

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, January 21, 2026 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

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 Landscape
Malcolm Santos	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the January 21, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

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Mr. Narvios stated I was the HalloCrawl Arbors host this year and I want to discuss briefly HalloCrawl. We got feedback from other hosts that all went well. One of the things that went well was the new stops, we had multiple votes on Facebook, a lot of people who attended were very happy with how the hosts did their stops. People enjoyed the wristbands and thought it was a lot more efficient. What didn't go well with the hosts was this year there were a lot more restrictions, they didn't like having to have event insurance, additional insure the CDD, put a deposit on CDD property. Overall, the consensus from the hosts was this event is no longer sustainable. It felt extremely large; a lot of the smaller stops ran out of supplies relatively quickly. 3,000 to 4,000 people attended. We are looking for a solution and would like to propose a solution to the board.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the November 19, 2025 Meeting**
- B. Financial Statements as of November 30, 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. Scuncio reviewed the landscape maintenance report for January.

Mr. deNagy stated a resident contacted Supervisor Baron with an issue of trash in one of the ponds and they sent a picture where they had collected a bunch of trash. I contacted Kevin.

Mr. McKendree stated we had people out there by the end of the week and our team also went out there and got what we could. Most of that trash was fireworks residue from New Years.

Mr. Baron stated I wanted to document it in the meeting minutes that we are taking positive action on it.

B. District Engineer

There being none, the next item followed.

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C. District Counsel

Ms. Gentry stated the legislative session started in Tallahassee last week and we are monitoring for any bills that affect special districts. I'm waiting for the latest report from our legislative folks. I don't have all the updates for you yet. We are tracking the bill to raise the sovereign immunity limits; it hasn't passed in years past, but we will continue to watch it. Also, they did file a bill again to get rid of annual performance goal reporting. We are also tracking the property tax reform efforts. I do get questions from people and I clarify to my districts that CDD assessments are non-ad valorem so they would not be affected by that effort.

D. District Manager

Mr. deNagy stated we would like to have a joint meeting with Rivers Edge II and III next month, February 18th. In the past we had a joint meeting at 10:00 a.m. There are two topics we would like to cover: One is security. We received a letter from the St. Johns County Sheriff's Office that said the off duty hourly rate is going to increase from \$65 an hour to \$80 an hour. The second item on that agenda would be to look at the landscape RFP. It is one big community and we share one bid. Once we have the scope finalized, we want to bring the boards together and make sure everyone is on the same page.

E. General Manager – Monthly Amenity and Field Operations Report

Mr. Losco stated we have submitted the monthly operations and pond reports for the board's review. I have one additional item for review and that is an update on the JEA pipe breaks that occurred December 11, 2025 with our reclaimed water system. We are confident that this occurred due to the new Rivertown booster pump station that went online to help address the low-pressure issues. They boosted too much pressure when they first dialed into the system and all three districts had problems with breakage within 30-minutes of that occurrence happening. We will file a claim for reimbursement of expenses with the City of Jacksonville risk management that handles claims for JEA. We have been working with Yellowstone Landscape, Malcolm Santos, for repairs to the piping and all 12 sites that were affected have been repaired. They are calculating the total cost of repairs at this time and we will submit supporting documentation to the City of Jacksonville to mitigate our damage. Yellowstone is going to offset their costs before we try for reimbursement by 15% of their cost of providing that service for us.

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Our next billing cycle with JEA will reflect the usage of reclaimed water after the pipe breaks and we will be able to quantify the overage of water bill with the cost analysis that we are going to put together for reimbursement, and we will calculate reimbursement as such. We will submit for the repairs and also any over billing for water.

Mr. Baron stated I will take this one on if the board is okay with it as far as the input and any meeting follow-ups that we have to go to the city. We worked with them beforehand and they let us know when the station was coming on but they also said we would not see any change. They have data they have been collecting and we can ask for that data before we submit our report.

FIFTH ORDER OF BUSINESS

Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2025 Audit.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2025 audit was ratified.

