

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, May 20, 2026 at 5:03 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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel by telephone
Mary Grace Henley	District Counsel
Ryan Stillwell	District Engineer
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Ken Council	Amenity Manger, Vesta
D.J. Smith	Mattamy
Mike Scuncio	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Several Residents	

*The following is a summary of the discussions and actions taken at the May 20, 2026 meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 5:03 p.m. and called the roll.

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**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident stated I would like to commend Yellowstone, I have never seen this place look so good. As you consider proposals in the next couple months keep in mind how good this looks versus what we had four years ago.

Ms. Caballero stated I agree, they are doing a great job, you see them working everyday

A resident stated I live by the Groves and would like to propose a four-person swing set with the two existing.

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes of the March 18, 2026 Meeting**
- B. Financial Statements as of March 31, 2026**
- C. Check Register**

Mr. Baron asked is there a reason there are invoices being submitted by Yellowstone that are over five months old. There is a deadline of prior two months to be in the package.

Mr. Davidson stated I will have to research that.

Mr. Baron stated I would like an answer from GMS so it goes to the board members and based on that answer we will figure out whether there is an imposed fee back on Yellowstone. If this happens again beyond the 60 days, don't expect it to be paid.

Mr. Cameron stated the policy is 120 days.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the consent agenda was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04  
Consenting to Boundary Amendment**

*\*This item was moved up and taken out of order.*

Mr. Stillwell stated there was some confusion from the standpoint of what was actually occurring with the boundary amendment. We wanted to clarify by giving you a couple maps. The first map shows you in a black line where the CDD boundary is. That black line runs through all the red and green colors. That has nothing to do with property ownership. That is a legal line of where the CDD boundary is and where they can assess properties. The second map shows the property ownership on the same aerial with the same CDD boundary line shown. The CDD boundary line is black, the red and green is Mattamy ownership versus CDD ownership. The ask

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with this boundary amendment specific to this area at the welcome center is to align the CDD boundary so that it makes logical sense for the remaining commercial parcel that is there that Mattamy owns. The legacy CDD boundary that exists today was based on old real estate lines of property ownership back prior to even St. Joe owning the property. The ask is to move that CDD boundary so that it aligns where common space landscaping ponds will be and takes the ownership that will be a commercial parcel out of the CDD boundary. Basically, the line does not follow where the real parcels are today. Where the splash pad is and where the pond is in reality would be still in the CDD boundary and where the commercial parcel is, would be outside the CDD boundary.

Mr. Maynard joined the meeting during this item.

Mr. Stillwell stated to close the loop on that one all of the other documentation in the agenda package shows the other boundary amendment, one is on the commercial parcel that is further down Longleaf Pine that at one point was considered for a fire station, the county no longer needs that fire station and that is the reason for that boundary amendment. That was originally a requirement of the DRI but is no longer required from the county’s perspective.

Ms. Gentry stated this is a resolution to be adopted to evidence the CDD’s consent to the boundary amendment.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor Resolution 2026-04 Consenting to Boundary Amendment was approved.

**SEVENTH ORDER OF BUSINESS**

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

*\*This item was moved up and taken out of order.*

Mr. Stillwell stated this is consideration of the property transfer. We are talking about the pond on the south side of RiverTown Main Street at the main entrance off Longleaf. Just to the south of that pond is a commercial parcel that is not within the CDD boundary; the commercial parcel is on the back side of that pond. Currently that parcel does not have access from Longleaf Pine Parkway. At one point it was going to be accessed from the west, also from the north, and it currently doesn’t have access from Longleaf Pine Parkway. I put two other exhibits in front of you that show what the CDD currently owns, conservation easements still owned by Mattamy and

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CDD II, and their ownership to the south. The closest residence to this parcel in CDD II is about 750-feet south of this parcel through the woods and conservation easement. Mattamy is requesting access from Longleaf through that pond so a portion of that pond will be filled in. The drainage calculations for that pond include this parcel from a drainage perspective in the water management district permit and by filling in that portion of the pond there is no impact to the drainage calculations. There is excess capacity in that pond. The ask is that the transfer of ownership of that specific portion of the pond on the south end so Mattamy has access into that parcel. There is another way, through an existing wetland at the south end of this pond but given there is excess capacity in the pond and not wanting to take out those trees this is the ask.

Mr. Baron stated we discussed at the last meeting that it is owned by the CDD and the CDD should be compensated in some way and what is currently on the table is, we would like to get ownership of that and waive everything. What is the compensation to the district? As a part of the compensation there may be a maintenance agreement for a portion of the pond. The nature trail goes up against this property.

Mr. Smith stated I will have our appraiser come out and appraise that portion.

Mr. Baron stated if it is okay with the board I will work with D.J. on any sidebar discussions or meetings.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor Mr. Baron was authorized to enter into negotiations with Mattamy on the compensation of the property, the result of which will be brought back to the board for approval.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance - Report**

Mr. Scuncio gave an overview of the Yellowstone Landscape update for April, copy of which was included in the agenda package.

**B. District Engineer**

There being none, the next item followed.

**C. District Counsel**

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Ms. Henley stated the qualifying period for the general election is from noon June 8<sup>th</sup> to noon June 12<sup>th</sup>. Seat 2 held by supervisor Maynard and seat 4 held by supervisor McIntyre are up for election. Your Form 1 is due by July 1<sup>st</sup>. You will be reporting on financial disclosures and completing the ethics training for 2025, and the training you take this year will be reported in 2027.

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

##### **1. Report on Number of Registered Voters (3,370)**

A copy of the letter from the supervisor of elections reporting that 3,370 registered voters reside in the district was included in the agenda package.

##### **2. Reminder of Upcoming General Election and Qualifying Period**

Mr. deNagy stated anyone interested in running for the board needs to be a qualified elector, at least 18 years of age, a citizen of the United States, legal resident of the State of Florida and of the district and registered to vote.

I came out yesterday and met with Kevin, Richard, and your insurance provider and did a tour of the RiverHouse, River Lodge, and River Club. They were very complimentary of how the amenity centers look and how well they have been kept.

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

Mr. Losco stated we have submitted the general manager's report, the Lifestyle report, and Café manager's report, and I have a couple additional items. We do have the Memorial Day Festivities on Monday, the annual luau party at the RiverHouse from 5 – 8 with the hula dancers, live music at the River Club from 2 – 5 p.m., and River Lodge we have a DJ for the kids from 2 – 3 p.m.

We are prepared for the summer season, which begins next Saturday. In relation to e-bikes and golf carts, we have had a lot of vandalism in the area and I want to report a specific incident on May 11<sup>th</sup>. Four children were in a golf cart and they destroyed a lot of the turf in Arbors Park. The damages came to \$3,000. The parents have been notified of the damages and they will be responsible for reimbursement of those damages. There were also implications for everyone that people need to know that there could be suspension of amenity privileges for the household in the future if we accept that course of action. I had to compliment the dad of the children with the golf

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cart, he went to every home in that area that videotaped the damage and he had his children apologize to every resident in that community.

We are also looking at possibly charging them with criminal mischief and we want to tell the community that we are taking this very serious in relation to damage, and we will pursue reimbursement for any damage of property or landscape.

Mr. McIntyre stated whatever is within our purview through policy that we pursue every escalation.

Mr. Baron stated that is the way the police report is written, it is written as criminal mischief. When the family makes compensation and it comes back to the board and management will recommend to the board the next step, whether amenity privileges are removed.

Ms. Henley stated we will send a letter to the household and let them know about the property reimbursement, let them know which policies were violated and put them on notice that this could result in amenity suspension in the future. If they refuse to pay, that in itself is a violation and we will be back before you and suspend them until they pay that. Do you want a warning letter asking for property damage reimbursement first, or do you want to go ahead and impose an amenity suspension?

Mr. Baron stated I would like a letter to go out to the parents to show we are serious about the damages and collection of the damages.

Mr. Losco stated I have one other item and that is we did a heating cost estimation and comparison for the competition pool for heating the lap pool. Residents had approached Supervisor White concerning installation of a pool heater for the lap pool. He wanted us to give preliminary costs and possibly continue the discussion. We are seeking direction on this. There are three options: two electric and one gas. The electric option 1 for installation, blanket, and heating unit would cost \$148,690 and annual operating costs of \$94,000. The first year of installation for District 1 would be \$243,556.

Mr. McIntyre stated this has come up before and the numbers to retrofit that pool, we could add a whole other something that we don't have for that type of money than the annual maintenance of \$90,000.

The board discussed the number of people who use the lap pool, labor costs, after which the board took no action.

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**FIFTH ORDER OF BUSINESS****Cost share Requests****A. Ratification of Cost Share Request for Pond Maintenance (Ponds 105-110)**

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the cost share request in the amount of \$2,653.98 for pond maintenance for ponds 105-110 was ratified.

**B. Ratification of Cost Share Requests for the RiverHouse Pool Project**

- 1. Repair Starting Platforms (CO #5)**
- 2. Step Repair (CO #6)**
- 3. Step Repair (CO #6)**
- 4. Speaker and Lighting Repair (CO #8)**
- 5. Drainage Repairs (CO #9)**

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the cost share request for repair of starting platforms (CO #5) in the amount of \$9,828, CO #6 in the amount of \$6,318, CO #8 in the amount of \$6,550, CO #9 in the amount of \$7,250 were Ratified.

Mr. deNagy stated further in the agenda is an item, discussion of closeout of the pool project contract. As part of this contract, we have done a number of change orders. The handout shows you the original contract, as well as the net change orders #1, 2, 3, 5, 6, 7, 8 and 9, which are fully approved and add up to \$225,096. A part of the contract requires the contractor to up their performance and payment bond 3% based on the contracted price. Now that we have a revised contracted price there is a 3% change order for that increased bond for \$6,769.26. The board has the ability to waive that requirement, but it would not be our recommendation to do that.

Ms. Henley stated the contract requires that each time a change order was approved the increased contract amount would be added to the payment and performance bond required under the contract. That process wasn't followed so we asked Crown Pools to let us know how much it would be to add all of the change orders that have been approved to that payment and performance bonds and it is \$6,769.26. The effect of this if you do have them add the work to the payment and performance bonds it means that the performance bond will cover any warranty work under the change orders as well. Right now the performance bond only covers work under the original contract scope. Same thing with the payment bond. If there is a sub-contractor, material supplier that wasn't paid for some reason by Crown Pools we would make that payment under the payment

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bond instead of filing suit. It is now a separate change order that was not done along the way. It is our recommendation that you do this.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the change order for the payment and performance bond was approved.

**C. Consideration of Cost Share Request for Design and Permitting of Stop Sign at Grand Bridge and Rivertown Main Street**

Mr. Mason stated that the stop sign at Grand Bridge and Rivertown Main Street was requested by multiple residents. The proposal from Prosser is to prepare modified construction plans for the addition of a stop sign and stop bar, remove existing signage and submit for permitting through St. Johns County.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the cost share for design and permitting of stop sign at Grand Bridge and Rivertown Main Street for a total amount of \$6,000 and Rivers Edge CDD share amount of \$2,130 was approved.

**D. Consideration of Cost Share Request for RiverHouse Pool Umbrella Replacements**

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the cost share request for RiverHouse pool umbrella replacements for a total amount of \$19,162.34 and Rivers Edge CDD share amount of \$6,802.63 was approved.

**E. Consideration of Cost Share Request for The Groves Playground**

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the cost share request for The Groves Playground was approved in the total amount of \$79,454.37, with an additional 10% discount, for new total of \$71,488.57.

**F. Consideration of Cost Share Request for Basketball Court Fencing**

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On MOTION by Mr. Maynard seconded by Mr. Cameron with four in favor and Mr. McIntyre not present to vote the cost share request for fencing the basketball court for a total amount of \$16,680 and Rivers Edge CDD share amount of \$5,921.40 was approved.

**G. Consideration of Cost Share Request for Security Cameras**

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share request for cameras for a total amount of \$10,800 and Rivers Edge CDD share amount of \$3,834 was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Facility Use Request from RT Athletics for Pickleball, Tennis and Volleyball Group Training Lessons**

Mr. Losco reviewed the request from RT Athletics for use of the tennis courts and pickleball courts for lessons with a 10% revenue share back to the district.

The board discussed lesson times, number of courts, time of year not to interfere with resident play, starting with a trial period, look into tennis reservation system, and took the following action.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the facility use request from RT Athletics was approved subject to RiverTown residents only, use of no more than 2 tennis courts and 50% use of pickleball courts for a three-month trial Memorial Day to Labor Day period and return the courts in the same condition.

**SEVENTH ORDER OF BUSINESS**

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

This item was taken earlier in the meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04 Consenting to Boundary Amendment**

This item was taken earlier in the meeting.

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**NINTH ORER OF BUSINESS**

**Consideration of Resolution 2026-05  
Approving the Proposed Budget for Fiscal  
Year 2027 and Setting a Public Hearing**

Mr. deNagy stated Resolution 2026-05 approves the proposed budget and sets the public hearing for August 19<sup>th</sup>. We have an option A with no assessment increase and option B assessment increase that is in your package.

Mr. deNagy reviewed the proposed budget including administrative, grounds maintenance, amenity center and stated I tried to cut as much as I could and still leave a little buffer. Part of the increase is in reserves, going from \$150,000 up to \$300,000. What we did last year to help mitigate an assessment increase was the use of carry forward surplus and reduction in the capital reserve contributions, understanding those were one-time measures to help reduce that increase for this current fiscal year. We are bringing those reserves back up to where they should be. Total expenditures increased from \$3.3 million to \$3.7 million, which results in a 17% increase.

The board discussed the capital projects and potentially pulling some out of the budget, so they come before the Board, and a request to mark the budget as proposed.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor Option B of Resolution 2026-05 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for August 19, 2026 was approved.

**TENTH ORDER OF BUSINESS**

**Public Hearing for the Purpose of Adopting  
Resident Club Fees, Consideration of  
Resolution 2026-06**

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the public hearing was opened.

Ms. Henley gave an overview of the proposed club fees.

No members of the public presented any comments.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the public hearing was closed.

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On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor Resolution 2026-06 was approved.

**ELEVENTH ORDER OF BUSINESS                      Consideration of Temporary Construction Agreement with AT&T**

Mr. deNagy outlined the request of AT&T for a temporary construction agreement for construction access and stated staff have talked about requesting a \$5,000 to cover hopefully all of the costs to the district.

Ms. Henley stated they will be responsible for restoring this property back to its original condition.

Mr. Baron stated I want an inspection some length of time after this is done as part of this.

Ms. Henley stated if the board is okay with this generally you can authorize us to ask for \$5,000 to cover administrative costs, a letter of credit or bond for at least \$50,000, indemnification, and property restoration. We will send that to AT&T if they come back on any of the terms we discussed we will come back to you.

Mr. deNagy stated we will work on this and we will bring it back to the board.

Ms. Henley stated if they agree to all of our terms do you want to authorize staff to complete this?

Mr. Maynard stated I want to see it before it is approved.

**TWELFTH ORDER OF BUSINESS                      Discussion of Closeout of Pool Contract**

This item was taken earlier in the meeting.

**THIRTEENTH ORDER OF BUSINESS                      Discussion of Landscape and Irrigation Maintenance Proposals**

Mr. deNagy stated we got the bids in, and through staff review there were a number of inconsistencies in the bids received. Our concern was that we didn't want to bring these proposals to you and have you score them if we weren't sure we were getting apples to apples comparisons. Our recommendation to the board is to authorize staff to rebid this contract. Rivers Edge II and III felt this may have been rushed, which is why some proposals came in the way they did. We talked about giving the bidders a little more time and maybe we will get more competitive pricing.

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On MOTION by Mr. McIntyre seconded by Mr. Maynard with four in favor Mr. Cameron was not present to vote staff was authorized to rebid the landscape and irrigation maintenance contract.

Mr. deNagy stated we will look to have a joint meeting in July to review the bids.

**FOURTEENTH ORDER OF BUSINESS      Other Business**

There being none, the next item followed.

**FIFTEENTH ORDER OF BUSINESS      Supervisors’ Requests**

There being none, the next item followed.

**SIXTEENTH ORDER OF BUSINESS      Audience Comments**

A resident stated the scope of your job on landscaping, I agree it is huge. At another community, we went with a less aggressive bid, they came in to do it, they could not handle the scope of the business and there is so much to take out of the project. Just think of that. It is always the same people and they are constantly working everywhere. Also, the league play, having two courts not being able to occupy our courts at all the courts at one time. Our league plays a little bit different than the other league plays in the community, we play other communities so we are part of the USTA, when I’m out there I didn’t set up the lineups, I didn’t say who plays who, they actually provide us with a schedule that says which communities we play, we go there, they come here.

Mr. Baron stated I will clarify my statement. If any resident in this community wants to play tennis and says, let’s play tennis, the one court that is open is the one they could play on, where the other teams say they are using all the courts, I have nothing. That leaves the residents here one of the three courts.

A resident stated I post on my tennis page letting everybody know when we play.

**SEVENTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – June 17, 2026 at 11:00 a.m. at the RiverTown Amenity Center**

Mr. deNagy stated the next meeting is scheduled for June 17<sup>th</sup> at 11:00 a.m. in the same location.

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**EIGHTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the meeting adjourned at 7:18 p.m.

Signed by:  
  
9C8879D789D84CC...  
Secretary/Assistant Secretary

Signed by:  
  
5F58873929B84CD...  
Chairman/Vice Chairman