

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, July 16, 2025 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor
Stacy Robertson	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Richard Losco	General Manager
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Lifestyle Director
Lisa McCormick	Amenity Services, Vesta
Ken Council	Amenity Manager
Mike Scuncio	Yellowstone
Malcom Santos	Yellowstone
Garrett Canady	Yellowstone

The following is a summary of the discussions and actions taken at the July 16, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 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

July 16, 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. It was noted the mulching was completed and they will continue planting the flowers.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Gentry reminded the board members of the four hours of required ethics training that is due by the end of the 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 reported that the St. Johns Sheriff's office will be conducting an e-bike town hall meeting on Wednesday, July 23, 2025 at 6:00 p.m. Next, Mr. Losco informed the Board of the vandalism on the new construction areas in District 3. Through St. Johns County, they have filed a Private/Public Property Trespass Enforcement Authorization form to allow officers to issue warnings on the property.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the June 18, 2025 Meeting

B. Financial Statements as of May 31, 2025

C. Check Register

D. Ratification of Construction Funding Request Nos. 11 and 12

Copies of the minutes, financial statements, check register totaling \$918,463.77, and construction funding requests #11 and #12 were included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-10,
Designating Officers**

July 16, 2025

Rivers Edge III CDD

Mr. deNagy stated that GMS is proposing to change the Secretary and Treasurer to himself. From GMS's office, the Assistant Secretaries and Assistant Treasurers will be Jim Oliver, Darrin Mossing, Daniel Laughlin, Matthew Biagetti and Marilee Giles.

On MOTION by Mr. Thomas seconded by Mr. O'Leary with all in favor Resolution 2025-10 designating officers was approved as proposed.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Ratifying, Confirming, and Approving Actions of the Officers and Staff Regarding the Sale and Closing of the Series 2025 Bonds

Ms. Gentry stated this is a standard resolution to ratify all documents in connection with the bonds. She offered to answer any questions and asked for a motion to approve.

On MOTION by Mr. Thomas seconded by Mr. O'Leary with all in favor Resolution 2025-11 was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Amended and Restated Disclosure of Public Financing

Ms. Gentry stated this is a document that is recorded in the public records after bond issuance to report on the district's financing plans. She noted they incorporated the comments that were made for the last filing to note that product types are subject to change.

On MOTION by Mr. Thomas seconded by Mr. O'Leary with all in favor the Amended and Restated Disclosure of Public Financing was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Addendum of Construction Agreement with the State of Florida Department of Transportation

Ms. Gentry stated this is an Addendum to the roundabout agreement. She noted FDOT reached out and stated this addendum sets out E-Verify and human trafficking requirements and O & M requirements during construction.

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Rivers Edge III CDD

On MOTION by Mr. Thomas seconded by Mr. O’Leary with all in favor the Addendum of Construction Agreement with the State of Florida Department of Transportation was ratified.

NINTH ORDER OF BUSINESS**Consideration of Cost Share Requests****A. Gardens Sout Alleyway Repairs**

Mr. Losco stated this was approved by the Rivers Edge CDD board, with Burman Construction being awarded with the contract on April 16, 2025 for \$118,753.99. He added they would pay \$41,647.02.

Mr. Thomas asked why this was described as a cost-share item. Ms. Gentry stated the cost share agreement does not allow include alleyways, but the District 1 Board asked for it to be presented to District 2 and District 3 as a supplemental cost-shrae item.. She added they had discussed having a special joint meeting for the cost share agreements in September and if the Board did not feel comfortable approving this today, it can be brought up in the joint meeting.

Mr. Thomas stated he thought that would be the best solution.

B. Keystone Corners Golf Cart Signage

Mr. Losco stated the updated golf cart signage was approved by the Rivers Edge II board at the June meeting and this is for the installation of 10 golf cart signs that were approved by St. Johns County. He added Rivers Edge III would pay \$4,230.31 out of the total compensation of \$12,000.

On MOTION by Mr. Thomas seconded by Mr. O’Leary with all in favor the Keystone Corners Golf Cart Signage Cost Share Request was approved.

C. Permanent Holiday Lighting

Mr. Losco stated the total proposed compensation for the Holiday Lighting cost share would be for \$78,296. He noted the Rivers Edge board has already approved the holiday lighting at the May meeting. He reviewed the cost share allocations for Permanent Holiday to the Board. Rivers Edge III’s cost share allocation is \$27,458.41. In the first year as a cost analysis using a different vendor, Rivers Edge III would pay \$95,527 and the return on the investment using the permanent holiday would be just over two years. The cost savings per year for Rivers Edge III would be \$6,240.27.

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Rivers Edge III CDD

On MOTION by Mr. Thomas seconded by Mr. O’Leary with all in favor Permanent Holiday Lighting Cost Share Request was approved.

TENTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2026 Budget**

Mr. deNagy stated this is a discussion item to allow the Board to make any changes they see fit.

Mr. Thomas asked if this contemplates all platted lots. Mr. deNagy replied that he is unsure if they have received the updated roll yet. He noted they are using the platted lots for the current fiscal year, but it is possible they will have more platted lots in the final budget.

ELEVENTH ORDER OF BUSINESS**Review of the District’s Goals and Objectives for Fiscal Year 2025**

A copy of the District’s Goals and Objections was provided in the agenda package for Board review. Mr. deNagy stated they are still on track to complete all the District’s goals and objectives.

TWELFTH ORDER OF BUSINESS**Discussion of a Joint Meeting in September**

Mr. deNagy stated counsel agreed that it would be helpful to hold a joint meeting to discuss the cost share agreements. He noted they are aiming to have the meeting on September 17, 2025 at 10:00 a.m.

Ms. Gentry added they are working on documents that show Rivers Edge III has been established and takes the place of Mattamy in the agreement, and an updated map that includes all the amenities in District 3.

THIRTEENTH ORDER OF BUSINESS**Supervisor Requests**

Ms. Gentry provided an update on the sponsorship policy to the Board. She stated that District 1 had requested a change to allow only business owners within Rivertown to sponsor events, and to allow the Board the opportunity to review the list of sponsors before the program is finalized.

FOURTEENTH ORDER OF BUSINESS**Audience Comments**

July 16, 2025

Rivers Edge III CDD

Resident stated he has been pushing weights on the turf at the RiverLodge airnasium for the past eight months but received word he cannot continue due to damage to the property. He added he had not seen any damage since he has been going there.

Mr. Losco stated the reason he was told this was because having the weights on the turf can cause potential damage to the property.

Resident noted this equipment was made for being pushed on carpet or turf.

Mr. Thomas stated as long as there has been no damage created, he is okay with the resident continuing to do what he is doing.

Ms. Gentry added if damage does occur, and if they can track down who caused the damage, they can bill the resident for the damage.

Potential alternative solutions, including the District purchasing approved equipment for check-out, were discussed.

The Board directed that the resident be permitted to continue this activity until the next meeting when the full Board could consider the issue.

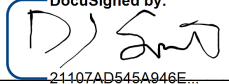
Resident stated she is concerned that allowing this type of gym equipment will cause damages and injury.

FIFTHTEENTH ORDER OF BUSINESS**Next Scheduled Meetings – August 20, 2025
at 9:00 a.m. at the RiverHouse****SIXTEENTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Thomas 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