

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, March 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
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Garrett Cannady	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Kim Fatuch	Assistant General Manager
Ken Council	Amenity Manager
Several Residents	

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at approximately 9:00 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**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.

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**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Counsel**

Ms. Gentry reported that her firm is tracking the legislative session and any bills that may affect CDDs. A few they're following are related to increasing sovereign immunity, assessments on lands that are zoned agricultural, and repealing the goals and objectives bill that was passed last year.

**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. Mr. Losco provided an update on the spring break operations for the facilities.

Mr. Smith asked if a sunken sailboat just off the dock will be removed.

Mr. McKendree stated that the Coast Guard has advised that it will be there for a while before it can be removed as it is a derelict vessel.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Minutes**

1. February 19, 2025 Meeting
2. February 19, 2025 Joint Workshop

**B. Financial Statements as of January 31, 2025**

**C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$312,861.12 were included in the agenda package for the Board's review.

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

**FIFTH ORDER OF BUSINESS**

**Acceptance of the Audit Committee's Recommended Auditor Evaluation Criteria and Authorizing Staff to Issue and RFP for Audit Services**

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On MOTION by Mr. Smith seconded by Mr. O'Leary with all in favor the five auditor selection evaluation criteria recommended by the audit committee were accepted and staff was authorized to issue a request for proposals for audit services.

**SIXTH ORDER OF BUSINESS****Consideration of Construction Funding  
Request No. 6**

A copy of construction funding request number six including invoices related to the State Road 13 roundabout construction totaling \$978,432.03 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 construction funding request number six was approved.

**SEVENTH ORDER OF BUSINESS****Supervisor Requests**

Mr. Smith questioned if it was worth sending an e-blast to the residents regarding results of a meeting held to discuss dedicating the roads to the county, versus dedicating them to the CDD.

Ms. Gentry stated that her firm is happy to put together a message to let the residents know that the plats passed as they were presented, meaning the county is taking the roads.

**EIGHTH ORDER OF BUSINESS****Audience Comments**

Robert Cameron questioned if the homeschool group should be charged to use the facility given that there has been some superficial damage done during their use.

Ms. Gentry stated that in general, if someone is causing damage to the facilities, the District does have the ability to charge the renter for the cost of the clean-up or repair for any damage, and if they do not pay it, they can be suspended from using the facilities.

Mr. Losco suggested capping the number of children allowed. Mr. Smith added and requiring that the group be residents-only.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Wednesday,  
April 16, 2025 at 9:00 a.m. at the  
RiverHouse**

**TENTH ORDER OF BUSINESS****Adjournment**

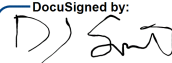
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The meeting adjourned at approximately 9:19 a.m.

Signed by:  
  
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Secretary/Assistant Secretary

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Chairman/Vice Chairman