

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, March 18, 2026 at 5:02 p.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
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Assistant General Manager, Vesta
Stacy Moseley	Kompan, Inc.

Several residents	
Christian Narvios	Hallow-Crawl Host
Roxanne Duer	Hallow-Crawl Host

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 5:02 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

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**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes of the February 18, 2026 Board of Supervisors Meeting and Joint Meeting**
- B. Financial Statements as of January 31, 2026**
- 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**

A copy of the landscape update for March was included in the agenda package.

**B. District Engineer**

Mr. Mason stated the stop sign at Grand Ridge, I had communications with the county they requested us to submit a request to add a stop sign and stop bar there and remove some of the pedestrian crossing signs that were originally installed. We will move forward on that proposal and provide that to the board.

We did get county sign-off this morning on the last leg of RiverTown Main Street and Greenbriar and there was a maintenance repair that was completed this morning. That will probably be open in the next week. They will coordinate that with the county.

**C. District Counsel**

Ms. Gentry stated the regular legislative session did end in Tallahassee last Friday, though they extended for a special session so they can finish the budget. They finished their regular bills that have now been sent to the governor to be signed into law. Be on the lookout for the final newsletter summarizing everything that passed. The CDD resident supervisor recall process did pass and that establishes a new procedure where residents can file to have a resident supervisor removed for different types of misconduct. The bill was revised to be a little fairer, a little more reasonable in those processes because you are removing an elected official so there needs to be a lot of safeguards in place. Hopefully, this board never sees that happen, but we will be tracking

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that closely. It is sure to cause some shakeups in the CDD world. For the first time in many years there was an increase to the sovereign immunity limits that passed. It increased from \$200,000 to \$350,000 per person and \$300,000 to \$500,000 per occurrence. We will be monitoring to see if that has any effect on your insurance premiums. Egis sent out some communication and they haven't finalized anything yet, but we will keep an eye on that and incorporate any adjustments to your budget for the upcoming fiscal year. Another bill that passed is a requirement that local governments accept credit card payments and have an option for online electronic payment by January 1, 2027. That only applies to things like your rental fees and things like that; CDD assessments will still be collected on the tax roll. There was an e-bike bill that passed but it was a lot more limited than what a lot of people wanted to see. They established a speed limit for when riders are passing pedestrians. It also created a task force that will be collecting safety data, crash data and reporting back to the legislature.

#### **D. District Manager**

##### **1. Discussion of Joint Meeting in April**

##### **2. Update on Landscape RFP**

Mr. deNagy stated what we should have talked about in our last joint meeting was whether we were going to have a joint meeting in April to review your landscape RFP documents. The ad was published on March 4<sup>th</sup> with materials available on March 6<sup>th</sup>. I received bid requests from eight different vendors. We have been communicating with them. We will have a mandatory pre-bid meeting next week and the deadline for proposals due is April 6<sup>th</sup>. We will have that bid opening that board members are not required to attend, the bidders turn in an envelope and we open the bid and read it into the record. We are shooting for the next meeting for April 15<sup>th</sup> at 10 a.m. if that is amenable to the board. Both Rivers Edge II and III will be available to have that joint discussion to go over the RFP. Does that work with your schedules?

With no objections from the Board, Mr. deNagy stated we will get that scheduled for April 15<sup>th</sup> at 10:00 a.m.

A number of residents reached out about e-bikes, we do have a roving patrol report, and it says they contacted a 15-year-old juvenile operating an illegal e-bike. He and his father were educated on the law. Another report was a sighting of someone on an e-moto traveling on Rivertown Main approximately 60 mph and fled down a cart path between neighborhoods.

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The St. Johns County roving patrol were unable to do anything even with the limitations they have. We are doing everything we can.

**E. General Manager – Monthly Amenity, Field Operations and Pond Reports**

A copy of the general manager’s report was included in the agenda package.

The next item was taken out of order.

**Cost Share Request for The Groves Playground Equipment**

Ms. Moseley and Ms. Fatuch reviewed the three options for playground equipment for the Groves at RiverTown.

After the presentation staff was directed to obtain more proposals for playground equipment comparable to the Trail option provided by Kompan.

**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**

Ms. Gentry stated Vesta was recommending a club annual fee to help offset some of the costs and wear and tear on the facilities. The resolution sets a public hearing at your May meeting on those proposed annual fees. Exhibit A is the proposed fee, \$150 per year per club. Kim has suggested an exemption for clubs with fewer than 15 members. This would set a cap on the dollar amount and at the public hearing if you decide to adopt a lower fee you can do that, but you couldn’t adopt a higher fee. At the hearing you can decide to impose an exemption or not.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2026-02 was approved.

Ms. Gentry stated I provided a redline of what the policies would look like incorporating the \$150 fee if it is adopted. We also included language that the board requested about not using CDD facilities for storage of equipment or supplies.