SIXTH ORDER OF BUSINESS

Discussion of the Rivers Edge Club Policies and Procedures

Mr. Losco stated the residents club program was created to promote activities for the residents of Rivertown for enjoyment and socialization in the community. There is 100% resident participation in the clubs. We do not charge fees from the district for use of the facility. Currently we have 12 clubs listed and all their usages are different in scope. Kim Fatuch does annual reviews for all clubs and their status and we are trying to finalize the \$80,000 renovation project for the RiverHouse to begin this year. We are seeking discussion and directive from you in relation to a possible fee to the clubs to offset wear and tear of the facility, which includes supplies, etc. That does offset the maintenance and operational expenses and trying to reduce exposure for the district property and facilities. Options include not doing anything, charging a flat rate per club or per person rate per club, sliding scale, etc. We are open for discussion of fees, policy and procedure language.

The board and staff discussed equitably distributing fees, and setting fee tiers based on factors such as actual usage or frequency, number of members of each club, and type of use. The board also discussed concerns with clubs using the RiverHouse as storage facility for equipment and supplies. The board directed that any equipment that clubs bring to their meetings must be

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removed upon conclusion of the meeting. Any fees will be set at a public hearing. Staff will bring back recommendations to the next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Setting a Public Hearing to Adopt Rental rates

Ms. Gentry stated we don't necessarily need action on this today. I think Vesta had a few different rates that they wanted to discuss and get the board's temperature on including rates for the clubs to use the facilities and other usage of the facilities.

Ms. Fatuch stated it would be an \$80,000 renovation of this area and we wanted to make sure the rental you are offering to residents only match the money they are putting into this renovation. We also received numerous requests for wedding receptions. It is not a wedding reception venue. Would you be open to a separate fee for an all-day rental? Currently the rentals are timing out to 4:00 p.m. for the first window and 5:00 to 11:00 for the second window. Pretty much every weekend is booked out with four bookings.

Mr. McIntyre stated I'm not opposed to it, but it is subject to first-come, first-served and the laws of scarcity. If they are going to take a whole day the price needs to reflect the scarcity of the space and there should probably be a little higher fee.

Mr. Baron stated this was built for the residents, not a single family to host outside activities and not use it as a community type event.

The discussion continued with comparable rental rate, availability of parking in summer, seasonal rental differences, and off season rentals. Staff will bring back recommendations to a future meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Instructing the St. Johns County Supervisor of Elections to Conduct the District's 2026 General Election

Ms. Gentry stated we will have two seats up for election this year. Seat 2 which is Scott Maynard and seat 4, which is Mac McIntyre. The seats are elected through the Supervisor of Elections, and we adopt this resolution to formally request the Supervisor of Elections to commence that process. The resolution also contains a notice of the qualifying period, which the district would publish and is June 8th to June 12th.

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On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor Resolution 2026-03 was approved.

NINTH ORDER OF BUSINESS**Discussion of Preliminary Draft of Landscape RFP**

Mr. deNagy stated we don't have the scope finalized yet in this agenda package. I have worked with Vesta over the last couple of months trying to finetune some details before we bring it before the boards, but ultimately it makes more sense to have all three boards together to discuss and make sure we are all on the same page.

The next item was taken out of order from the agenda.

TWELFTH ORDER OF BUSINESS**Discussion of the HalloCrawl Event**

Mr. McIntyre stated HallowCrawl has been a bone of contention for many years with residents complaining to us about the noise, about non-pickup of trash and the facilities not being left as they should be and our public spaces being turned into bars and everything else. This past year has become untenable, and I would like to prohibit any HalloCrawl activities on CDD 1 properties. It has gotten too big; it was supposed to be 3,000 armbands and that went out the window because we ended up with about 1,200 additional people. We had people bringing golf carts from other neighborhoods into our neighborhood, and we still have people posting in other neighborhoods to come here. It has become too big and is unsustainable. Streets have been blocked and residents can't get home and instead of the crowd dispersing they surround the car and it can't move. If CDD II and III want to host it, that is fine, but my position is it is time to come to an end on CDD I property.

Mr. Baron stated if they want a block party, they can fill out a permit with St. Johns County for closing the road to have the party and it is a St. Johns County issue and not a CDD issue.

Mr. Cameron stated I have seen golf carts come in the neighborhood that I have never see before and they were unable to get their golf cart away from the curb without hitting the golf cart in front of them. I live across from the park and there was not enough parking for them, so they parked in the park.

Ms. Gentry stated unless the board grants a permitted permission for someone to use your property in some way that is different than just what is permitted under the amenity rules, that

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special use is not permitted. We had a lot of discussion leading up to last year's event, the board recognized that this is a valued community event, but we have to balance the liability of these activities taking place on property that the district owns. Our insurance carrier recommended that we not allow any use of our property last year. We came up with waivers, insurance, deposit to try to minimize liability but our insurance carrier advised not to do it at all. The one thing they said could mitigate the risk was if there was one central LLC or non-profit that was responsible for the whole event and get one overarching event insurance policy. Our insurance carrier would be much more comfortable if that was the case.

A resident stated we will go down the way of getting an LLC route and have a multi-million insurance policy, but we would need your approval first.

Mr. McIntyre stated my stance isn't going to change. We have been dealing with this for five years and we have stretched our position to accommodate but as of this past event, we are past that. We have allowed different approaches to corral the intake and none of it seems to work. At this point we need to be fair to the other residents who don't want to participate, that don't want the hassle and free up our liability.

Mr. Baron stated I suggest they make an agreement with St. Johns County on St. Johns County roads. You would have a permit on the individual for that event and still have to work with St. Johns County on the alcohol piece.

Mr. McIntyre asked do we need a motion?

Mr. deNagy stated they probably don't have all the information they need right now. They will come back with a request and you can approve or deny it at that point.

Ms. Gentry stated just to clarify for the record, what we are discussing today is only CDD property. What people do in their own driveways or lawns is not affected by whatever the board decides.

Mr. McIntyre left the meeting at this time.

TENTH ORDER OF BUSINESS

Discussion of License Agreement Renewals

Mr. Losco stated we have two license agreements that are up for renewal, one is with St. Johns Enrichment, the home school program at RiverHouse and the other is with RiverTown Riptides Swim Team. These license agreements were created for the benefit of RiverTown residents. There are no charge fees from the district for the use of this facility. The majority of

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the participants are RiverTown residents for both programs. A non-resident fee is applicable to the RiverTown Rip Tides Swim Team. All participants in the home-schooling program are charged a fee by St. Johns Enrichment, LLC. They are a for-profit entity. We are looking for direction with regard to a possible fee for these license agreements to offset rising costs of maintaining district property and facilities, which include wear and tear of the facilities, supplies, chemicals for the pool, etc.

Mr. Maynard asked is the home school using this room?

Ms. Fatuch stated they use the entire area, this room, grassy area down in the park. She has over 60 kids and they are everywhere.

Mr. Cameron stated the Enrichment program she runs is profit making. There are school taxes that gives stipends to the parents for the Enrichment program. I'm paying school taxes that goes to a profit-making organization. If it were non-profit that may be different. The kids mark up the sidewalks with chalk and our team is pressure washing the sidewalks. That is beyond wear and tear.

Ms. Fatuch stated the average cost for each student in her class is \$250 a month and she has over 60 kids in this class, so she is making money by using this as her home base and not giving anything back to the district.

Ms. Gentry stated the structure of this, they don't fall under our club framework, they don't fall under a typical rental because it is something that a profit is generated from. This operates under a license agreement, which means that the district has decided that it is a benefit to residents to have this sort of thing available here where they live. But since it is under a contract, we do have the ability to set whatever contractual terms we think are reasonable. I have districts that charge the swim team, or they charge whatever is operating there a fee to offset wear and tear and that sort of thing.

Mr. Baron stated for others we charge a 10% fee and in my mind, it is a 10% fee that will be imposed on the group.

Mr. Cameron stated I agree with that. I'm not changing any standard it is what we do for everyone else.

Mr. Losco stated the Riptide Swim Team is a non-profit, that is a different classification.

Mr. Baron stated you did mention that there are a few on the swim team who are non-residents and we should be charging them 10% so that we are fair and equitable.

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Mr. Losco stated unfortunately the non-resident fee goes to the organization, not the district.

Mr. Baron stated I understand but ask them to break it out and say 10% is now imposed as part of your updated contract.

Ms. Gentry stated we are looking for feedback before we update the agreements and notify the vendors, and bring those back to your next meeting agenda for formal approval and in the meantime if the vendors say that is not tenable, we will have that information for the board as well.

Mr. Davidson stated the goal was to get feedback before we approach the two vendors.

ELEVENTH ORDER OF BUSINESS Consideration of Cost Share Request for Palm Tree Boot Trimming

Mr. Losco stated this is a request for palm tree boot trimming at the amenity centers. It is a non-budgeted item, and this maintenance has never been performed on the palm trees. The vendor would be Yellowstone Landscape, the total proposed compensation would be \$27,525 and for district 1 the total amount after all allocations would be \$9,771.38, which is 35.5% of the total.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the cost share request for palm tree boot trimming in the amount of \$9,771.38 for Rivers Edge was approved.

TWELFTH ORDER OF BUSINESS Discussion of the HalloCrawl Event

This item taken earlier in the meeting.

THIRTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisors' Requests

Mr. Maynard stated I want to thank everybody for all the holiday events. I came to multiple events and they were all great.

FIFTEENTH ORDER OF BUSINESS Audience Comments

Ms. Fowler stated I am lifestyle for Watersong and I'm very involved in the HalloCrawl. I would like to have the HalloCrawl to come back on next month's agenda. I think we can do

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something that can bring it back to what it was and keep it safe for the CDD. It will most likely happen whether we try to stop it or not. I would like to talk about it at all three CDDs if possible.

As a homeowner who rents out this building a lot, I appreciate the current pricing. I do think it is too low. As a homeowner I would pay \$400 to rent this place. If you do full day rentals limit how many you do because residents will take the whole day every day.

Mr. Reid stated I'm not a particular fan of the Hallocrawl but a lot of my friends are. Since you are having a meeting next month with all three districts maybe we should put it on the agenda and have him make a presentation. The vast majority of this is Watersong.

Mr. Baron stated I understand, but is CDD II open to having it hosted on their property? Is that what you are saying? CDD II should be open to the idea of having it on CDD II property, which currently the board members are against. To push it back on CDD I means that you should be open to it. If we are going to have it then CDD board members as a joint have to have that discussion first. If the joint members say no, then we still stand on that same position. Not because it has been done in the past here on CDD I but from a forward perspective on all three boards the answer is no.

Mr. Reid stated last year district counsel gave us several options, one of which was forming an LLC with insurance that we didn't do. If that option is available to us this year, I think at the very least we should go for that. I'm asking that you place it on the agenda. If he comes over and mimics what district counsel says was attemptable, last year we voted no because nobody fulfilled the requirements outlined by the attorney.

Mr. Baron asked can you put it on the CDD II agenda first before CDD I has that discussion?

Mr. deNagy asked do you think you could have a proposal with all your information prior to that meeting?

Mr. Narvios stated yes.

Mr. deNagy stated I need it one week prior so we can put it in the agenda package.

Ms. Gentry stated if we are doing landscape RFP and security at the joint meeting in February we may not be able to get to that item in time, but we can add it as discussion topic for District II once we have a proposal. I recommend that in the beginning stages you talk to some insurance companies and find out what it would take from them to offer you that insurance policy.

Mr. Reid stated I will put it on my agenda first.

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SIXTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – February 18, 2026
at 11:00 a.m. at the RiverTown Amenity
Center**

Mr. deNagy stated the next meeting is scheduled for February 18, 2026. We will have the joint meeting at 10:00 a.m. and our regular meeting at 11:00 a.m.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the meeting adjourned at 12:20 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman