

MINUTES OF MEETING
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge III Community Development District was held on Wednesday, January 17, 2024 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

DJ Smith	Chairman
Jason Thomas	Vice Chairman
Adam Davis	Supervisor
Amber King	Supervisor

Also present were:

Howard McGaffney	District Manager
Lauren Gentry	District Counsel
Ryan Stilwell	District Engineer
Jason Davidson	General Manager
Kevin McKendree	Field Operations Manager
Garrett Cannady	Yellowstone Landscape
Brad Poor	Yellowstone Landscape
Kim Fatuch	Vesta Property Services
Richard Losco	Vesta Property Services
Ken Council	Vesta Property Services
Jay King	Vesta Property Services
Mary Grace Henley	Kilinski Van Wyk
David Cottrell	Solitude Lake Management

The following is a summary of the discussions and actions taken at the January 17, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 9:01 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape and Irrigation Maintenance – Monthly Report

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A copy of Yellowstone’s monthly landscape maintenance report was included in the agenda package for the Board’s review.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Gentry reminded the Board of the new ethics training requirements for calendar year 2024. She also informed the Board the Form 1 will now be filed electronically.

D. District Manager

Mr. McGaffney acknowledged David Provost’s help with some recent resident concerns.

E. General Manager - Monthly Operations Report

A copy of the monthly operations report was included in the agenda package.

Mr. Cottrell addressed aquatic management and stated that there are a few issues to be treated but overall, they’re working on getting an understanding of the District and making sure they’re ahead of everything before spring.

Mr. Stilwell stated that the outfall structures are in the bank, so they’re not always visible and asked that while Solitude is onsite they make sure they look in the top to ensure it’s not blocked and is functioning.

Mr. Davis asked that Solitude check the ponds in Settlement as he had a customer call the warranty department regarding the condition of the ponds.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the October 18, 2023 Board of Supervisors Meeting**
- B. Financial Statements as of November 30, 2023**
- C. Check Register**
- D. Ratification of Aquatic Management Agreement with Solitude Lake Management**
- E. Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2023 Audit**

Copies of the minutes, the financial statements, the check register totaling \$218,765.80, the aquatic management agreement with Solitude, and the engagement letter with Grau & Associates were included in the agenda package for the Board’s review. Mr. McGaffney asked

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for approval of approval of only the minutes, Solitude agreement and Grau engagement letter due to a discrepancy in the financial statements.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor removing the financial statements from the consent agenda was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the consent agenda as amended was approved.

Mr. McGaffney stated that he would send the revised financial statements to the Board.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Phase 4 Acquisition Package (Grand Bridge)

Ms. Gentry stated that the acquisition package included in the agenda package is for Main Street Phase 4 for the areas that are dedicated to the CDD, including the roadway improvements, stormwater improvements and open space. The total cost of completing the work product was \$11,259,361.99. The acquisition package has been circulated to coordinate signatures from contractors on the releases and signatures on all of the turnover documents. No payment is due at this time, but the acquisition amounts would be eligible for reimbursement from future bond proceeds if bonds are issued for this portion of the project.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the acquisition package for Main Street Phase 4 was approved in substantial form with staff authorized to coordinate all necessary signatures subject to reimbursement from bond proceeds should bonds be issued in the future.

B. Cost Share Request for Phase 4 Landscape and Pond Maintenance Services

Mr. Davidson presented a proposal from Yellowstone to add the Main Street Phase 4 areas to the landscape maintenance contract, totaling \$88,980. Rivers Edge III’s portion comes to \$32,290.85.

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On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for landscape maintenance services related to the Main Street Phase 4 area was approved.

SIXTH ORDER OF BUSINESS Supervisor Requests

There being no further requests, the next item followed.

SEVENTH ORDER OF BUSINESS Audience Comments

A resident asked how dump trucks can be stopped from going through areas that are already complete, such as providing another entrance and exit for the construction site.

Mr. McGaffney stated that the routes taken are the approved routes for the contractors. He also noted the builder is responsible for repairing and replacing any damage caused by the construction and there will be an inspection before any of the assets are turned over to the CDD.

A resident stated that the dump trucks are not stopping at the corners or stop signs as they go down Keystone and Orange Branch, nor are they yielding to pedestrians.

Mr. McGaffney stated that he would speak with the project manager.

A resident asked if there is a timeline for when the Greenbriar entrance be opened up.

Mr. Smith responded that it will be open sometime later this year.

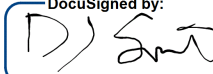
EIGHTH ORDER OF BUSINESS Next Scheduled Meeting – February 21, 2024 at 9:00 a.m. at the RiverHouse

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman