

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, August 21, 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:

Jim Oliver	District Manager		
Lauren Gentry	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		
Kim Fatuch	Vesta Property Services	Ken	Council
Vesta Property Services			
Lisa McCormick	Vesta Property Services		
Corbin deNagy	GMS		
Several Residents			

The following is a summary of the discussions and actions taken at the August 21, 2024 meeting.

FIRST ORDER OF BUSINESS **Roll Call**
Mr. Oliver called the meeting to order at 9:37 a.m.

SECOND ORDER OF BUSINESS **Public Comment**
Dan Kesinger asked the Board to look at options to extend the hours of the RiverLodge and the lazy river more specifically.

Mr. Davidson stated that staff is working on amending the safety plan with the Department of Health to allow for opening the lazy river in the off-season without lifeguards.

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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 the roundabout construction is underway.

C. District Counsel

There being nothing to report, the next item followed.

D. District Manager

1. Consideration of Resolution 2024-10, Adopting the Annual Meeting Schedule for Fiscal Year 2025

Mr. Oliver presented a proposed meeting schedule including meetings on the third Wednesday of each month at 9:00 a.m. at the RiverHouse.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2024-10, adopting the annual meeting schedule for Fiscal Year 2025 as presented was approved.

2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025

Mr. Oliver informed the Board that legislation was passed recently that requires special districts to adopt goals and objectives for each year, and to report on whether those goals were met. A proposed performance measures / standards and annual reporting form was included in the agenda package for the Board’s review.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the performance measures / standards and annual reporting form was approved as presented.

E. General Manager - Monthly Operations and Pond Reports

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

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FOURTH ORDER OF BUSINESS **Approval of Consent Agenda**

- A. Minutes of the June 19, 2024 Board of Supervisors Meeting, June 26, 2024 Special Joint Meeting, and July 8, 2024 Special Joint Meeting**
- B. Financial Statements as of June 30, 2024**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$59,580.49 were included in the agenda package for the Board’s review.

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

FIFTH ORDER OF BUSINESS **Business Items**

- A. Ratification of Agreement with NicNevol Engineering Services, Inc. for CEI and Geotechnical Engineering Services**

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the agreement with NicNevol Engineering Services, Inc. for CEI and geotechnical engineering services was ratified.

- B. Consideration of Resolution 2024-11, Ratifying, Confirming, and Approving Actions of the Board and Staff Regarding the Sale and Closing of the Series 2024 Bonds**

Mr. Oliver stated that this is a clean-up resolution that is put forth after each bond issuance.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2024-11, ratifying, confirming and approving the actions of the Board and staff regarding the sale and closing of the Series 2024 bonds was approved.

- C. Public Hearings**

Mr. deNagy provided an overview of the changes to the budget, including updates to the unit counts which translated to an increase in special assessment revenue, and a decrease in developer contributions. There were also slight changes in the cost share percentages, and an increase in the capital reserve contribution from \$30,000 in Fiscal Year 2024 to \$200,000 in Fiscal Year 2025.

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1. Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget

On MOTION by Mr. Thomas seconded by Mr. O’Leary with all in favor the public hearing was opened.

There being no comments from members of the public, a motion to close the public hearing followed.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the public hearing was closed.

a. Consideration of Resolution 2024-12, Relating to Annual Appropriations and Adopting the Budget

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2024-12, relating to annual appropriations and adopting the budget for Fiscal Year 2025 was approved.

b. Budget Funding Agreement with Mattamy

Ms. Gentry stated that this is the standard form of agreement for Mattamy to cover any amounts that are not covered by the assessments that are collected.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the budget funding agreement with Mattamy for Fiscal Year 2025 was approved.

2. Public Hearing for the Purpose of Imposing Assessments for Fiscal Year 2025; Consideration of Resolution 2024-13, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

Mr. Oliver stated that this resolution is referring to the assessments needed to fund the budget just adopted.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the public hearing was opened.

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There being no comments from the members of the public, a motion to close the public hearing followed.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the public hearing was closed.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2024-13, imposing special assessments and certifying an assessment roll for Fiscal Year 2025 was approved.

D. Consideration of Resolution 2024-14, Designating a Date, Time and Location for a Landowner’s Election

Mr. Oliver stated that due to scheduling conflicts, the date of the landowner’s election will be set for November 22, 2024. Three seats are set to be filled during the landowner’s election.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2024-14, setting a landowner’s election for November 22, 2024 at 9:00 a.m. at the RiverHouse was approved.

E. Consideration of Acquisition Documents for the RiverLodge

Ms. Gentry stated that the District needs to formally accept ownership of the RiverLodge and presented the acquisition documents, noting she will continue to work with the developer to obtain the costs associated.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the acquisition documents for the RiverLodge were approved in substantial form.

F. Consideration of Cost Share Request for Landscape Maintenance of the RiverLodge

Mr. Losco stated that the total compensation for landscape maintenance of the RiverLodge is \$72,984 and Rivers Edge III’s portion is \$26,485.89 per year.

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On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the cost share request for landscape maintenance of the RiverLodge was approved.

G. Consideration of Cost Share Request for Pond 90

Mr. Losco stated that the total compensation for maintenance of Pond 90 is \$912, and Rivers Edge III’s portion is \$330.96 per year.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the cost share request for Pond 90 was approved.

H. Ratification of Funding Request No. 41

A copy of funding request number 41 totaling \$257,525.52 was included in the agenda package for the Board’s review.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor funding request number 41 was ratified.

I. Consideration of Resolution 2024-15, Setting a Public Hearing Date to Adopt Rules, Rates, Fees and Charges

Ms. Gentry stated that the proposed changes to the rules and rates are consistent with Rivers Edge II’s with two additions. Those two additional changes would be to provide that only floats provided by the CDD are allowed in the lazy river, and to prohibit alcohol altogether due to the facility being located across from the school.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2024-15, setting a public hearing for October 16, 2024 at 9:00 a.m. to adopt rules, rates, fees and charges 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 commented that Yellowstone has been the best landscape contractor so far.

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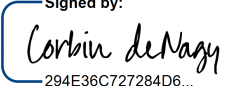
EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – Regular Board Meeting on September 18, 2024 at 9:00 a.m. with a Joint Special Board Meeting on to Follow Immediately Upon Adjournment of the Rivers Edge II Board Meeting 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.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman