

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, June 18, 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	District Counsel
Mary Grace Henley	District Counsel
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Mike Scuncio	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the June 18, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at approximately 9:02 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Financing Matters

Ms. Gentry stated that the closing is still on track to occur on June 20th.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance – Monthly Report

June 18, 2025

Rivers Edge III CDD

A copy of Yellowstone's monthly landscape maintenance report was included in the agenda package for the Board's review.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Gentry reminded the board members to file their Form 1 by July 1st.

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 informed the Board that the Rivers Edge CDD Board will be considering a proposal for permanent holiday lighting for all three amenity centers at their meeting, which totals \$78,296. There would be a cost savings of around \$18,000 per year between the three districts should the boards choose to approve the permanent lighting. This item will be placed on the July agendas for Rivers Edge II and III.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the May 9, 2025 Special Joint Meeting, May 21, 2025 Board of Supervisors Meeting and May 21, 2025 Audit Committee Meeting**
- B. Financial Statements as of April 30, 2025**
- C. Check Register**
- D. Ratification of Construction Funding Request Nos. 9 and 10**

Copies of the minutes, financial statements, check register totaling \$992,726.19, construction funding request #9 totaling \$26,405.11 and construction funding request #10 totaling \$424,642.59 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.

SIXTH ORDER OF BUSINESS

Ratification of Temporary Construction and Access Easement Agreement for Driveways Adjacent to the State Road 13 Roundabout

June 18, 2025

Rivers Edge III CDD

Ms. Gentry stated that in connection with constructing the State Road 13 roundabout, there were two driveways that needed some rework. Both homeowners consented to granting an easement to do that work.

Mr. Smith added that the work has been completed and there were no issues.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the temporary construction and access easement agreement for driveways adjacent to the State Road 13 Roundabout was ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of the Audit Engagement Letter with Grau & Associates for Fiscal Year 2025

Mr. deNagy reminded the Board that Grau & Associates was ranked as the top proposer following the request for proposals for audit services.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the engagement letter with Grau & Associates was accepted.

EIGHTH ORDER OF BUSINESS

Consideration of Yellowstone Hurricane Pre-Approval Authorization

Mr. deNagy presented the proposal for advance approval of hurricane cleanup efforts should it be needed. The rates are \$120 per hour for general labor, \$200 per hour for arbor crew labor, \$500 per landscape truck dump, and \$1,500 per grapple truck dump.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from Yellowstone to provide hurricane cleanup was approved.

NINTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2026 Budget

Mr. deNagy noted that there have been no major changes to the budget since it was presented at the last meeting.

TENTH ORDER OF BUSINESS

Continued Discussion of the Event Sponsorship Policy

June 18, 2025

Rivers Edge III CDD

Ms. Gentry stated that this item will be discussed further with the Rivers Edge CDD at their meeting. If Rivers Edge II decides not to grant approval of this policy, this item will be placed back on the Rivers Edge II and Rivers Edge III agendas as this only works if all three districts utilize this policy since events tend to be community wide.

ELEVENTH ORDER OF BUSINESS Supervisor Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Audience Comments


There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meetings – July 16, 2025 at 9:00 a.m. at the RiverHouse**FOURTEENTH ORDER OF BUSINESS Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman