

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, June 17, 2026 at 11:03 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 <i>by telephone</i>
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Assistant General Manager, Vesta
Mike Scuncio	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the June 17, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 11:03 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated the courts are becoming more active. I know there is a rule that you can play for an hour or hour and a half, but a match takes longer and some people end up sitting and

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waiting a long time or as soon as they come out, they go home. The reservation system would be a huge help so people can check availability from home. The cost is minimal and it would be good for people to know when leagues are playing.

A resident stated in the budget there were tennis revenues in 2026 but not in 2027. Where is the pickleball revenue? In the summer there is an art fair and they are giving some of that money back to the CDD. I would like that added to other business for the future so when that is up again, we can talk about that, the 10% is way too low with what they are charging. \$104,000 for security is it worth it? I'm not sure what they do. Are they calling the police when everybody is complaining on Facebook. Last year you promised us there were benefits in the Flock Cameras and that a report would be provided on the usage and benefits of the cameras. That is supposed to be in the general reserve budget, when do you estimate that being done?

THIRD ORDER OF BUSINESS**Approval of the Consent Agenda**

- A. Minutes of the May 20, 2026 Meeting**
- B. Financial Statements as of April 30, 2026**
- C. Check Register**

On MOTION by Mr. Baron seconded by Mr. Maynard 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 Yellowstone Landscape update for June 2026.

- B. District Engineer**

Mr. Mason stated Supervisor Baron asked me to look into potentially minimizing stop sign sizes for golf carts to better distinguish between what is controlling vehicular traffic versus traffic on multi-use paths. Mr. Mason will investigate and report back to the Board next month.

- C. District Counsel**

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Ms. Henley stated just a reminder that your Form 1 is due by July 1st. You should have received an email from the Commission on Ethics with instructions on how to file. A Form 1 must be completed even if you leave office in 2026.

Since the last meeting, we did get a letter out to the family that had the golf cart involved in the damage at the Arbors. Their property damage reimbursement payment is due next month.

D. District Manager

Mr. deNagy updated the board on the status of the landscape RFP, read a letter from the District's insurance provider, and following Board direction requested a premium decrease from the District's insurance provider.

E. General Manager

1. Monthly Amenity, field Operations and Pond Reports

A copy of the monthly amenity, field operations and pond reports was included in the agenda package.

Mr. Losco stated I have an estimate from Baker Pools for the RiverHouse pool motor for the family pool. We are seeking the board's approval for immediate replacement. That went down Sunday night with the electrical outages from the storm. The total cost of the estimate is \$7,800 from Baker Pools, a preferred contractor, and your cost share is \$2,769 or 35.5%.

On MOTION by Mr. Baron seconded by Mr. White with all in favor the request for a total amount of \$7,800 and \$2,769 for the district's share of the RiverHouse pool motor replacement was approved.

The last item is the St. Johns Sheriff's Office update. We were notified by the office that the traffic division has received multiple complaints from the resident concerning speeding and pedestrian issues at the intersection of RiverTown Main and Ruskin. A study has been conducted by their traffic analyst and is under review by their engineer for a possible crosswalk with lighted beacons. If approved the project would be planned and budgeted for fiscal year 2028. I did speak with the district engineer, and we will have him involved in that process and we will keep you updated.

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2. Discussion of Tennis Court Reservation System

The board and staff discussed tennis court usage, league play with the USTA, possible reservation system and reimbursement for wear and tear on the courts.

Mr. deNagy stated next month we will have details on court reservation system and staff will work on a license agreement for the USTA league play.

The next items taken out of order.

Consideration of Wind Phone Proposal

Mr. deNagy stated I received an email from a resident to bring this proposal before the board.

A resident stated we are here to propose a wind phone at RiverFront Park. It is a disconnected rotary phone placed in a peaceful environment providing a space for healing and emotional expression. People can call loved ones who have passed away to share their feelings trusting the wind phone will carry their message to their loved ones. We will build the box that holds the phone, have a plaque explaining what the wind phone is and depending on the location and your approval we can have it cemented in and landscaping around the wind phone. District Counsel advised that if approved, the District would enter into a license agreement with the residents for maintenance, repairs, indemnification, etc.

On MOTION by Mr. White seconded by Mr. Cameron with all in favor the request for a wind phone was approved and district counsel was directed to prepare a license agreement and Mr. White was authorized to be the liaison for this project.

FIFTH ORDER OF BUSINESS

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

Mr. deNagy stated Mattamy is working on getting an appraisal following the Board's discussion at the last meeting. The Board discussed compensation for this conveyance, having Mattamy adjust the nature trail near the commercial parcel, and funding for lake maintenance.

SIXTH ORDER OF BUSINESS

Conveyance of Temporary Construction Agreement with AT&T

There being no update, the next item followed.

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SEVENTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2025 Audit**

Mr. deNagy stated as you will recall the last audit was a few months late and through the RFP process you selected Grau & Associates and the audit is on time. Under the management letter it shows no prior findings or recommendations and no current year findings or recommendations, it is a clean audit.

On MOTION by Mr. Maynard seconded by Mr. White with all in favor the fiscal year 2025 audit was accepted.

EIGHTH ORDER OF BUSINESS**Discussion of Fiscal Year 2027 Budget**

Mr. deNagy stated there have been some changes to some of the verbiage and there is a note based on Supervisor Baron's comments, the board approved the proposed budget and a public hearing is scheduled for August 19, 2026. Hopefully, when residents see that they will understand this is not the final budget and we will have a public hearing August 19, 2026. This is an opportunity or you to have a discussion, move things around but we can't increase total expenditures that would result in increased assessments. There was no further discussion on this item.

NINTH ORDER OF BUSINESS**Discussion of RiverHouse Renovation Proposals**

This item tabled.

TENTH ORDER OF BUSINESS**Discussion of USTA Tennis Court Use**

This item taken earlier in the meeting.

ELEVENTH ORDER OF BUSINESS**Consideration of Resident Club Request (Mahjong)**

Mr. Losco stated due to the popularity of the group and reaching maximum capacity of the RiverClub on Mondays during the day, they are requesting usage of the RiverHouse for the last Tuesday of each month from 6 – 9 pm. This will help them expand their activities to other residents in the community. This is 100% resident participation. The only condition is that the club will

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provide their own tables and no storage will be available due to storage limitations and the renovations of the RiverHouse.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the request for use of the RiverHouse for the last Tuesday of the month from 6-9 p.m. for Mahjong as approved.

TWELFTH ORDER OF BUSINESS

Discussion of Wind Phone Proposal

This item taken earlier in the meeting.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTEENH ORDER OF BUSINESS

Supervisors' Requests

Mr. Baron stated I gave my input to Richard about signs and I commend Kevin on pulling out all signs. The property looks good.

Mr. Cameron stated the State and FPL decided to change the lights at the RiverTown circle. To cut down on insurance costs would it be better if FPL took over the lights, so we don't have to pay when they get hit by a car and we don't catch somebody?

Mr. deNagy asked would the board like to see a proposal to see what it would take to get FPL to take over the lights?

Mr. Cameron stated yes, because it will be a lease agreement then, we will have to pay a lease agreement. We had a price before when they decided to change the bulbs.

Mr. Baron stated it was astronomical and we came up with a \$7.50 per light proposal that we took on, the 144 lights within RiverTown. The original number started at half a million then \$350,000.

Mr. Davidson stated there was a crossover of that project. There would be a cost associated with it, and it would be an additional cost to your bill. But to your point if there were damages incurred, we could pay for it and recoup. We have done that in the past.

Mr. McKendree stated if we are going to have lighting for this parking lot with FPL and to add nine additional lights in this parking lot and take over our existing five, it is \$856 a month,

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that runs your energy, all maintenance on them, they \$2,000 per light and front boring cost of \$8,547 for that parking lot.

Mr. Baron stated the yearly cost is over \$9,000.

Mr. McKendree stated FPL approached us and said we will take these lights on if you would like and we did a cost analysis and decided it was expensive and would be a burden financially for the district to do so. The other part of that project was the lights were thin so we adjusted those as much as we could.

Mr. Cameron stated we did save money by going to LED on the electric bill, so we did have a cost savings. I want to look at the cost of FPL taking all the lights and asked that staff do a cost analysis on the district taking over all the lights from FPL.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor supervisor Cameron was authorized to work with staff on the cost analysis of FPL taking over the lights.

Mr. Maynard stated a couple people have said that new tiles around the pool are much hotter than the previous tiles. I don't know if there is an option to treat that would reflect some of the heat back.

Mr. McKendree stated I will look into it.

EIGHTH ORDER OF BUSINESS

Audience Comments

A resident asked can we add to an agenda a pickleball reservation system? When pickleball was being created the group decided they didn't want a reservation system.

Mr. Baron stated Kim is looking at a reservation system and it applies to tennis but can be extended to pickleball.

A resident stated on August 19th is the hearing so anybody can come and discuss whatever they want. At that time can we have a conversation on Flock? I think it was at budget time.

Mr. Baron stated I don't think it was the budget; when the contract gets renewed. Corbin, look at the contract renewal date and if it is in sync with the budget then we can ask them to come back and give their presentation to the community as a community but like we did last time, let's try to offset it with the day we have the review here of the budget.

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Mr. Cameron stated all Flock data goes to the county, and it is limited to what information they can give us.

Mr. deNagy stated it is a 24-month contract.

Mr. Losco stated the renewal would be as of October this year.

A resident asked how do we get water aerobics at night?

Ms. Fatuch stated Tracy works at multiple properties. I don't know that she has the time right now.

A resident asked can we bring someone else in?

Mr. deNagy stated we would do a normal license agreement.

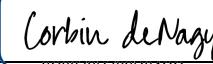
Ms. Caballero stated I want everyone to understand there is no monetary exchange for me running the tennis program.

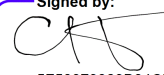
NINTH ORDER OF BUSINESS

Next Scheduled Meeting – July 1, 2026 at 10:00 a.m. (Special Joint Meeting) and July 15, 2026 at 11:00 a.m. at the RiverHouse

Mr. deNagy stated a joint meeting is scheduled for July 1, 2026 at 10:00 a.m. and the regular board meeting will be July 15, 2026 at 11:00 a.m. at the RiverHouse.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the meeting adjourned at 12:23 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman