Minutes of Meeting
Rivers Edge, Rivers Edge II, and Rivers Edge III
Community Development Districts

A special meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, July 1, 2026 at 10:02 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge	
Mac McIntyre	Chairman
Scott Maynard	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Christopher White	Supervisor
Rivers Edge II	
D. J. Smith	Chairman
Jason Thomas	Vice Chairman
Jason Reid	Supervisor
Phillip Brandt	Supervisor
Jarrett OLeary	Supervisor
Rivers Edge III	
D. J. Smith	Chairman
Jason Thomas	Vice Chairman
Stacy Robertson	Supervisor
Jarrett OLeary	Supervisor

Also present were:

Corbin deNagy	District Manager
Matt Biagetti	GMS
Mary Grace Henley	District Counsel
Lauren Gentry	District Counsel by telephone
Jason Davidson	Vesta/Amenity Services
Richard Losco	Vesta/Amenity Services
Kevin McKendree	Vesta/Amenity Services
Kim Fatuch	Vesta/Amenity Services
Ken Council	Vesta/Amenity Services

The following is a summary of the discussions and actions taken at the July 1, 2026 joint meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. deNagy called the meeting to order at 10:02 a.m. and called the roll.

SECOND ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Consideration of Proposals for Landscape and Irrigation Maintenance Services**

Mr. deNagy stated you have four bids before you and you have had an opportunity to review those bids and I believe representatives of all the companies are here today and we will give them a few minutes to present their proposals, we will then have discussion then go into the scoring.

Ms. Henley stated some of you have done numerous of these and some are first timers. I will go over procedural notes before we get started. This is a formal RFP and is governed by not only the Districts' policies but Florida Law on all government procurement. There are strict limitations on what can be considered outside of the bid process. The award of the contract today is based on the evaluation criteria that we set up. District staff reviewed the submissions, and we reviewed for legal sufficiency. There are two items we flagged that we want to bring to your attention before we get started with two of the bidders. There are two ways to think about this, or two types of discrepancies; there is a material defect or an immaterial irregularity. Material defect means that the bid can be disqualified and immaterial can be waived by the boards, and taken into account in the scoring. Unfortunately, there was one bidder that did not submit the required bid bond that was required. We would consider this a material legal insufficiency. You can disqualify the vendor or consider the proposal without the bid bond and take that into account in your ranking. Ruppert did attend the first mandatory pre-bid meeting but did not attend the second one. The material issue is the lack of a bid bond.

Supervisors Baron and McIntyre joined the meeting at this time.

On MOTION by Mr. White seconded by Mr. Cameron with all in favor Ruppert was disqualified by Rivers Edge.

On MOTION by Mr. Reid seconded by Mr. Brandt with all in favor Ruppert was disqualified by Rivers Edge II.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Ruppert was disqualified by Rivers Edge III.

Ms. Henley stated the other legal issue we wanted to flag was Yardnique's proposal they did submit all the required forms, they were all signed, but none of the forms were notarized. This is not as cut and dry and the bid bond issue, it is something that is up to you if you see that as a material deficiency. Legally speaking, that means the other forms from the other bidders were submitted under oath. My recommendation would be to move forward with scoring but that is something to keep in mind when you are scoring.

Mr. deNagy stated a maximum of 20 points in the scoring of this bid is for cost, which calculated with a formula based on the lowest proposed cost divided by the proposer's cost multiplied by 20 points. Yardnique was the lowest price so based on that formula Yardnique would get 20 points, ULS would get 19.15 points, Yellowstone would be 16.35 points.

Representatives of ULS, Yardnique and Yellowstone each gave a presentation on what they felt were the strong points of their company followed by a Q&A by the board members on mulch, number of irrigation techs, outsourcing, amount of pine straw, training of new employees, current resources, irrigation repairs, and number of employees dedicated to the district.

After the presentations, each board approved a scorecard with scores for each proposer for each criteria that was established for purposes of ranking the bids. That discussion resulted in the following overall scores:

Rivers Edge: Yardnique total 78, ULS total 83.15, Yellowstone total 91.35

Rivers Edge II: Yardnique total 80, ULS total 79.15, Yellowstone total 96.35

Rivers Edge III: Yardnique total 80, ULS total 79.15, and Yellowstone total 96.35

Mr. deNagy stated the average for Yardnique would be 79.33, ULS would be 80.48 and Yellowstone would be 94.68.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the scoring as read into the record was approved and a contract will be awarded to Yellowstone for Rivers Edge CDD.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the scoring as read into the record was approved and a contract will be awarded to Yellowstone by Rivers Edge II CDD.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the scoring as read into the record was approved and a contract will be awarded to Yellowstone by Rivers Edge III CDD.

FOURTH ORDER OF BUSINESS **Discussion of Capital Plan**

Mr. deNagy stated this item was added to the agenda. We initially talked about just the landscape maintenance RFP but we had a request to have this discussion at the joint meeting. This is the capital projects list you have seen over the last few months. These are the capital projects your onsite staff put together as a plan for what we think is going to happen in fiscal year 2027. The purpose of putting these projects into your capital reserve budget was that we would break these items out as a cost share and, by adopting the capital reserve budget, you are telling staff that you want to move forward with these projects. The intent is by having you approve this upfront, that would save us from having to come back to you and get cost-share approval for each item. The boards are not obligated to do it this way.

Mr. Maynard asked is there a priority to this list in order of timing?

Mr. McKendree stated it is not in a priority listing.

Mr. Maynard stated if all of those were approved, you have a priority order of how those get approved.

Mr. deNagy stated to be clear I did give you copies of each district's capital reserve budget. I had the proposed capital reserve contributions, which covers all these costs. There is funding to do these projects.

Mr. Maynard asked if we budget X for one of these projects and a bid comes in above that cost? Are you going to come to each board for approval to exceed that cost?

Mr. Davidson stated yes, if we give you a budgeted amount of $100,000 and it comes in at $107,000, we will bring that back to the board for approval.

Mr. deNagy stated if it comes in above the projected cost, we would bring that back to each board but if it came in under that cost, we would bring the proposals to the home district for the project for award but we don't go back to the other two district's because they have already approved the cost share.

Mr. Baron stated awarding the contract will always be done by the board.

Mr. deNagy stated yes.

Mr. Baron stated my other concern is making this known to the public so the contractors know what we have approved. I propose pulling the two highest items, the RiverFront park and the pool costs and approve the rest of the budget accordingly.

Mr. deNagy stated if that is the way you want to go, I would take it out of your expenditure budget but the contribution would still be there. We can modify the budget if you want to add it later, but it wouldn't affect your ability to do the project.

After discussion it was the consensus of the three boards to remove the following items from the capital reserve budget: pool equipment, RiverFront Park dock, pickleball and tennis courts survey, basketball hoops, RiverHouse fencing and parking lot, and playground.

FIFTH ORDER OF BUSINESS **Other Business**

There being none,

On MOTION by Mr. Cameron seconded by Mr. White with all in favor the Rivers Edge meeting adjourned at 12:02 p.m.

On MOTION by Mr. Reid seconded by Mr. Brandt with all in favor Rivers Edge II adjourned at 12:02 p.m.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Rivers Edge III adjourned at 12:02 p.m.

July 1, 2026

Rivers Edge CDD,
Rivers Edge II CDD, and
Rivers Edge III CDD

Signed by:
Corbin deNagy
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Secretary/Assistant Secretary

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DJ Smith
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Chairman/Vice Chairman