked about at the joint meeting.

After this got added to the agenda, we looked at Exhibit C, which is additional improvements and is very similar to Composite Exhibit B. There are a couple things we want to add onto this map. We don't want you to approve this in substantial form, my preference is that we get this exhibit fully updated and have the boards review everything and approve it at the next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Maintenance Agreement for Splash Pad

Ms. Henley stated this is another item you talked about at the joint meeting. This is an initial draft that my office prepared. We have not sent this to Mattamy yet, we wanted to get board approval on the substance of the agreement before we did that. Once we send this to Mattamy if

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there are any changes we will bring it back to you and let you know what those were. This is to memorialize that Mattamy grants an easement for the CDD to go onto that property and maintain the splash pad and do what we need to do to be in conformity with our permits.

Mr. Baron asked what are the termination provisions?

Ms. Henley stated 30 days.

Mr. Baron asked can we change that to 90 days?

Ms. Henley stated we can try for 90 days.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the maintenance agreement for the splash pad with Mattamy Jacksonville, LLC was approved as amended.

EIGHTH ORDER OF BUSINESS

Consideration of Cost Share Requests

A. Painting of the RiverHouse Facility

Mr. Losco stated the first request is for painting the RiverHouse facility interior and exterior. This is an approved budget item for fiscal year 2026 in the amount of \$90,680. We are asking for additional funds due to the estimates being over budget.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the cost share request in the amount of \$98,984 for Investment Painting was approved.

B. Holiday Lighting & Decorations

Mr. Losco stated the second consideration for cost share request is for holiday lighting and decorations. We have obtained two estimates, one from Rivertown Holiday Experts for \$30,224.35 for all the lights, wreaths and garlands. The cost share would be \$10,729. We also had another vendor come in, Twinkle Nights and they came in at \$30,233.75 for all the lights, wreaths and garlands. Your cost share would be \$10,729. They also came in with a three-year agreement and that estimate came in at \$26,526.25. Your cost share would be \$9,416.82. Yellowstone Landscape will provide the Christmas Tree.

Ms. Henley stated to get the benefit of the pricing discount it is a three-year contract. You have to buy out the entire agreement if you terminate it. Usually, we do our own form of agreement. You can approve it subject to some other cancellation term that we can negotiate and

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if we can't reach that then we will have to bring it back, but November is getting close. What is your non-starter? We need to know what we can and cannot say yes to.

Mr. Baron stated in the past we have had contractors not perform and if the contractor fails you would be required to pay the full amount.

Ms. Henley stated the risk is if we can't reach an agreement on the cancellation term, then we don't have a holiday lighting agreement in time for the 2025 season.

Mr. Baron stated we will execute the first year with a contingency on some modification to the second and third year if the vendor fails we aren't paying anything for the second and third year. I think 50% of the following year is acceptable.

Ms. Henley stated we can take that direction.

Mr. Cameron left the room during this item.

On MOTION by Mr. McIntyre seconded by Mr. Baron with three in favor the three-year agreement with Twinkle Nights in the amount of \$9,416.82 was approved subject negotiation of the terms of cancellation.

C. Landscape Maintenance of Parcel 39, Phase 1 & 2

Mr. Losco stated the last consideration for cost share is for landscape maintenance services for Parcel 39, Phase 1 & 2 in the total amount of \$117,840 with Rivers Edge share being \$41,833.20.

Mr. Cameron rejoined the meeting during this item.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the cost share for landscape maintenance of Parcel 39, phase 1 & 2 in the amount of \$41,833.20 was approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Cameron stated Kevin and I were discussing the ponds because we had complaints. It looks like some of the pond problems are caused by the residents and their landscapers. A lot of

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the landscapers blow the grass down the drains. A resident who owns a landscape company blows his grass down an inlet that is nowhere close to anything Yellowstone maintains. The pond this drains into there is a tree and I would like to give Yellowstone permission to cut the tree down so the boat can get to that pond.

Mr. Baron stated we have access roads for these folks to get to the ponds.

Mr. McKendree stated that is the only access.

Mr. McIntyre asked can we check the easement to make sure there is no encroachment before we take on that expense?

Mr. Davidson stated we can work with the engineer to see if there are any other easements that are not blocked.

Mr. deNagy stated I want to go back to other business. Rivers Edge III and II had some residents come and talk about the Flock Security and asked those boards to put it on an agenda. I think the consensus of both boards was they didn't want it on their own specific agenda, they wanted to have a joint meeting since it affects all three districts. If the board is amenable we can look for a possible time to have a joint meeting where we can talk specifically about security, a large portion of which would be under a shade session as allowed by Florida law. We will get that set up.

ELEVENTH ORDER OF BUSINESS	Audience Comments
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A resident stated you heard me before I personally don't agree with the Flock system. I have taken on myself to reach out to our Facebook community, taken a poll of residents, many of whom would like to be here but couldn't because of the time. I really like security devices in our community, we want security. I don't believe the Flock system is the best system for our community. We are giving personal transportation data to a private company and they can do whatever they want with it. I think it presents a security risk and we should consider public comments on this and make a better decision about how to keep our community secure. I would love to work with people in our community to make a presentation.

A resident stated related to the cost involved with the Flock system. I would like to know the background and minutes you can point to where this was discussed. If that could be sent to me offline I would love to read up on that. The problem community understands the problems they have and the proposed solution.

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TWELTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 19, 2025
at 11:00 a.m. at the RiverTown Amenity
Center**

Mr. deNagy stated the next meeting is scheduled for November 19, 2025 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the meeting adjourned at 12:06 p.m.

Signed by:



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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman