

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, August 19, 2026 at 5:00 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 by telephone
Ryan Stillwell	District Engineer by telephone
Jason Davidson	Regional General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Assistant General Manager, Vesta
Lisa McCormick	Vesta/Amenity Services
Ken Council	Amenity Manger, Vesta
Mike Scuncio	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the August 19, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 5:03 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 June 17, 2026 Meeting**
- B. Financial Statements as of June 30, 2026**
- C. Check Register**

Mr. deNagy stated there is \$747,484.72 pending cost share back to Rivers Edge. We were waiting on all those invoices to come in before we went back to Rivers Edge II and III and asked for their proportionate share of those projects. I think moving forward we need to reflect that more clearly in the balance sheet or in the capital reserve fund and make it very clear that these very large pending items are pending reimbursement, and you can see a certain dollar amount due from the other districts.

Mr. Baron stated I engaged yesterday with Jim Oliver at GMS and said we are no longer the banker. This is not the way a CDD runs and operates. If GMS was not GMS in II and III but other entities, you would have direct billings to those other two CDDs. There are options on the table I'm discussing with GMS on how we proceed forward so that we are no longer the banker and paying for things, losing interest and getting reimbursed months after the fact. At the time we enter into a contract we are asking for reimbursement of that amount on that contract. If it turns out they need a 50% down payment, you are getting reimbursed right then and there. I will come back to the board next month with recommendations.

Mr. McIntyre stated I think Fred is on the right path and we will see what our options are.

On MOTION by Mr. McIntyre seconded by Mr. Cameron 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 August, copy of which was included in the agenda package.

Mr. White stated there has been a lot of conversation about the rain gauges, storms are coming through and the sprinklers are still running at full capacity.

Mr. Scuncio stated those are wireless rain sensors, and it takes an army, so if residents see anything they need to let us know the location so that we can have a tech go to that location.

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B. District Engineer – Acceptance of Public Facilities Report

Mr. Stillwell stated our public facilities report is in your agenda package and is a requirement every seven years to be updated.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the public facilities report was accepted.

Mr. Stilwell stated the stop sign was installed today at Grand Bridge and Rivertown Main adjacent to the school, and that was the update to the traffic plan.

C. District Counsel

Ms. Gentry stated you probably saw the email from my firm reminding you to complete your ethics training for 2026. Any supervisors leaving the board this year don't have to meet that requirement but if you stay on the board then you do.

You have seen our legislative newsletter and the governor vetoed two of the bills that passed: the e-bike bill and the sovereign immunity increase.

We did put out some preliminary information to district managers on a new requirement that takes effect January 1st. Previously, it was optional for local governments to accept credit cards, debit cards and electronic payments for certain types of required fees; now it is mandatory. We have until January 1st to implement that. It doesn't affect your assessments, those are still collected on the tax bill, but for other things like rental fees we need to make sure we are compliant with that.

D. District Manager**1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027**

Mr. deNagy stated Rivers Edge is the oldest district, and you have capital projects coming up because it is older infrastructure. One of the challenges of this process is you meet after Districts II and III and we would like to switch them so that Rivers Edge meets at 9:00 a.m. and II and III would move to later. They didn't have any issues with that, and they did provide a contingency that if you didn't want to do that they would revert back to 9:00 a.m. It is a discussion

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for the board but process-wise it would make things a lot easier to go through the cost share items. It is an effort to refine the cost share process.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the fiscal year 2027 meeting schedule was approved with meetings starting at 9:00 a.m. and the March, May, and August meetings remaining at 5:00 p.m.

2. Consideration of Goals & Objectives for Fiscal Year 2027

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the fiscal year 2027 goals and objectives were approved.

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

Mr. Losco stated I have several updates to the monthly report that was provided to you. The primary election was held in the RiverHouse yesterday from 7 a.m. to 7 p.m. and approximately 1,800 residents came through. We would like to thank Olivia Walters, one of our lifeguards, for her outstanding performance of saving two lives at the RiverHouse family pool on June 20th and June 24th. Her dedication, professionalism and training were paramount in eliminating two disasters before it happened. We want to give a big thank you and recognize her dedication in keeping the community safe. I also want to give accolades to the Vesta Lifeguard Team for their preparedness and training to save lives and to respond to medical emergencies here. I would like to thank our amenity manager, Ken Council, he oversees the lifeguard department and has done a wonderful job of preparing the lifeguards for this summer season.

Mr. Maynard stated I was there one of the days one of those children was rescued and I have heard more positive comments this year about our lifeguards than ever before.

Mr. Losco stated the St. Johns enrichment program here at the RiverHouse, the school has paid for the replacement of the Pella window that was broken. The receipt was in the amount of \$2,194.27, and we are awaiting an installation date.

The irrigation reimbursement update, we have received notification from the City of Jacksonville risk management department they are currently reviewing the claim with JEA for causation of the incidents. We are still waiting on a written response to continue trying to settle the claim. We are seeking reimbursement for District I in the amount of \$16,728.27.

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We have the Bartram Trail High School swim team and they are utilizing the RiverHouse complex that includes the lap pool and soccer field until November. Their new swim schedule for the facility is Tuesday through Friday from 4:30 to 6:30 at the lap pool. They are also utilizing the soccer field on Mondays if they need to for conditioning. I did speak with Chairman McIntyre on May 28th concerning discussion of an addendum to the license agreement for the usage fee per year to offset costs of the district. He wanted to defer discussion until the November meeting due to it being so close to the end of summer swim season. We are seeking confirmation from the board that we have approval to continue under the current license agreement for the swim team and we will have a discussion of the annual use fee at the November meeting.

Mr. White stated I think this is a much larger conversation in regard to the school district as a whole and our CDD. Hallows Cove has been utilizing amenities within the community since last year that include: the RiverClub for teacher planning meetings for approximately 70 attendees, the RiverHouse for PTO meetings, the RiverLodge for teacher gatherings, community back to school events where we have provided a booth for them. The RiverLodge has received shipments for the school when they weren't open yet. The RiverClub had a teacher Christmas Party, the River Lodge has had cheer team registration, and the RiverClub has an end of the year teacher gathering. Also PTO meetings at the RiverClub, which they did not end up using that space. There have been things that have been approved but there really hasn't been any financial exchange to the CDD in regard to usage of these areas.

We pay into the CDD as homeowners for the common areas and the amenities. We pay taxes for there to be a school and for the school to have the support they need to get the things they need to get done. There has been an uproar about the dance team. It is not a team; it is more of a club because the school doesn't recognize them as a team. Yet, the school invites them for pep rallies to dance during basketball games and other school events. They are a Hallows Cove dance team, but they want to rent our aerobics studio for their practice, and they are willing to pay for it.

Mattamy gifted that property to the county to be used as a school for the residents of the community, but we are also paying CDD fees for us to have the amenities that we pay for. I feel we are double paying for things that we don't necessarily need to be double paying for. I understand the swim team has been able to use the facility for no cost since the pool was opened and is a conversation that needs to be revisited.

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Mr. McIntyre asked can this wait until November so we can have a comprehensive conversation and deal with the whole thing?

Mr. White stated that gives us two months to hash this through we are going to need that much time to figure out what this looks like.

Mr. McIntyre stated we need to look at every outside agency that is either already in here for free, paying or those who have expressed interest, we need more continuity and maybe categorize between organizations, and everybody needs to pay their fair share.

Ms. Gentry stated I do recommend treating all the organizations similarly. Whether to charge for the use is a policy decision for the Board, but from a legal standpoint we need to make sure they have insurance, waivers, and they are indemnifying us against any damages or injuries that occur on our property. Corbin and I will get with Vesta and get our arms around what activities are happening so we can bring that back at a future meeting and have some recommendations for you.

Ms. Fatuch stated the dance team pays \$50 for the use of the room, and they asked if they could use it every Tuesday until December. They have not said anything about not wanting to pay. I want you to be aware that they do want that on the agenda for September.

Mr. White stated the school was going to charge them \$2,700 to use the school. I need a better understanding of why the school is charging for something.

Mr. Davidson stated we will look at neighboring communities and see how they approach the situation.

On MOTION by Mr. Maynard seconded by Mr. White with all in favor for the Bartram Swin School to continue operating under the existing license agreement through this season.
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Mr. Losco stated in relation to the stop sign that is being installed today at Grand Bridge and Rivertown Main we have submitted an eblast to the residents informing them that the installation is today.

On the reimbursement of the Arbors Park golf cart damage in the amount of \$3,000 we have been notified and confirmed that the golf cart owner and driver that we first pursued for collection was incorrect. We have resubmitted the collection letter on August 14th to the rightful owner of the golf cart and requested reimbursement of damages. The letter gives them 30-days to

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make payment and offers an opportunity to address the board at the September meeting. The district does reserve the right to impose a suspension of privileges for the household if it is not received within the timeframe specified in the letter.

FIFTH ORDER OF BUSINESS**Consideration of Mattamy Request for
Conveyance of Portion of Offsite Stormwater
Road**

Mr. deNagy stated we have talked about this for several months and the last time we were waiting an offer from Mattamy. They were going to get an appraisal that portion of the parcel as an offer to the district. They did forward a couple different appraisals and I worked with Supervisor Baron on that and settled on a \$50,000 payment.

Mr. Baron stated there is one other caveat and that was with the maintenance fees. We didn't address the maintenance fees, but Ms. Gentry will address that.

Ms. Gentry stated tonight if the Board is comfortable with that dollar amount, then we will paper that in a purchase and sales agreement. It would provide a period of time for Mattamy to do due diligence, negotiate any other pieces of the sale, and then close. The agreement would be contingent on us negotiating a successful cost share for ongoing maintenance costs that would run with that land so that whoever owns that land is contributing to the maintenance costs. That will be done through due diligence period. It will also put the obligation for any permit modifications or anything like that on Mattamy on an ongoing basis. Essentially, we would protect the district and disclaim everything, make them responsible for any costs associated with the closing. That purchase and sale agreement will document those terms; they will have a period of time for us to negotiate that maintenance agreement, and then if everything is satisfactory, we can close within 60 or 90 days.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the purchase and sale agreement for \$50,000 with the condition of successfully negotiating an O&M maintenance cost share attached to the property and all costs associated with the transaction or permit modifications to be Mattamy's responsibility was approved.

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

This item was tabled.

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Mr. Stillwell left the conference call at this time.

The Board raised concerns about AT&T doing work on CDD property without an easement in place. Ms. Gentry stated that staff will confirm and she will send a cease and desist if needed.

SEVENTH ORDER OF BUSINESSES

Consideration of Cost Share Request for RiverHouse Renovation Project

Mr. Losco stated Brian Butch who is a member of the 100 Men Who Care St. Johns Club wants to talk to the board about consideration of possible usage of the RiverHouse on a quarterly basis.

Mr. Butch stated we meet quarterly. Our goal is to get more than 100 men; right now we are at 55. If everyone gives \$100, with 100 men that is \$10,000, and we can give to three non-profits. Our first quarterly meeting was in June.

Mr. Baron asked why is this different than any other clubs?

Ms. Gentry stated according to our policies clubs are not supposed to generate income. If the board is interested in facilitating this request, I suggest you let me work with Richard and this gentleman and we can bring something back to your next agenda since this falls outside the normal framework.

It was the consensus of the board to authorize district counsel to work with Vesta and bring this item to the next agenda.

Cost share request for RiverHouse

Mr. Losco stated we have two cost share requests in front of you. The first is for funds for the construction of the project. This is an adopted budgeted item in fiscal year 2026 in the amount of \$80,000, and includes three estimates. The second cost share request is for furnishings and décor and it is with First Coast Collective in the amount of \$90,172. This item was not budgeted as a cost share item and was not a budgeted item for the current fiscal year.

Mr. Maynard asked did the other two district consider this at their meeting today?

Mr. McIntyre stated they met and decided on it, but they have a caveat.

Mr. White asked how many total quotes were there?

Mr. Losco stated three for construction and one for décor.

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Mr. White stated I have questions regarding the décor. It says the grand total is \$90,172. It says the kitchen would be \$11,640, all other interiors \$13,270, it looks like all sitting areas plus kitchen total not including TBD items is \$72,137, shipping \$18,000 for a grand total of \$90,000. There is no pricing for paint.

Mr. Losco stated paint is on the construction side.

Mr. White asked, cabinets, hardware construction side they are quoting \$19 each for a cabinet pull, it seems excessive.

Mr. McIntyre stated there are some furnishing items that we are going to talk about, we are working on a few things but this is just to get everyone an overall view of what is coming. A lot of these things can be reworked. This is what the plan is offering but there are some things that are too big in the grand scheme of things that we can modify or change.

Mr. White asked are the furnishings commercial grade?

Mr. McKendree stated yes.

Mr. White asked is there a warranty on those items?

Mr. McKendree stated there are lot of different vendors she deals with. I don't have that answer. It's going to be wear and tear meaning we are going to be the ones destroying that. Nobody is going to warranty anything for wear and tear.

Mr. Baron stated you are not going to get much out of a warranty. I have experience in this one. We do ask if we can buy an extended warranty that covers everything and is that can be included.

Ms. Fatuch stated the furniture is what they would have in hotels, with high traffic areas.

Mr. deNagy stated what the vote was on Rivers Edge II and III goes back to the difficulty of them meeting before you. Initially, it was \$100,000 giving you a little flexibility in terms of how much they were willing to cost share between them. Rivers Edge II and III stated their preference was Houser Construction and discussed in previous meetings they had the more inclusive bid.

Ms. Gentry stated they approved a not to exceed of \$100,000.

Mr. deNagy stated their condition is they would not want the St. Johns Enrichment students here potentially causing damage after you do this renovation. They will only contribute to the cost-share if the license agreement is revoked.

Mr. Baron asked is there a timeline of when the construction has to be complete?

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Mr. Losco stated we are closing this facility down September 21st. Thanksgiving is a realistic timeline to open back up.

Mr. Baron asked Lauren can you look at the contract, if the contractor delays beyond a certain point that there are penalties for that delay back to the CDD?

Ms. Gentry stated we have language for liquidated damages when projects are time sensitive. We could include that and sometimes contractors will not do that, but we can try to negotiate that.

Mr. McIntyre asked was it Vesta's recommendation for Houser?

Mr. Losco stated yes.

Mr. McIntyre stated on your experience with them, how do you think that will go?

Mr. Losco stated they laid out a six-week schedule.

Mr. Maynard asked what is our contract with the Enrichment School?

Ms. Gentry stated in February this board granted a license agreement for the 26/27 school year that allows them to use our facility through July 31, 2027. It includes this September.

Ms. Fatuch stated they are in here every Thursday and this would affect seven of their dates, but I have spoken with them about this. She can utilize the outside, the little hut in here and she is asking to use the dance room.

Mr. McIntyre asked is it a II and III condition that they are gone permanently?

Mr. Cameron stated yes.

Mr. Baron stated there is contract language for termination.

Ms. Gentry stated yes, the contract allows the district to terminate, but the board also required \$2,500 payment for the school year and it was due August 1st.

Mr. Maynard asked in the future are there going to be other caveats from them holding cost share unless we do X, Y. Z?

Mr. McIntyre stated I don't think this is one we can get around and I see where they are coming from. This is an expensive venture, everything is going to be new and unfortunately, kids don't have the capacity of forethought that they have to be careful with this sofa, etc.

Mr. White stated this facility was not designed to have kids in here every week and we flexed for years at no cost. We have to decide if we are willing to give up \$120,000 of a cost share for an income of \$2,500?

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Mr. McIntyre stated she is already making plans for the construction period but does she have time to find a permanent place?

Ms. Gentry stated because we were not aware of this condition we do not have the agreement on the agenda. I recommend you put that on the agenda for September. The agreement has very permissive cancellation terms, it says the license is a mere privilege and may be immediately suspended or revoked with or without cause at the sole discretion of the district. Contractually, you have the ability to revoke it for any reason at any time, but I suspect if you take action tonight you might expect a lot of comments at the next meeting.

The Board discussed alternative locations for the Enrichment Group to utilize through December, the possibility of terminating the agreement for calendar year 2027, and options for a pro-rata refund of the license agreement fee.

Mr. McIntyre stated given the amount of money we are investing in this space, we need to rethink the amount we charge for rent.

Ms. Gentry stated you need to have a hearing for rental fees, but we will have a resolution setting that at your next meeting.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the proposal from Houser Construction in the total amount of \$98,908 with \$36,185.39 for CDD I's cost share was approved.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the proposal from First Coast Collective for furniture in the amount of \$90,172 was approved.

Ms. Gentry stated regarding the position by Districts II and III at this time if the board would like to accept that we would need a motion to send notice of cancellation to the Enrichment group. The Board directed that the Enrichment Group could continue as approved until the project starts, then utilize alternative indoor arrangements such as the fitness room or the pavilion space through December 3rd at the rate of \$50 per session. The license agreement will be terminated at close of business December 3rd. The Enrichment Group would receive a pro rata refund based on the project start date.

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On MOTION by Mr. Maynard seconded by Mr. White with all in favor alternative arrangements for the St. Johns Enrichment School was approved through December 3rd at the rate of \$50 per session and staff was authorized to terminate the license agreement effective close of business December 3rd and refund the pro rata of the \$2,500 based on their start date.

EIGHTH ORDER OF BUSINESS

Ratification of Emergency Repair on Waterfall Bridge

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the emergency repair on the water fall bridge with KAD Electric Company in the amount of \$8,400 was approved.

NINTH ORDER OF BUSINESS

Ratification of Engagement Letter with Grau & Associates for Fiscal Year 2026 Audit

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2026 audit was ratified.

TENTH ORER OF BUSINESS

Public Hearing for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027

Mr. deNagy gave an overview of the budget, with a proposed 17% increase in assessments. You'll recall this budget started with the fiscal year 2026 budget. There was an adjustment to the cost share model that resulted in the loss of \$400,000 cost share revenue that is used to offset the district's costs. This \$400,000 went back on to the residents at Rivers Edge CDD. Two of the things this Board decided to lower the assessment increase was the use of \$121,800 of carryforward surplus and the reduction of capital reserve contributions. This Board historically was around \$400,000 to \$500,000 capital reserve contributions. That was reduced to \$150,000 in this year's budget. Fast forward to fiscal year 2027, you are still feeling the effects of that loss of \$400,000. As I mentioned last year, the use of carryforward funds is one-time money. Once you use those funds, it goes away. And the reserves went down to \$150,000. In the fiscal year 2027 budget, it's proposed to go back up to \$300,000. You can see the shift in the loss of that revenue, and this budget reflects that correction before hopefully moving forward you get to a more level funding. Where you are seeing a bigger increase is in grounds maintenance. You can see in this year's

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financials that the landscape contingency line is too low. Your actuals this year are \$245,000. The cost of mulch and annual replacement, all the supplemental items outside of Yellowstone's contract are costly landscape items. The landscape maintenance and landscape contingency budgets will ultimately need to be adjusted. I am waiting on Yellowstone's final contract amount for fiscal year 2027. Ultimately, I think you will be on target between the two numbers assuming you use Yellowstone for those additional uncontracted items.

Mr. Baron stated we have \$750,000 cost share pay back coming in that is not listed. We are going to put that in the area of the reserve. Similar to previous years, we can still do an offset and still have a huge carryover in that reserve area even including the 300 and lower the assessment value from the 17% down to something else. So, you either hold the \$1.2 million in reserve and keep the 17% or you lower the \$1.2 million in the reserve and lower the residential 17% down to something else.

Mr. McIntyre asked do you have a number?

Mr. Baron stated if you run through the prior years what we had is we used some of that money and said to the residents we are not going to increase your taxes. For two years we didn't increase taxes. That cannot go on forever. You still have the cost of living. If we held \$500,000-\$600,000 in that reserve, you would be in that 9% to 12% area. Max at the 12%. We can still lower that percentage down. My recommendation is the board go no less than 6% but not higher than 12%.

Mr. deNagy explained the proposed budget cut as much as possible to mitigate any sort of assessment increase. Ultimately, the Board makes the determination on the amounts to set, and this proposed budget includes \$300,000 to the capital reserve. When you look at the projected next 3 months for the capital reserve budget, what is not included in there is \$747,000 coming back into the capital reserve fund. That is money that went out over the last two years that is coming back in. What I estimated, with the \$747,000 included, is end of the fiscal year about \$1.2 million. So, when looking at fiscal year 2027, it's not a carryforward of \$374,000, it's about \$1.2 million. I do also want to point out that in the July 1 joint meeting, there were a number of items that you wanted to remove from the capital reserve budget for various reasons. These projects would still come before the Board as supplemental requests. There are a number for expenditures that are not reflected in this portion of the budget so keep that in mind.

Mr. Cameron brought up the condition of the roads and concern about future cost share.

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Mr. Baron stated the Board has the option to use bonds to cover the paving. There are other options than the reserve. My personal recommendation is to either go with 9% or 9.71% or the 12%, don't go higher than 12%.

Mr. McIntyre asked with the 9 or 12% and taking some of that \$750,000 to keep the assessment down, what are some possible things that we may not be able to do?

Mr. Baron stated you have enough in the reserve to do all the things you're asking to do. I think you are safe with either the 9 or 12%. You have an ample cushion with either the 9 or 12%. Corbin can you go over the numbers?

Mr. deNagy stated if you want to get to a 9.71%, what you are saying is you want to take \$200,000 from the capital reserve and use it as carryforward surplus. If you want to get that down to 6.08%, what you are saying is you want to take \$300,000 from the capital reserve and put it in the general fund.

Mr. McIntyre asked what did we have last year in the capital reserve?

Mr. Baron said about \$511,000.

Mr. McIntyre asked weren't we short in the capital reserve because the study was old.

Mr. Baron said the lowest number now is what we have right because we loaned out so much.

Mr. deNagy stated the reserve study says you should have \$1.9 million. I mentioned this during last year's budget meeting, is the reserve study doesn't factor in the cost share agreement which was part of the justification to lower the capital reserve contributions in last year's budget.

Mr. Cameron said I can't go below 12%.

Mr. McIntyre said my concern is I want to do the right thing for the community. I don't want their assessment to go up, it's my assessment as well. But, this past year, we've had a lot of big emergencies, and we fixed a lot, we got the pool redone, the lighting, fencing, we got the pickleball courts. I want to make sure we have enough.

Mr. Baron stated the key that I am trying to do is there were two years of flat line, no cost-of-living increase. Now, you are doing a spike. We are trying to avoid the spikes. It can go between 9 and 12%. You can say a percentage, and we can calculate that number.

Mr. Maynard stated I say this every year, I caution on having a higher reserve. I sat through a natural disaster, and we were fortunate to have a substantial reserve that we were able to draw from to cover expenses. These amenities aren't getting newer; they are getting older. I would

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caution on leaning toward the upper end of that 9 to 12%. Not the full 17. If we can not go that high, I would support that, but at the same time I want to make sure we are not putting ourselves in a negative position.

Mr. McIntyre asked what percentage between that 9 and 12% do you figure?

Mr. Maynard stated 10 to 12%.

Mr. Cameron stated I am comfortable with 12.

Mr. McIntyre said I am comfortable with 10 or 12.

Mr. Baron stated can we compromise on 11%?

Mr. deNagy stated to be clear the \$747,000 is a reimbursement for costs from what you already paid. At 11%, you would have to use \$164,656 from your reserve to use as carryforward surplus.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor both public hearings were opened.

Ms. Fowler questioned the amount going into reserves in different years and felt 17% increase is very high and stated I agree that the school should pay their fair share for the wear and tear on our facilities that we pay for and they are using our courts. The proposed fee is too low.

Mr. McIntyre stated we are going to address all the fees in a future meeting to ensure that we have enough to offset mishaps, repairs and replacements.

Ms. Mollohon stated thanks for lowering the budget. I have been asking for years for an evening water aerobics class.

A resident stated schools are used to paying for swim or tennis. St. Johns County has become strict and if someone uses school facilities it is not their team, they have high fees. It cost about \$1,600 and I wanted to give you that information.

A resident stated the furniture costs a lot of money and what is it really being used for. The space is used for functions the couches and chairs do nothing. These chairs are useful. If the purpose is to use this space as a gathering space and it is going to be higher rent that is one thing but if you are saying it is for all these functions, we don't need any furniture.

Mr. McIntyre stated this is a multi-function multi-use room and it is used that way.

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On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor both public hearings were closed.

A. Consideration of Resolution 2026-07 Relating to Annual Appropriations and Adopting the Budget

Mr. deNagy asked did you land on a specific percentage increase?

Mr. McIntyre stated I think 11% is what we agreed to.

Mr. deNagy stated with that being said, we will utilize carry forward surplus to bring the assessments down from the 17% down to 11%.

Ms. Gentry stated section 2 will be filled in with the appropriations to each fund based on the direction of the board.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2026-07 was approved as amended to reflect an 11% increase in assessments.

B. Consideration of Resolution 2026-08 Imposing Special Assessment and Certifying an Assessment Roll

Mr. deNagy stated Resolution 2026-08 will be imposing those special assessments we just talked about with an 11% increase with those dollar amounts.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2026-08 was approved.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Cameron stated my request for next meeting we have three bids for the pier on the agenda.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

A resident stated I want the board to consider modifying the pool closure aspect. Currently the way it is written is basically the pool is going to close if the person in charge hears thunder or

August 19, 2026

Rivers Edge CDD

sees lightning. I would like you to modify that policy to add confirmation using a current weather app and also establishing a distance. Currently there is no distance established; it says if they hear thunder or see lightning regardless of how far away. Major League baseball, PGA Tour, Florida High School all use 8-10 miles as a standard. I'm asking for modification to confirm with a weather app to say how far it is and establish a policy for the closure.

Mr. Cameron stated the lifeguard calls the girl in the office who verifies it on the screen.

Mr. White asked what is the current procedure in place if there is thunder or lightning?

Mr. Council stated if they see lightning it is 30 minutes.

Mr. McIntyre stated it sounds like we need you to put something in the policy that has clear concise instructions.

Ms. Gentry stated the procedures are based on insurance guidance. I suggest that the board direct Vesta to review those policies and modify them as needed and as long as they are consistent with our insurance guidance.

Mr. deNagy stated that a resident handed him some written comments for the Board and he will circulate those to the Board via email so they can read them individually.

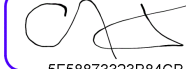
**FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – September 16, 2026
at 11:00 a.m. at the RiverTown Amenity
Center**

Mr. deNagy stated the next meeting is scheduled for September 16, 2026 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the meeting adjourned at 7:30 p.m.

Signed by:

9C8879D789D84CC
Secretary/Assistant Secretary

Signed by:

5E58873323B84CB
Chairman/Vice Chairman