

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, November 13, 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:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Ryan Stilwell <i>by phone</i>	District Engineer
Jason Davidson	General Manager
Kevin McKendree	Field Operations Manager
Mike Scuncio	Yellowstone Landscape
Richard Losco	Vesta Property Services
Kim Fatuch	Vesta Property Services
Ken Council	Vesta Property Services
Lisa McCormick	Vesta Property Services
Jay King	Vesta Property Services
Jim Oliver	GMS, LLC
Matt Biagetti	GMS, LLC
Mary Grace Henley	Kilinski Van Wyk
Several Residents	

The following is a summary of the discussions and actions taken at the November 13, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at approximately 9:45 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

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Rivers Edge III CDD

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 – Consideration of Requisitions

There being nothing to report, the next item followed.

C. District Counsel

Ms. Henley reminded the Board members that the required four hours of ethics training is due by December 31st.

D. District Manager

There being nothing to report, the next item followed.

E. General Manager - Monthly Operations and Pond Reports

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

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the September 18, 2024 Regular Board of Supervisors Meeting and Special Joint Meeting

B. Financial Statements as of September 30, 2024

C. Check Register

Copies of the minutes, financial statements, and check registers totaling \$346,965.40 for August and \$272,244.30 for September 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.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Resetting the Public Hearing to Adopt Rates, Fees and Charges to November 13, 2024

Ms. Henley stated that the purpose of this resolution is to formally move the public hearing from the previous date in October to November 13, 2024 due to the October meeting being canceled.

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On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2025-01, resetting the public hearing to adopt rates, fees and charges to November 13, 2024 was approved.

SIXTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Rates, Fees and Charges; Consideration of Resolution 2025-02

Ms. Henley presented the revised amenity policies noting the only change is to add language to allow for people to make electronic payments as requested by Vesta.

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

There being no comments, 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 2025-02, adopting rates, fees and charges was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Amending the Fiscal Year 2024 Budget

Mr. Oliver noted the amendment is needed to account for the issuance of bonds.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2025-03, amending the fiscal year 2024 budget was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Cost Share Request for Holiday Lighting

Mr. Losco informed the Board the Rivers Edge CDD Board approved a proposal from GetLitJax, LLC at their October meeting for holiday lighting totaling \$22,520. The cost share amounts are \$7,143.24 for Rivers Edge CDD, \$7,478.89 for Rivers Edge II CDD, and \$7,897.76 for Rivers Edge III CDD.

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

NINTH ORDER OF BUSINESS

Consideration of Cost Share Request for Exterior Painting

This item was tabled. Staff will bring back a scope of services for the Board to review at the next meeting.

TENTH ORDER OF BUSINESS

Consideration of Cost Share Request for Resurfacing of the RiverTown Pool

This item was tabled. The Rivers Edge II Board requested this project be formally bid.

ELEVENTH ORDER OF BUSINESS

Consideration of Funding Request No. 45

A copy of funding request number 45 totaling \$404,690.40 was included in the agenda package for the Board’s review.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor funding request number 45 was approved.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – Landowner’s Election on Wednesday, November 22, 2024 at 9:00 a.m. and a Regular Board Meeting on Wednesday, December 18, 2024 at 9:00 a.m. at the RiverHouse

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman