

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, February 18, 2026 at 11:56 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
Christopher White	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel by telephone
Mary Grace Henley	District Counsel
Richard Losco	Vesta/General Manager
Jeff Mason	District Engineer
Jason Davidson	Vesta/Regional Manager
Kevin McKendree	Vesta/Field Operations
Kim Fatuch	Vesta/Assistant General Manager
Lisa McCormick	Vesta/Amenity Services
Mike Scuncio	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Lindsay Whelan	Kutak Rock by telephone

The following is a summary of the discussions and actions taken at the February 18, 2026 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 11:56 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

February 18, 2026

Rivers Edge CDD

Ms. Duff spoke on behalf of and in support of the RiverTown RipTides and was not in favor of the proposed 10% revenue share back to the district, but in favor of a flat rate.

Ms. Geoghagan stated I run the homeschool program on Thursdays and have used the facility the last four years, roughly 23 times per year with 200 families enrolled. If we raise the tuition to include the 10% it will price families out of the program but there should be an agreed rate such as \$1,000 to use the facility.

The next item taken out of order

**NINTH ORDER OF BUSINESS**

**Consideration of License Agreements**

Ms. Fatuch stated as both residents stated all our vendors provide 10% back to the district. Every program we have is meant for RiverTown residents only, these programs are no different. These two programs have the highest capacity of residents utilizing the amenities at one time. We felt it is only right to impose this on these two large programs. The RiverHouse has been used and abused, and we will bring options to you to refurbish in the next couple of meetings. There are 60+ kids in here every Thursday and four teachers, unfortunately teachers can only keep their eyes on so many at a time. It is only fair that they pay back in so that residents aren't incurring all the costs of the upkeep.

After discussion of parents receiving a stipend from the state, wear and tear of the facility, fairness, charging a flat rate, some areas out of bounds of children, amount of usage, difference between non-profit organization and for-profit organization, what other special districts charge, what if anything has been paid in the past, the fact that a rental would be \$150 per class that includes cleanup fees, the board took the following actions.

**A. RiverTown RipTides Swim Team**

On MOTION by Mr. Baron seconded by Mr. McIntyre with four in favor and Mr. Maynard opposed the license agreement with the RiverTown RipTides Swim team, a 501(c) non-profit organization, was approved with a flat rate of \$1,500 for one year to be reevaluated each subsequent year.

**B. Saint Johns Enrichment**

February 18, 2026

Rivers Edge CDD

Mr. Baron moved to approve the agreement with a 10% payment to the district and there being no second the motion died for lack of a second.

On MOTION by Mr. Maynard seconded by Mr. White with all in favor the St. Johns Enrichment homeschool program will be charged \$2,500 for the school period of August 1<sup>st</sup> to July 31<sup>st</sup> to be reevaluated each subsequent year.

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes of the January 21, 2026 Meeting**
- B. Financial Statements as of December 31, 2025**
- C. Year End Financial Statements as of September 30, 2025**
- D. 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 gave an overview of the landscape maintenance report, copy of which was included in the agenda package.

**B. District Engineer**

Mr. Mason stated Main Street their connection to Greenbriar is in the final stages of approval with the county for opening. Through correspondence the county and DOT have agreed to add a stop sign at Grand Bridge and Rivertown Main Street. That is the county’s responsibility, and I do not know the timing on that.

Mr. Cameron stated the county put the speed limit on that road at 30 mph instead of 25 mph.

Mr. Mason stated yes.

**C. District Counsel**

February 18, 2026

Rivers Edge CDD

Ms. Henley stated Lauren sent around the first of our quarterly ethics training reminder emails. We did find a new free training; it is still four hours.

#### **D. District Manager – Rates for FY 2027**

Mr. deNagy stated I sent you a letter the other day about the GMS fees, which is a requirement in our contract to bring before the board. The approved fees for district management budget are \$56,040 and the proposed fees for fiscal year 2027 are \$59,400, a \$3,360 annual increase. I do want to point out that the district management line is not just me sitting here at the meeting, there is a team of people who work behind the scenes that you don't see. You have accounts payable, accountant, recording secretary, and an assessment roll administrator. The other proposed fees for fiscal year 2027 are \$6,200 for assessment roll administration, \$7,415 for dissemination agent, \$3,500 for information technology, and \$1,825 for website maintenance. Website maintenance and information technology are more direct costs.

On MOTION by Mr. Cameron seconded by Mr. McIntyre with all in favor the increase in management fees was approved.
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#### **E. General Manager – Monthly Amenity, Field Operations and Pond Reports**

Mr. Losco stated we have submitted the monthly amenity, field operations and pond reports.

We have one additional item for discussion for an update, regarding the JEA mainline pipe breaks that first occurred on December 11, 2025, with the reclaimed water system. Twelve sites were affected. We had a second occurrence on January 22, 2026, with 16 breaks within a 30-minute window and were randomly scattered throughout the entire community in Watersong, The Shores and Shearwater Cross. I have been working with JEA and they have acknowledged the occurrences are due to the JEA operational issues with the pressure and will help us navigate through the City of Jacksonville risk management group for reimbursement.

We were concerned with the usage of the reclaimed water after the pipe breaks and quantified that our total water expense in the month of December 2025 was down 48% from the prior month and down 12% for the three-month period.

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Rivers Edge CDD

**FIFTH ORDER OF BUSINESS**

**Discussion of the Rivers Edge Club Policies and Procedures, Consideration of Resolution 2026-02 Setting a Public Hearing to Adopt Rental Rates**

This item was tabled.

**SIXTH ORDER OF BUSINESS**

**Discussion of Policy for Use of District Vehicles**

Mr. deNagy stated this is a one-page document for staff to follow. Supervisor Baron had requested to have something down on paper for the two district vehicles. A lot of this has been pulled from different municipalities. With no objection or feedback, the next order of business was taken.

**SEVENTH ORDER OF BUSINESS**

**Discussion of FY27 Capital Project**

Mr. deNagy stated this is a brief overview of your capital projects and is the first step in looking at our budget. I anticipate having budget priorities at your April meeting, finalize some of these things so we will have the high-water mark in the proposed budget in May.

Mr. Cameron stated I would like to add tennis and pickleball courts to the capital projects list.

Mr. Baron stated I will work with staff on the capital project list so there are no peaks and valleys in the budget.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Cost Share Requests**

**A. RiverHouse Lap Pool Race Lane Dividers**

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share request in the amount of \$3,056.55 was approved.

**B. Mulching for All Three CDDs**

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the cost share request in the amount of \$59,646.48 was approved.

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On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the cost share request for District II in the amount of \$24,972.25 was accepted.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the cost share request for District III in the amount of \$62,608.04 was accepted.

**NINTH ORDER OF BUSINESS**

**Consideration of License Agreements**

**C. RiverTown RipTides Swim Team**

This item was taken earlier in the meeting.

**D. Saint Johns Enrichment**

This item was taken earlier in the meeting.

**TENTH ORDER OF BUSINESS**

**Consideration of Mattamy Request for Conveyance of Portion of Offsite Stormwater Pond**

Ms. Henley stated Mattamy is in the process of finding a buyer for a commercial parcel adjacent to the district. There is a stormwater pond that the district owns and maintains that has an offshoot that is partially outside the district’s boundaries. Mattamy is requesting that little offshoot portion be transferred to them so they can fill it in for access to the commercial parcel. We request that you authorize us to prepare a funding agreement with Mattamy so they will fund the costs of our work on this.

Mr. Maynard asked how much do they propose to pay for that strip of land?

Ms. Henley stated to my knowledge no offer has been made.

Mr. Baron stated it is a landlocked piece of property and the residents behind that property are upset that a commercial piece is going to be developed. It is a commercial similar to what is north of RiverTown and could be anything from shopping centers to housing. If it goes into housing, we are exasperating a situation within the community that we are saying you can’t use our facilities even though you are located next door to it. I am going to oppose this.

Mr. Cameron stated I would like to see in the agreement that it is not for housing and I’m concerned about the amount of water going into that pond.

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Mr. Mason stated the lake as designed now supports the property already approved and included from a stormwater treatment perspective. Mattamy does own the property to the south of the lake it is in conservation, that is an option for them to get access to the site as well as through the pond; it is all about timing.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with four in favor and Mr. Baron opposed staff was authorized to prepare a funding agreement with Mattamy and along with the engineer to move forward with communication and information gathering on this item.

**ELEVENTH ORDER OF BUSINESS                      Consideration of Request to Amend Boundaries of the CDD**

Ms. Henley advised that the agenda package included both a draft funding agreement and a resolution approving the proposed boundary amendment. The funding agreement means that Mattamy will fund the District Counsel and District Engineering fees associated with information gathering and working with Mattamy during this process. Ms. Whalen outlined the proposed boundary amendment and will bring back more specific information to the next meeting for the Board to reconsider the resolution consenting to the boundary amendment.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor staff was authorized to finalize the funding agreement for the boundary amendment.

**TWELFTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS                      Supervisors' Requests**

Mr. White asked is there an update on the cost of the pool heater?

Mr. McKendree stated we don't have an actual cost breakdown and will update you at the next meeting.

**FOURTEENTH ORDER OF BUSINESS                      Audience Comments**

February 18, 2026

Rivers Edge CDD

A resident stated at the RiverHouse there is an issue with e-bikes in the soccer field, and basketball court. Can you get that on the agenda for next time?

Mr. Baron stated there was a discussion on CDD II and III.

Ms. Henley stated the District’s jurisdiction over e-bikes is limited to its own property, and if someone damages District property, we can pursue them for the cost of that damage and suspend amenity privileges. The district has no jurisdiction to enforce traffic so we cannot penalize for traffic violations.

**FIFTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – March 18, 2026 at 5:00 p.m. at the RiverTown Amenity Center**

Mr. deNagy stated the next meeting is scheduled to be held March 18, 2026 at 5:00 p.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the meeting adjourned at 1:51 p.m.

Signed by:  
  
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Secretary/Assistant Secretary

Signed by:  
  
5F58873323584CB...  
Chairman/Vice Chairman