

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 Thursday, March 28, 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
Jarrett O’Leary	Supervisor
Amber King	Supervisor

Also present were:

Howard McGaffney	District Manager
Lauren Gentry <i>by phone</i>	District Counsel
Ryan Stilwell	District Engineer
Jason Davidson	General Manager
Kevin McKendree	Field Operations Manager
Mike Scuncio	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Richard Losco	Vesta Property Services
Ken Council	Vesta Property Services
Mary Grace Henley	Kilinski Van Wyk
Jim Oliver	GMS
Corbin deNagy	GMS

The following is a summary of the discussions and actions taken at the March 28, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 9:03 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Adam Davis

March 28, 2024

Rivers Edge III CDD

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Adam Davis’s resignation was accepted.

B. Consideration of Appointing a New Supervisor to Fill the Vacancy

Mr. Smith nominated Jarrett O’Leary to fill Seat 5.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor appointing Jarrett O’Leary to Seat 5 of the Board of Supervisors was approved.

C. Oath of Office for Newly Appointed Supervisor

Mr. McGaffney, being a notary public for the State of Florida, administered an oath of office to Mr. O’Leary.

Ms. Gentry stated that the two vacant seats for this Board are Seats 2 and 3. She recommended rescinding the previous motion and making a new motion to appoint Mr. O’Leary to a vacant seat.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor rescinding the motion to appoint Jarrett O’Leary to Seat 5 of the Board of Supervisors was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor appointing Jarrett O’Leary to Seat 3 of the Board of Supervisors was approved.

Mr. McGaffney administered an oath of office to Mr. O’Leary.

Ms. Gentry provided an overview of the Sunshine Law, Public Records law and the requirement to complete ethics training each year.

D. Consideration of Resolution 2024-03

Mr. Smith stated his preference for leaving the officers the same, with Mr. O’Leary being added as an Assistant Secretary.

March 28, 2024

Rivers Edge III CDD

Mr. McGaffney recommended adding Mr. deNagy from GMS’s office as an Assistant Secretary as well.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2024-03, designating officers as stated above was approved.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance – Monthly Report

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

B. District Engineer

Mr. Stilwell stated that he is close to getting the DOT permit for the roundabout.

C. District Counsel

There being no report, the next item followed.

D. District Manager

There being no report, the next item followed.

E. General Manager - Monthly Operations Report

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

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the January 17, 2024 Board of Supervisors Meeting**
- B. Financial Statements as of January 31, 2024**
- C. Check Register**
- D. Ratification of Cost Share Requests**
 - 1. Replacement Loungers for the RiverHouse**
 - 2. Buffer Trim at the RiverClub**
 - 3. Buffer Trim at the RiverFront Park**
 - 4. Homestead Plant Replacement**
 - 5. Playground Mulch for Parks**
 - 6. Main Street Phase 4 Pond Maintenance Services**
 - 7. Tennis Court Resurfacing**

March 28, 2024

Rivers Edge III CDD

Copies of the minutes, the financial statements, the check register totaling \$273,612.75, and seven cost share requests signed between meetings were included in the agenda package for the Board’s review.

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

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share requests were ratified.

SIXTH ORDER OF BUSINESS

Business Items

A. Ratification of Technogym Fitness Equipment Lease

Mr. McGaffney stated that the RiverLodge is expected to open in June, and a lease for fitness equipment will need to be put in place.

Ms. Gentry stated that the fitness equipment will be secured through a third-party financing agreement for a term of 60-months at \$5,707.34 per month.

Mr. McGaffney noted that the funds were budgeted for the fitness equipment.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the Technogym fitness equipment lease was ratified with the Chair and District Manager authorized to execute the agreement.

B. Consideration of Acquisition Package for Ravines and Bluffs

Ms. Henley stated that staff does not have all the numbers yet for the acquisition package, but the improvements are well defined. She asked for approval of the package in substantial form and authorization for payment up to the amount of any available bond proceeds.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the acquisition package for Ravines and Bluffs was approved in substantial form with payment authorized up to the amount of available bond proceeds.

C. Consideration of Cost Share Request for Landscape Maintenance Services for Ravines and Bluffs

March 28, 2024

Rivers Edge III CDD

Mr. Davidson informed the Board that the total annual cost for adding the Ravines and Bluffs to the landscape contract is \$144,960. Rivers Edge III’s portion comes to \$52,605.98.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for landscape maintenance services for Ravines and Bluffs was approved contingent upon the transfer of the property.

D. Consideration of Cost Share Request for Pond Maintenance Services for Ravines and Bluffs

Mr. Davidson informed the Board that the total annual cost for adding the Ravines and Bluffs to the aquatic management contract is \$2,100. Rivers Edge III’s portion comes to \$762.09.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for pond maintenance services for Ravines and Bluffs was approved contingent upon the transfer of the property.

E. Consideration of Cost Share Requests for Annual Mulching

- 1. **Rivers Edge I**
- 2. **Rivers Edge II**
- 3. **Rivers Edge III**

Mr. Davidson informed the Board the cost to replenish the mulch in Rivers Edge I is \$168,018.24, with Rivers Edge III’s portion being \$60,973.82.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for annual mulch for Rivers Edge I was approved.

F. Consideration of Mailbox Kiosk Lighting

Mr. Davidson stated that staff was asked to obtain quotes for mailbox kiosk lighting in the Settlement for nighttime visibility. Two quotes were provided totaling \$1,300 and \$3,800.

Mr. Smith asked to table this item and stated that if the Board is going to look at doing one kiosk, they’d have to look at doing all of them.

March 28, 2024

Rivers Edge III CDD

Mr. Stilwell stated that there are three different mulching proposals, one for each district, that need to be approved and only the proposal for Rivers Edge I was approved. The total contribution for Rivers Edge III for mulching of all three districts is \$122,213.60.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor rescinding the previous motion to approve the cost share request for annual mulch for Rivers Edge I was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share requests for annual mulch for Rivers Edge I, II and III were approved.

G. Consideration of Resolution 2024-04, Setting a Public Hearing Date to Adopt Amenity Rules and Rates

Ms. Henley stated that the main items to focus on now are the amenity rates and disciplinary rule. The remainder of the amenity policies can be tweaked between now and the public hearing to be held on May 15, 2024. The annual user fee for non-residents is proposed at \$4,000, there is a \$25 fee proposed to replace lost or stolen access cards, and there is a \$50 fee proposed for additional guest passes for a household.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2024-04, setting a public hearing for May 15, 2024 at 9:00 a.m. to adopt amenity rules and rates was approved.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There being no further requests, the next item followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – April 17, 2024 at 9:00 a.m. at the RiverHouse


TENTH ORDER OF BUSINESS

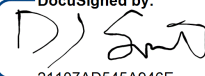
Adjournment

March 28, 2024

Rivers Edge III CDD

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

DocuSigned by:

D1BA5E5E7410418...
Secretary/Assistant Secretary

DocuSigned by:

21107AD545A946E...
Chairman/Vice Chairman