

**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, **November 19, 2025** at 11:18 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Mac McIntyre	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
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
Malcolm Santos	Yellowstone
Garrett Canady	Yellowstone

The following is a summary of the discussions and actions taken at the November 19, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 11:18 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

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C. District Counsel

Ms. Gentry stated I will remind you again of the ethics training requirements. If you haven't completed those already you have a little bit of time. If you need me to send the links to your email I will be happy to do that.

Just a preview of an item that district II will be working on, we were notified that Mattamy is going to be pursuing a boundary amendment to shrink the size of district II and take out some land that is not yet ready to be developed. We don't have a lot of details; they have engaged outside counsel for that, just recognizing that our firm represents all three districts and everybody is likely to have questions so we don't have conflicts with this. The district II board will be discussing that at their meeting today and if they see fit, approving a funding agreement to make sure that the district doesn't incur any expenses involved in processing that request. Once that is approved Corbin and I can look into answers to some of the questions that we anticipate all three boards will have about this.

D. District Manager

Mr. deNagy stated I did want to make the board aware that St. Johns County did refund some money to the district in the amount of \$44,059.32. The tax collector took in more than they spent as part of the 2% uniform tax collection method we take advantage of. There were additional funds and they returned those to the district. \$26,794.75 went to your general fund.

It didn't make it in the agenda package and I apologize but in front of you we have an invoice from Yellowstone, invoice 928152 dated June 3, 2025. In anticipation of the fiscal year closeout Jason reached out to Yellowstone and asked them to do an audit and make sure they had all their invoices in. Through that process we got a number of invoices that were either outstanding or not been received. We have since cleaned up some of those other items, which had not been received and had to cancel and reissue some checks. We did have one invoice that was beyond the 120-day threshold and according to your policy we have to come to the board for approval. I attached to this a notification that any vendor that comes to the district they acknowledge that if you come after 120 days the board can deny this. They did sign this in 2024 and this is for discussion, if you would like to approve this we can pay this bill if not we can kick it to the next agenda and have it as an actual agenda item.

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On MOTION by Mr. Baron seconded by Mr. white with all in favor the aged invoice 928152 from Yellowstone was approved.

Mr. Cameron asked in the future if we approve it could we take a percentage off?

Ms. Gentry stated there is nothing in the procedures that would allow for taking a fine or something like that. I know there have been discussions with Yellowstone’s back office and hopefully they understand now the importance of getting these in timely.

Mr. McIntyre stated we have been dealing with this for a little bit and there comes a point that we have to stand on our word. We appreciate everything they do; however, this is one in a string of late invoices. In 2025 we need to hold a firmer footing with these types of things.

Mr. Baron stated go back to your staff and tell them that in 2026 if it is late expect it to be denied. Be sure your accounting people are watching.

Mr. Canady stated we understand what you are saying. We have a new billing system in our branch now and things are getting better.

E. General Manager – Monthly Amenity and Field Operations Report

Mr. Losco stated the monthly operations report was included in the agenda package. In relation to the water for district 1 the total water usage for the district was down 16.08% for the 64 meters currently in place. We did detect approximately 13 meters with material variances of which were corroborated by a main line break and maintenance and repair of approximately 12 sprinkler heads that are now repaired. I want to thank Malcolm Santos with Yellowstone Landscape; he was on top of these repairs and he keeps our community beautiful.

Ms. Fatuch gave an overview of the upcoming holiday events and discussed the use of space and club policy that will be put on the next agenda

FIFTH ORDER OF BUSINESS

Acceptance of Audit Committee’s Recommendation

On MOTION by Mr. McIntyre seconded by Mr. White with all in favor the Recommendation of the Audit Committee ranking of Grau & Associates no. 1 with 95 points and Berger Toombs no. 2 with 87 points was accepted.

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SIXTH ORDER OF BUSINESS

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

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the amendment to the tri-party interlocal and cost share agreement was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Cost Share Requests

A. Pool Deck Furniture

On MOTION by Mr. Baron seconded by Mr. White with all in favor the cost share request for the pool deck furniture in the amount of \$8,721.68 was approved.

B. Welcome Center Fountain Replacement

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the water fountain at the welcome center will be eliminated.

C. Sternwheel Park Benches

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the cost share request for the Sternwheel Park benches from Southern Recreation in the amount of \$4,213.85 was approved.

D. Maintenance Vehicle Replacement

Mr. Losco stated the last item is consideration of the maintenance vehicle replacement. This is a budgeted item for fiscal year 2026 in the amount of \$165,000. After reviewing the growth of the service area in the upcoming years it was calculated that we could possibly use two vehicles, which would be sufficient for the coverage in the community. We also looked at we have an area under development with possibly 3,000 homes. We are working with five maintenance personnel with Vesta Property including two janitorial employees. Many of these employees are using their personal vehicles to reach multiple locations on a daily basis to make sure the community is serviced properly.

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in hand so it was like they were sandbagging the situation. It is concerning for me when we are looking to have a partnership. There was an altercation that broke out at the end of the evening, not on CDD property and involved two homeowner groups. I heard from numerous neighbors that wristbands were not being validated at the stops both on CDD property and not on CDD property. I suggest we continue to hold our position on CDD property usage or look at a major change in the partnership that has been going on for the past couple of years.

Mr. McIntyre stated this was going to be an item on the agenda next month about Hallow Crawl moving forward. Based on what you have said and other observations I have a list of things that extenuates the menace it has become and will continue with about 70% of the participants being non-residents.

TWELFTH ORDER OF BUSINESS Audience Comments

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – December 17, 2025
at 11:00 a.m. at the RiverTown Amenity
Center**

Mr. deNagy stated the next meeting will be held December 17, 2025 at 11:00 a.m. in the same location. I do like to ask the board if you want to hold this meeting.

Mr. McIntyre asked is there anything critical that needs attention?

Mr. deNagy stated not that I'm aware of right now. We can leave it on the schedule for now and as we get closer to the timeline and if it is a light agenda we can cancel.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the meeting adjourned at 12:36 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

5F58873323B84CB...
Chairman/Vice Chairman