

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, September 17, 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
Ryan Stilwell	District Engineer
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manager
Mike Scuncio	Yellowstone
Garrett Cannady	Yellowstone
Malcolm Santos	Yellowstone
Several Residents	

The following is a summary of the discussions and actions taken at the September 17, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 9:01 a.m.

SECOND ORDER OF BUSINESS

Public Comment

A resident asked if the kayak pond at the RiverLodge will ever be opened.

Mr. Stilwell responded that pond was designed to be at the groundwater elevation, however it does not have stormwater that flows into it, so they are awaiting an elevation increase through rainwater.

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A resident stated that the Settlement monument sign is not lit up at night.

Mr. Smith stated that he will look into that.

Next, the resident asked what the purpose is for the white bands around the trees in the preserves.

Mr. Smith responded that he assumes it is to mark the trees that were supposed to remain in place when site work was being done and the bands were just never taken off.

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.

B. District Engineer

Mr. Stilwell reported that the roundabout will be wrapped up in the next month following the latest walk-through with the Department of Transportation.

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 presented a proposal for surge protection for the A/C unit and the pool equipment at the RiverLodge. This would be a cost share item, with Rivers Edge III's portion totaling \$4,272.44. Next, Mr. Losco reminded the Board that the pool renovation being completed with Crown Pools will begin on September 22nd and the pools will be closed starting September 21st. The residents have been notified of the closure.

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On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from KAD Electric to install surge protection at the RiverLodge was approved.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the July 16, 2025 Meeting**
- B. Financial Statements as of June 30, 2025**
- C. Check Register**
- D. Ratification of Construction Funding Request Nos. 13 and 14**
- E. Ratification of Requisition No. 2**

Copies of the minutes, financial statements, check register totaling \$991,024.28, and construction funding requests #15 and #16 were included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS

Consideration of Funding Request No. 50

Mr. deNagy presented funding request number 50, for capital reserve funding in the amount of \$200,000. He noted this was included in the fiscal year 2025 budget.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor funding request number 50 was approved.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meetings – October 15, 2025 at 9:00 a.m. at the RiverHouse

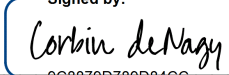
NINTH ORDER OF BUSINESS

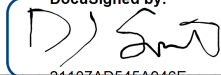
Adjournment

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

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Rivers Edge III CDD

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman