

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, February 19, 2025 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
Jarrett O’Leary	Supervisor
Stacey Robertson	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Ryan Stilwell	District Engineer
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Mike Scuncio	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Blake Dougherty	Yellowstone Landscape
Kim Fatuch	Assistant General Manager
Ken Council	Amenity Manager
Lisa McCormick	Vesta/Amenity Services
Several Residents	

The following is a summary of the discussions and actions taken at the February 19, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at approximately 10:00 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Organizational Matters – Oath of Office for
Stacey Robertson**

February 19, 2025

Rivers Edge III CDD

Mr. deNagy administered the oath of office to Ms. Robertson prior to the meeting.

Ms. Gentry provided an overview of the Sunshine and Public Records laws prior to the meeting.

FOURTH 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 reported that the roundabout is still under construction, with completion expected around June.

C. District Counsel

There being nothing to report, the next item followed.

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.

FIFTH ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes of the January 15, 2025 Regular Board of Supervisors Meeting

B. Financial Statements as of December 31, 2024

C. Check Register

Copies of the minutes, financial statements, and check register totaling \$991,004.11 were included in the agenda package for the Board’s review. Mr. deNagy noted the landscape maintenance line item is currently over budget due to new areas being transferred to the District. That will be corrected during the budget process for fiscal year 2026.

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

SIXTH ORDER OF BUSINESS Consideration of Acquisition of Claiborne

February 19, 2025

Rivers Edge III CDD

Lane Improvements

Ms. Gentry informed the Board that there are a number of landscape maintenance and aquatic maintenance proposals included under cost share request agenda item that are related to the acquisition of the Claiborne Lane common areas. The acquisition package to convey those areas includes Parcel 37 Phase 1 and Parcel 37 Claiborne Lane, and encompasses all of the tracts for open space, stormwater management and a recreation landscape buffer. She asked that the board approve the acquisition package in substantial form to allow staff to finalize the details before the District takes ownership and maintenance responsibilities for the properties.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the acquisition package for the Parcel 37 improvements was approved in substantial form.

SEVENTH ORDER OF BUSINESS Consideration of Cost Share Requests

A. Annual Mulch Application for Rivers Edge III CDD

Mr. Losco presented a proposal from Yellowstone to mulch Rivers Edge III for a total of \$127,106.17 with Rivers Edge III’s portion to be \$44,576.13.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for the Rivers Edge III annual mulching was approved.

Next, Mr. Losco presented a proposal from Yellowstone for the annual mulching for Rivers Edge I for a total of \$168,018.24 with Rivers Edge III’s portion of the cost share to be \$58,924.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for annual mulching of Rivers Edge I CDD was approved.

Next, Mr. Losco presented a proposal from Yellowstone for annual mulching of Rivers Edge II totaling \$70,344.37 with Rivers Edge III’s portion of the cost share to be \$24,669.77.

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On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for annual mulching of Rivers Edge II CDD was approved.

B. Aquatic Maintenance of Pond 91

Mr. Losco presented a proposal from Solitude to maintain Pond 91, located in Rivers Edge III, for a total of \$4,632 per year. Rivers Edge III’s portion of the cost share would be \$1,624.44 per year.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for pond maintenance of Pond 91 was approved.

C. Aquatic Maintenance of Ponds 92-95

Mr. Losco presented a proposal from Solitude to begin maintenance pond numbers 92 through 95, located in Rivers Edge III, for a total of \$3,624 per year. Rivers Edge III’s portion of the cost share would be \$1,270.94 per year.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for pond maintenance of Ponds 92-95 was approved.

D. Slide Tower and Skirt Repair

Mr. Losco presented three proposals for replacing and redesigning the framing and upper decking for the slide tower ranging from \$20,885 to \$57,500.

Mr. Smith suggested approving the Sterling Specialties proposal contingent upon Rivers Edge I approving the same proposal since the slide tower is in that district.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the proposal from Sterling Specialties for the slide tower and skirt repair was approved contingent on Rivers Edge I selecting the same vendor.

E. Waterfall Grates

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Mr. Losco presented two proposals to replace the waterfall grates at the main entrance of the Welcome Center totaling \$12,350 and \$25,277.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the proposal from Sterling Specialties for the waterfall grate replacement was approved contingent on Rivers Edge I selecting the same vendor.

F. Landscape Maintenance of Claiborne Phase

Mr. Losco presented a proposal from Yellowstone to begin maintaining the Claiborne Phase in Rivers Edge III for a total of \$89,976 per year. Rivers Edge III’s portion of the cost share would be \$31,554.58.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for landscape maintenance of the Claiborne phase was approved.

EIGHTH ORDER OF BUSINESS

Selection of Audit Committee

Mr. deNagy stated that the District is required by Florida Statutes to have an audit done annually by an independent auditor. The last request for proposals was done in 2020, so it is time to request proposals again. He recommended the Board Supervisors serve as the audit committee.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor appointing the board members as the audit committee, with Mr. Smith serving as Chair, was approved.

NINTH ORDER OF BUSINESS

Consideration of Funding Request No. 46

A copy of funding request number 46 totaling \$114,016 for a 33.33% share of the pickleball court construction costs was included in the agenda package for the Board’s review.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor Funding Request No. 46 was approved.

TENTH ORDER OF BUSINESS

Supervisor Requests

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Rivers Edge III CDD

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Sheila Caballero asked if the roundabout will be open before school starts.

Mr. Smith responded that it should be before that, but there is no specific ETA.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – Wednesday,
March 19, 2025 at 9:00 a.m. at the
RiverHouse**


THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the meeting was adjourned.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman