

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, April 16, 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
Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry <i>by phone</i>	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Blake Dougherty	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 April 16, 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

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A copy of Yellowstone's monthly landscape maintenance report was included in the agenda package for the Board's review. Mr. Santos stated that there are hot spots in a lot of places right now.

Mr. Smith stated that he understands the importance of getting hot spots fixed, so if that means running irrigation extra, it's more important for that to be addressed than to pay for the damaged turf because it will outweigh the cost of irrigation. Mr. Smith stated that CDD 2 and CDD 3 will not pay for damaged turf as a result of CDD 1's directive to reduce irrigation costs.

B. District Engineer

Mr. Mason stated that Prosser is still wrapping up the RiverTown Forest project and getting final approvals, so the transition will be taking place in the near future.

Ms. Henley stated that the acquisition package is in front of the board today for approval in substantial form, so it can be adjusted as needed.

C. District Counsel

Ms. Henley updated the Board on the bills moving through the legislative session that would affect special districts, including one proposing to increase the sovereign immunity limits over time. A newsletter outlining numerous legislative updates has been distributed to the Board members.

D. District Manager – Overview of the Fiscal Year 2026 Budget

Mr. deNagy stated that he has worked with Vesta on the budget and cost share items and will continue to work over the next few weeks to put a proposed budget before the Board at the May meeting.

E. General Manager - Monthly Operations and Pond Reports

A copy of the monthly operations report was included in the agenda package. Mr. Losco stated that the Florida Wildlife Commission contacted Vesta regarding the derelict sailboat and indicated that it will be removed.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes

- 1. March 19, 2025 Audit Committee Meeting**
- 2. March 19, 2025 Board of Supervisors**

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B. Financial Statements as of February 28, 2025**C. Check Register****D. Ratification of Construction Funding Request Nos. 1-5 and No. 7**

Copies of the minutes, financial statements, check register totaling \$858,314.54, and construction funding requests 1 through 5 and 7 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**Consideration of Rivertown Forest Acquisition**

Ms. Henley presented the preliminary acquisition package noting that staff is still working to finalize cost estimates and improvement categories.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the Rivertown Forest acquisition package was approved in substantial form with staff authorized to finalize as needed.

SIXTH ORDER OF BUSINESS**Acceptance of the Fiscal Year 2024 Audit Report**

Mr. deNagy presented the Fiscal Year 2024 audit report noting that there are no negative findings to report.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the fiscal year 2024 audit report was accepted.

SEVENTH ORDER OF BUSINESS**Consideration of Cost Share Requests****A. Addendum to Pond Maintenance Contract for Pond 96**

Mr. Losco presented a cost share request for adding pond 96 within CDD 3 to the pond maintenance contract for a total of \$852 per year. Rivers Edge III's portion of the cost share would be \$298.80 per year.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request and proposal to add pond 96 to the pond maintenance contract was approved.

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B. Replacement of Umbrellas and Bases at the RiverClub Pool

Mr. Losco presented a cost share request to replace 15 umbrellas and bases at the RiverClub pool. Two proposals were provided, one totaling \$14,895.95 from Fiberbuilt, and the other totaling \$14,540 from Southern Breeze. Both have similar warranties.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proportionate cost share for the proposal from Southern Breeze to replace the umbrellas and bases at the RiverClub was approved subject to CDDs 1 and 2 approving the same.

C. Installation of Water Fountain in the River House Gym

Mr. Losco presented a cost share request to install a water fountain in the River House gym. Two proposals were provided, one totaling \$5,200 from Affordable Plumbing, and the other totaling \$10,175 from Rolland Reash Plumbing. Both have similar warranties. Currently, Crystal Water is delivering water jugs for an average cost of \$631.08 per month, so an estimated savings of \$7,500 per year is expected around eight months after the fountain is installed.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proportionate cost share for the proposal from Affordable Plumbing to install a water fountain was approved subject to CDDs 1 and 2 approving the same.

EIGHTH ORDER OF BUSINESS**Consideration of Funding Request Nos. 47 and 48**

Copies of funding request number 47 totaling \$146,367.97 and funding request number 48 totaling \$600,000 were 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 numbers 47 and 48 were approved.

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NINTH ORDER OF BUSINESS**Consideration of Aged Yellowstone
Invoices**

Mr. deNagy presented invoice 797632 from Yellowstone totaling \$7,275 from November 2024 for Hurricane Helene clean-up. With this invoice being older than 120 days, it requires board approval.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor invoice 797632 from Yellowstone was approved.

TENTH ORDER OF BUSINESS**Supervisor Requests**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS**Audience Comments**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meetings – Audit
Committee and Regular Board of
Supervisors Meetings on May 21, 2025 at
9:00 a.m. at the RiverHouse**

THIRTEENTH 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