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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, September 16, 2026 at 11:23 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Mac McIntyre	Chairman by telephone and in person
Scott Maynard	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Christopher White	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	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
Ken Council	Amenity Manger, Vesta
Malcolm Santos	Yellowstone Landscape
Garrett Canady	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the September 16, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. deNagy called the meeting to order at 11:23 a.m. and called the roll.

SECOND ORDER OF BUSINESS **Audience Comments**

A resident stated the pond in front of the pickleball courts is covered with algae and weeds and stinks. Whatever you are doing is not working and you need to address it.

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Years ago we had people breaking into cars and stealing things and we don't want that to occur again, also there are sex offenders living in Green Cove Springs. I understand there are concerns about Flock cameras but for our safety and our children's safety I think they should stay on.

Mr. Maynard stated for everyone who is here for the Flock cameras, last night at the special county commission meeting, there was an extensive discussion on Flock cameras. They are going to host a workshop on those cameras within the next two weeks and decide in the future what will be done regarding Flock cameras. The Sheriff has already made significant changes in their protocol, they no longer share our data outside of the county, data is only maintained for 30-days instead of 12-months and a restriction on access to the data. Nobody on this board or in this community has access to any of that data. When the discussion comes up I am going to ask this board to extend our current contract through December until we can learn what the Sheriff's office is going to do going forward. I don't think we want to enter into a 2-year contract if the Sheriff ends up pulling out and not monitoring it. The Sheriff has been placed on a state-wide committee to review all license plate reader regulations and guidelines, and they will make a recommendation to the legislature in the next session.

Several residents voiced safety concerns regarding Flock cameras.

THIRD ORDER OF BUSINESS Approval of the Consent Agenda

A. Minutes

1. July 1, 2026 Special Joint Meeting

2. August 19, 2026 Regular Board Meeting

B. Financial Statements as of July 31, 2026

C. Check Register

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

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance - Report

Mr. Santos gave an overview of the Yellowstone Landscape report, a copy of which was included in the agenda package.

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B. District Engineer

Mr. Mason stated I was forwarded an email from Kevin McKendree about the accident that happened on Rivertown Main Street and Ruskin. These are all county roads and I reached out to the county traffic engineer and asked if they looked at this area because there was some concern. He indicated that he has analyzed that intersection within the last four months for both a 4-way stop or rectangular rapid flashing beacon, something to provide some traffic control, but the intersection does not meet any of the warrants for those two items.

Mr. White stated I want to thank Kevin McKendree and Malcolm for meeting with me in August about the area. There have been multiple accidents and complaints about the intersection that we need to address as a group. I would like you to go back to the county and see the analysis that was done and the dates those occurred that I can share with our team. That day we came up with various options of stop lights, stop signs, moving the monument sign and trimming trees for better visibility. We also looked at reallocating the locations the St. Johns County Sheriff is setting up when they are here on property, because we have people running 4-way stops. While there we saw multiple cars roll though the stop signs on both sides, we saw multiple cars speeding, there was a 4-wheeler driving down the road, bicycles, golf carts, etc. All this is a recipe for disaster if we don't do something at that intersection. I'm asking the engineer to work with us to push back on the county, but we need to continue to revisit this.

Mr. Mason stated I'm happy to do so. Just understand the overall picture, traffic control devices are a national standard and there are multiple warrants for any kind of traffic control device, you cannot just put it in. A lot of what I'm hearing is an enforcement issue. We can't design for every situation, if people are not following the rules, that is not a design issue, that is an enforcement issue.

Mr. White stated I disagree. I think there is a design issue in the location of the monument sign, which may not be the county's issue.

Mr. Baron stated SR 13, all the crosswalks we have, why do we still own them if it is a county road?

Mr. Mason stated they are a county road. My understanding is there are construction agreements with DOT that shows the maintenance responsibility, and I will go back and research that.

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C. District Counsel

Ms. Gentry stated we did get the new Yellowstone contract executed that will take effect October 1. I will be speaking on several items later on in the agenda and until then I am here for any questions.

D. District Manager – Discussion of the Fiscal Year 2027 Budget

Mr. deNagy stated for your review I have the fiscal year 2027 finalized budget in your agenda package. There are a number of expenses you removed from the budget that we still anticipate may occur. What you see in the expense budget of $153,000 is probably not the most accurate representation given that you removed a number of those expenses. We will see them as they come through and line them up with your current budget and see where you stand on those decisions.

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

Mr. Losco stated you have the monthly operations report and I have an update on the JEA irrigation reimbursement. We submitted a reimbursement to the City of Jacksonville risk management department requesting payment for the cost of repairs of the mainline breaks that occurred earlier this year due to operational issues associated with the newly commissioned JEA booster pump station. We received notification that the city is unable to establish that JEA or any equipment or facilities owned or operated or maintained by JEA caused or contributed to the alleged damage. Also the investigation does not identify sufficient evidence establishing a causal connection between the JEA and alleged pressure event or demonstrate that the JEA owned infrastructure was responsible for the claimed failures. Accordingly, the City of Jacksonville has respectfully denied the amount for your district of $16,728.27. I have contacted Corbin deNagy and Lauren has received all the information concerning our reimbursement package and we are seeking the board's approval to authorize counsel to draft a response to JEA after considering the probability of collecting damages in relation to the legal fees that would be incurred.

Ms. Genty stated we usually have staff take a first stab at submitting these types of applications in order to be efficient with District resources, and despite a strong email chain and what we feel is strong evidence to suggest it was a problem with JEA station that caused this

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irrigation problem, they denied that request. Given the dollar amount at stake for all three districts, we would ask the board to authorize my office to write a letter refuting the City's denial of that claim. If they continue to deny it, we will bring it back to the board and see how far you want to take this.

> On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor district counsel was authorized to write the letter to the City regarding the damages caused by JEA.

Ms. Gentry stated the other two districts agreed as well, and I will be sending one letter to cover everything and the cost will be split.

Mr. Losco stated at the last meeting we discussed the lightning policy for the closure of the pools that was brought up by a resident. We reviewed the policy and have made a minor tweak to the policy where it states that when lightning is within a 10-mile radius we immediately close for 30-minutes.

The board and staff discussed the following, dog park lock, hole made by dogs, update signage at dog park, missing gym equipment, potential wifi extenders for pergola, e-bikes, golf carts and revisit Bartram swim team usage of the pool and storage of swim team equipment.

Mr. McIntyre joined the meeting at this time by telephone

FIFTH ORDER OF BUSINESS **Discussion of Notice of Violations and Reimbursement for Damage to District Property**

Mr. deNagy outlined the violation and email correspondence between the family and staff and after discussion the board took the following action.

> On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the Board affirmed the original $3000 charge for a damage reimbursement, with an amenity suspension to be imposed for the household if the amount is not paid by the deadline, until full restitution is paid.

SIXTH ORDER OF BUSINESS **Discussion of FPL Lighting**

Mr. Losco outlined the options for lighting around the RiverHouse parking lot.

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On MOTION by Mr. Cameron seconded by Mr. Maynard with all in favor staff was authorized to replace all the lights pending cost share approval.

Mr. deNagy stated we will bring this back to the next meeting and will have the full cost and cost share in one package.

SEVENTH ORDER OF BUSINESS **Discussion of Sidewalk Repairs**

This item was tabled.

EIGHTH ORDER OF BUSINESS **Discussion of Pond Maintenance Addendum (Meadows)**

Mr. Losco stated our first cost share item will be consideration of pond maintenance addendum for the Meadows, ponds 24 and 25. The request is for CDD II, vendor is Solitude Lake Management, total cost is $7,116, and District I's cost share is $2,579.91. Districts II and III have approved the cost share.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the cost share for pond maintenance for ponds 24 and 25 in the amount of $2,579.91 was approved.

NINTH ORDER OF BUSINESS **Consideration of Landscape Maintenance Services Addendum (Springs)**

Mr. Losco stated the second request is for landscape maintenance services addendum for the Springs, parcel 37-2. The total cost is $43,200, and District I's cost is $15,662.16, Districts II and III have approved the cost share. Mr. Baron inquired whether the cost for this area was already included in the quote provided for the new landscape contract.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the cost share for the landscape maintenance services in the amount of $15,662.16 was approved subject to confirmation that the area is not already covered under the new landscape agreement.

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TENTH ORDER OF BUSINESS **Discussion of Outside Activities and Amenity Rental Rates at the RiverHouse**

This item was tabled.

ELEVENTH ORDER OF BUSINESS **Discussion of "100 Men Who Care Club" Facility Usage**

Ms. Fatuch stated they are asking to meet quarterly here at the RiverHouse.

Mr. deNagy stated we talked last month about if this would be a license agreement.

The resident in charge of the group was present and gave a brief summary of the proposed program. He explained that it is a group of men who meet to decide which charitable organizations will receive their donations, and then donations are made to a separate website and disbursed to the chosen organization. They welcome new members to attend their meetings.

Ms. Gentry asked questions to clarify the nature of the proposed program. She asked, Are you saying everyone makes their donation directly to the website, and it is not collected as part of your meeting?

A resident stated that is correct. We don't want to touch any money.

Mr. Baron stated you are asking us to waive the 10% that we normally have on license agreements. We are trying to get it standardized across the board.

Ms. Gentry stated correct. With a license agreement you have flexibility in how much you charge or don't charge. This board has expressed a policy that you charge 10% of revenues generated from license agreements, but legally you can change that if you wish. The alternative would be a regular rental, but the thing that pushes this out of a regular rental would be advertising to the general public that anybody who wants to attend can attend We also have resident clubs available, but that would be limited to attendance by Rivertown residents.

The board discussed the charitable nature of the club and whether it was appropriate to modify existing policies on costs for rental agreements and license agreements.

Mr. White moved to approve a license agreement for "100 Men Who Care Club" at no cost and there being no second the motion died for lack of a second.

On MOTION by Mr. Maynard seconded by Mr. Baron with four in favor and Mr. White opposed a license agreement with "100 Men

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Who Care Club" was approved for quarterly meetings at the same cost of a regular rental to be reviewed annually.

Ms. Gentry stated given the very limited scope, normally our license agreements have additional insurance requirements. Your normal rentals would not have additional insurance. In the very limited scope of this, I would be comfortable if the board wanted to waive the additional insurance requirements and instead require a signed waiver from all attendees.

It was the consensus of the board to waive additional insurance requirements and require a signed waiver from everyone.

TWELFTH ORDER OF BUSINESS Consideration of Flock Agreement Renewal

Mr. deNagy stated this was on the agenda for Rivers Edge II and III. Each of the districts has its own separate contract with Flock, with a different installation and validation date from which we calculate the renewal date. This changes the deadline for the 30-day notice period if you wanted to cancel the contract and prevent automatic renewal. Right now all agreements are set up as automatic renewal and require 30-days' notice if you want to cancel. Rivers Edge III's validation date was February 8, so they have more time to decide. Rivers Edge II wants to ask for an extension to the end of the year, and if they can't get an extension they would schedule a special meeting to discuss whether to cancel before their timeline was up. Your agreement started October 31st. Thirty days prior means you would have to make a decision at this meeting.

Mr. Maynard stated the county had a meeting on this last night, and they are having a workshop with the Sheriff in the next two weeks before that new law takes effect on Flock cameras on state roads. That will determine whether the Sheriff wants to continue to utilize Flock for the county. If the Sheriff is not going to utilize Flock for the county, then we don't need that expense and we would look at other options. I suggested at Rivers Edge II we ask for an extension to our current contract through the end of this year to allow us time to make that decision based on what the Sheriff's office decides.

Ms. Gentry stated if you wanted to go that route we would try to negotiate with Flock to extend your deadline on notice through the end of the year. If we are not successful in negotiating that we do need direction on how you want us to proceed. We have a really tight turnaround here. If we are not successful, do you want us to give notice of termination?

Mr. Baron stated extend it for one year.

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Ms. Gentry stated we may not have the ability to negotiate that because it is a two-year contract.

Mr. McIntyre stated I want the cameras out of the neighborhood. The good that they do does not outweigh the bad that comes from that system giving access to anybody who knows how to get access. I oppose having Flock in the neighborhood.

Mr. Maynard stated the Sheriff said last night that they no longer share the data outside of St. Johns County and they have restricted access to that data.

The board discussed the number of residents who gave negative feedback on this program, positive and negative opinions on Flock, access to data, and needing feedback from the Sheriff before a decision can be made.

On MOTION by Mr. Maynard seconded by Mr. Cameron with 3 in favor and Mr. McIntyre and Mr. White opposed district counsel was authorized to try to extend the Flock contract to the end of the year and if it cannot be extended then cancel the contract.

Mr. deNagy stated staff will work with Flock to see if the contract can be extended to the end of the year then if not, we will issue a notice of cancellation.

Mr. White stated it was brought up in the notes we received that the CDD at the time voted to install these cameras next to people's homes and Flock employees have been caught filming children in pools and gymnastic classes. I don't know where that occurred but did we install cameras next to people's homes?

Mr. Cameron stated no.

Mr. McIntyre stated they were supposed to be on thoroughfares to monitor mobile traffic.

Mr. White stated the claim was made that the CDD should not be making decisions in secret. I would like some clarity on that.

Mr. McIntyre stated that is not true. The Flock cameras had been on the agenda multiple times before we had the meeting and we had multiple joint sessions and multiple shade sessions. We had a full audience and we did a workshop so no one should have been blindsided. The day the final vote took place it was a joint session. We announced a shade session and asked the audience to leave, we went into the shade session and discussed the things that had to be discussed in private and once that was done, we closed the shade session we came back out, called everyone

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back in, brought it back to a formal setting where people had the opportunity to see and voted in public. The only thing done in private was the shade session to ensure we weren't giving out things that we should not. It is in all in the minutes over months where we talked about Flock.

Mr. White asked if we were to remove the Flock cameras from inside the community what would stop the Sheriff from putting them just outside the community?

Mr. McIntyre stated nothing and that is fine, it is just not inside our community.

THIRTEENTH ORDER OF BUSINESS **Consideration of Temporary Facility Use Request (RiverFront Park)**

This item was tabled.

FOURTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Setting a Public Hearing to Adopt Amended Amenity Rates and Fees**

Ms. Gentry stated the two resolutions on your agenda are both setting public hearings on rule changes. The first one is revisions to your rules regarding amenity fees. After speaking with the Vesta team, we propose increasing the rental deposit from $250 to $500, raising the River House rental fee from $150 to $300 and there was a discrepancy on renting the facilities, the Palm Court Cabana would not be available for individual rental it would only be available as part of the overall rental of the River House facilities.

Mr. McIntyre stated after all the discussions we have had I feel that $300 is little light in my opinion.

Mr. Baron stated I don't have a problem raising it a little more but for this next year we can increase it and see what it does to the revenue and if another increase is needed.

Ms. Fatuch stated currently your rentals are for half days. Every weekend we are almost fully booked with rentals, that is six per weekend. If we dropped that down to one rental for a longer period it will change revenues but will cut down on the wear tear on the facility itself.

Ms. Gentry stated for purposes of getting the notice published, we can notice high then we can come down. We can advertise the full day rental rate of $800.

Ms. Fatuch stated I suggest if it is a full day rental they need to provide event insurance.

Ms. Gentry stated I will get with Kim and we will do some risk assessment and for purposes of publishing that notice, I have direction to add a rental rate for a full-day rental at $800 and a half day rental at the recommended $350.

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The board discussed a $1,000 to $1,500 for full day rental.

Mr. Gentry asked for purpose of advertising do you want to come in a little higher and give yourselves a little flexibility? You can always come down.

The Board agreed that advertising $1,000 for a full day was appropriate.

Mr. McIntyre stated let's do $500 for half day.

Ms. Gentry stated we are proposing the hearing for your November meeting. The location would be changed to the River Club given the River House renovations.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor Resolution 2026-09 was approved as amended on the record.

FIFTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-10 Setting a Public Hearing to Adopt Amended Rules of Procedure**

Ms. Gentry stated every few years our firm updates your rules of procedure. You have a memo from my firm explaining the changes, a red line showing the proposed changes, and resolution to set that hearing for November as well at the River Club.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor Resolution 2026-10 was approved.

SIXTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-11 Declaring a Vacancy in Seat 4 as of November 17, 2026**

Mr. deNagy stated there were two seats, one of which was Scott Maynard and he qualified and ran unopposed. The other one is seat 4, which is currently held by Chairman McIntyre and that will be vacant because nobody qualified to be on the ballot.

Ms. Gentry stated if nobody qualifies for the ballot you are required to declare the seat vacant as of the second Tuesday following the election. This resolution is satisfying that procedural step. The board can then talk about how you want to go about filling that seat.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2026-11 was approved.

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Mr. McIntyre stated I would like to retain the seat.

> On MOTION by Mr. Baron seconded by Mr. Maynard with three in favor and Mr. McIntyre abstained from voting and Mr. White opposed, Mr. McIntyre was appointed to fill the vacant seat effective November 17, 2026.

Ms. Gentry stated just a note on the resolution setting a hearing on the amenity rates and policies -- we are also suggesting a change to line up your access policies with the policies in place at Districts II and III. There were differences in how it was worded. It is an administrative change and I wanted to make you aware of that.

SEVENTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTEENTH ORDER OF BUSINESS Supervisors' Requests

Mr. White stated I did receive some emails that I would like to have addressed in the meeting in regard to St. Johns Enrichment. I know a vote took place at the last meeting based on District II and III's votes that they would only sign up on the cost share if CDD I terminated the contract with St. Johns Enrichment. I received nine emails and one asked if there were going to be a conversation on a revote if someone asked.

Mr. McIntyre stated at the last meeting we had to vote on it and that was that. During that meeting there were alternatives, I spoke with Emily after the fact. It was supposed to be brought to this meeting because she was considering asking us if we would allow her to use this lawn, part of the soccer field and aerobics room at least through the end of their school year. She is looking at a potential alternative after having been given notice, so I think she is going to see where that is going to end up before she comes back to ask for some type of variance. As of now it is dead, but it may come back up for October/November.

Mr. White stated she is doing this at Bartram Springs and she is charging $60 per student, Bartram Springs is charging $150 per student. I assume those numbers are similar for our neighborhood because she had brought up in an email that with a 10% back to the district that would produce $7,000 to $9,000 annually. I have concerns about more than wear and tear. How

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does that affect our bonds because that is a business and businesses should not be operating out of the amenities, especially a for-profit business? I looked more into the enrichment because someone said it was a school. The state does not recognize enrichment workshop classes as schools. What concerns me someone has been using our facilities and grossing around $90,000.

Ms. Gentry stated if private use exceeds certain percentages, it could have negative bond consequences. It is a valid concern and we would have to look at the percentage your facility is being used for private purposes compared to the total use. This is why we have restrictions on people conducting commercial activities at your amenity facilities.

Mr. White stated a few months ago we had two residents who wanted to install wind phones at the Riverfront Park. That did not happen. They were able to work with St. Johns County to have it installed up the road in one of the parks; however, they left our meeting feeling dejected and discouraged by certain board members. When asking for something from a vulnerable place, being spoken over was less than ideal. They wanted to thank the three people who were supportive of the endeavor and at some point in the future they may make it happen again. I want to make sure when someone asks something we listen to the homeowners.

Mr. Maynard left the meeting at this time.

NINETEENTH ORDER OF BUSINESS Audience Comments

Mr. deNagy stated I have an email requesting that these written comments be on the record regarding the traffic control review. I will send this to the board, but the district engineer has direction to work with the county on that.

A resident asked what is being done about this pond that is stinking up the Landings. What are we going to do about this issue?

Mr. McIntyre stated it is a natural thing that we don't control. If you have never seen it like this, it is a one off and sometimes it takes a little bit to get it under control. I know they are working through the issue.

Mr. McKendree stated what she is smelling is a grass that dies and smells.

A resident stated the River House gym needs to be audited, the machines are in poor condition, they are busted, parts of the belts are frayed. People also need to contact the St. Johns County Sheriff's office because minors should not be driving vehicles. We have had multiple

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incidents and it is dangerous. The CDD can pay to have extra patrols to ticket or hold parents of minors accountable. These kids are driving recklessly.

Mr. McIntyre stated we don't have the ability to police. I like the idea of having patrols but that comes at a cost that we have to pass onto the community. We will get this back on the agenda.

TWENTYETH ORDER OF BUSINESS **Next Scheduled Meeting – October 21, 2026 at 9:00 a.m. at the River House**

Mr. deNagy stated the next meeting is scheduled for October 21, 2026, at 9:00 a.m. at the River Club.

On MOTION by Mr. McIntyre seconded by Mr. White with all in favor the meeting adjourned at 2:12 p.m.

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

Signed by:
5F58873323B84CB...
Chairman/Vice Chairman