If you read through these and see anything else you would like to revisit or discuss or change, please reach out to me and I can work on that so that we can present everything in one package when you come back for that hearing.

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## **SIXTH ORDER OF BUSINESS**

### **Discussion of FY27 Capital Projects**

Mr. deNagy stated next is discussion of fiscal year 2027 capital projects to see if there is anything you want to talk about.

Mr. Baron stated I want to make sure the board members know this is not the final, it is proposed and it can always be deferred to future years.

Mr. deNagy stated one of the things I wanted to come down on was the number of times we came back to you and asked for approval of a cost share request. I was working towards getting these things approved in advance and baking them into your budget. If I can get all three boards to approve their capital projects, they are all together and broken out by the cost share amount then you will have approved those cost share items, and I don't have to come back to you later and bring another form to approve.

Ms. Gentry stated you would still consider the proposals and bids for each of your projects; it wouldn't be final until you approved a bid for it.

Mr. Cameron stated we are in the midst of negotiating with Mattamy on filling in part of the lake in the front. Can we put this filtration pump at the main entrance in a request for them to fund that?

Ms. Gentry stated I think everything is on the table.

Mr. Cameron stated that is one thing I would like to see.

Ms. Gentry stated that would be subject to the board to decide what type of compensation you want to ask for it.

Mr. Cameron stated that would be an idea to reduce it by \$100,000 possibly. The \$30,000 I asked for the pickleball court, we will need a civil hydraulic engineer for the dock. Is the dock in here someplace?

Mr. deNagy stated yes.

Mr. Maynard stated I know we recently had damage on the basketball courts by e-bikes on the courts. Would fencing around those courts help with any of that?

Mr. McKendree stated yes.

Mr. Maynard asked is that something we would like to consider adding or getting bids?

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Mr. McIntyre stated the fencing would not stop them from taking their bikes onto the courts, but it would stop them from starting on the far end running across and jumping dirt berms. It would eliminate some of the shenanigans but not all and some deterrent is better than none.

Mr. Baron asked does that set us up for having key card access?

Mr. McIntyre stated that would be fantastic.

Ms. Fatuch stated electric is not the problem at the basketball courts, it is the feeder that would have to feed from that to the base over here that houses the access card system.

Mr. Davidson stated you have two options; we can bore from there to the panel, which is expensive. The other option is the same as with the dog parks with actual climate control box that is extremely costly as well, but we can reach out to our vendor to give you an idea of what that looks like.

Mr. Maynard stated I suggest we add fencing all around.

Mr. McIntyre asked did we come to a conclusion about the additional lighting?

Mr. Davidson stated RiverTown is blessed with not a lot of light pollution, meaning it is dark out here. That would be something we would look to convert into something brighter. To add, I think we would have to go back to engineering. We can definitely investigate.

Mr. McIntyre stated I don't want it to fall through the cracks. It was brought up by residents and backed up by concerns of Vesta employees.

Mr. McKendree stated fencing of the basketball court without access control is probably \$15,000.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Cost Share Requests**

#### **A. The Groves Playground Equipment**

This item was taken earlier in the meeting.

#### **B. Tennis Court Fencing**

<p>On MOTION by Mr. White seconded by Mr. Cameron with all in favor the proposal from B.A.B. in the total amount of \$76,950 with \$27,317.25 being the cost share for CDDI was approved.</p>
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#### **C. Access Control System Upgrades**

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Mr. White stated I would like to wipe all access cards and reissue them once a year.

Mr. McIntrye stated we could do it by neighborhood. I like the idea of using the app and phase out the key card access.

Ms. Gentry stated I suggest before you go to the app, that you put it on a future agenda for public input because it has been controversial in other communities if people do not want to rely on smartphones for access. Mr. Davidson stated the system that allows the app access would also include the option for key cards.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the proposal from Dynamic Security in the amount of \$13,975 was approved.

**EIGHTH ORDER OF BUSINESS**

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

Ms. Gentry stated there are no updates on this, it was put on here for further discussion and let you know where we are. Mattamy’s counsel did send over some clarifying edits to the funding agreement, which are reasonable and I recommend accepting them. We are going to get the funding agreement finalized so that we can move forward with substantive work on bringing more details for you to consider.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03 Consenting to Boundary Amendment**

Mr. deNagy stated at the last meeting you did approve a funding agreement, which would allow counsel to work on this. We still need to get the funding agreement finalized but at the last meeting you asked for some maps, which are included in your agenda package.

Ms. Gentry stated as soon as the funding agreement is finalized, I would work on gathering more information. This would just be the first step in a process because it has to go to the state level, FLAWAC, because of the size of this district, which is a very long involved process and they are going to require even after this initial resolution, a full hearing, where the board will consider all the aspects of this and make a formal recommendation to FLAWAC whether to approve it or not. The final decision rests with the state but this board would have the opportunity to dive into even more at that public hearing. I will work with their counsel offline, there are some

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changes I would like to request to make the resolution a little more limited to reflect where we are in the process, but I expect to have that at a future meeting.

Mr. McIntyre stated from what I understand on that commercial parcel 4 where they were looking to enclose part of that retention pond at the front, that will turn into a commercial parcel regardless. It is just an access point that they were looking for.

Mr. Cameron stated yes.

## **TENTH ORDER OF BUSINESS**

### **Discussion of Hallow-Crawl Event on CDD Property**

Mr. deNagy stated if you will recall this was a discussion two meetings ago. We talked to your insurance provider and about having this event on CDD property and their initial response was do not allow use of CDD property. We asked how can we make it work and they suggested that there be one entity as opposed to last year which was complicated on the hosts side and the staff's side, there were multiple hosts, individuals who buy event insurance or put a rider on their homeowner's insurance. There was no central control, which opened the district up for liability. Your insurance provider suggested they set up an LLC as the one overarching entity that would oversee all these different spaces. They would have insurance; they would name the district as additional insured which would give the district a little more coverage when it comes to liability. We asked that group to put together a proposal to bring before the board, which is included in the agenda package.

Ms. Gentry stated given your past direction I have not engaged any further on this but if the board is open to continuing the discussion I would ask for authorization for staff to work with this group. We are not looking for a final "yes" or "no" from the Board today; we are just looking for direction on whether you are open to exploring other options and authorizing staff to do the work necessary to bring full details back for approval at a future meeting. As you can see the proposed event has changed to be a more centrally located event.

Mr. Narvios and Ms. Duer gave an overview of the proposal that RCS Events run Hallow-crawl, including their insurance coverage and planned coordination with volunteer representatives of neighborhoods.

The board discussed the proposal, including the following: entry fee levels, overview of events, provision for parking, venue locations such as RiverHouse, food trucks, vendors, liability, shuttles, no wrist band validation done last year, fight between multiple homeowners, very

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commercialized, huge liability for community, trailering in of golf carts, unauthorized use of CDD property to rent golf carts, past issue with getting waivers signed, loss of trust, event has become progressively worse, and getting away from the original intent, RCS Events budget doesn't seem realistic, a lot of people came because it was free last year, wear and tear on RiverHouse property with 1,000 people in one night, 10% revenue share if allowed, for profit organization, move event out of district. Mr. McIntyre expressed concern that the new proposal relies even more heavily on use of District property, when the goal was to move the event away from District property as much as possible.

On MOTION by Mr. McIntyre seconded by Mr. Baron with four in favor and Mr. Maynard opposed, the request to use district property for Hallow-crawl was denied.

Ms. Gentry stated I want to clarify for the record the scope of this decision. This decision relates only to use of CDD property, not activities on private lots. This decision is for CDDI only, and as discussed there is property in the other CDDs. If the other CDDs wish to allow use of their property, that is up to them.

Ms. Fatuch stated if you were to move forward with the amphitheater there would be no allowance for the booths to provide their own alcohol because that would put our alcohol license at the café in jeopardy. The only alcohol that can be served would have to come out of the café.

## **ELEVENTH ORDER OF BUSINESS                      Other Business**

Mr. deNagy stated we were handed out this item right before the meeting.

A resident outlined a dog attack on two young boys and asked the board to consider a temporary suspension of privileges for the members of the household where the dogs live.

Mr. Baron stated we are not the police, file the complaint with the police and other entities that have the authority we do not have.

Ms. Gentry stated our jurisdiction is limited; if there was a violation of district rules on district property then you can issue a suspension. We do include in our amenity rules that where dogs are permitted on property they must be leashed. It sounds like there wasn't a violation of that. If a crime occurred on district property you have the ability to suspend for that, but that is currently pending law enforcement investigation and a lot of times dog bite cases end up being

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civil liability rather than criminal. At this point it is out of our jurisdiction and in law enforcement's jurisdiction.

**TWELFTH ORDER OF BUSINESS Supervisors' Requests**

Mr. Cameron asked can we look into the cost for an adult changing table? There is no table in there.

**THIRTEENTH ORDER OF BUSINESS Audience Comments**

Ms. Doran asked what do you do about a neighbor that constantly has their dog coming on your property because they are not leashed and they don't have a fence?

Mr. McIntyre stated if it is not on CDD property, we can't do anything, that would be an HOA or animal control or law enforcement.

Mr. Davidson stated that wouldn't be an HOA matter but a civil matter in court.

**FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – April 15, 2026 at 11:00 a.m. at the RiverTown Amenity Center**

Mr. deNagy stated the next meeting is scheduled for April 15, 2026 at 11:00 a.m. and the joint meeting will be at 10 a.m.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the meeting adjourned at 7:08 p.m.

Signed by:  
  
9C8879D789B84CC...  
Secretary/Assistant Secretary

Signed by:  
  
5F58873329B84CB...  
Chairman/Vice Chairman