

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, October 15, 2025 at 9:35 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

DJ Smith	Chairman
Stacey Robertson	Supervisor
Jarrett O’Leary	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry <i>by phone</i>	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
Ken Council	Amenity Manager
Lisa McCormick	Vesta Property Services
Garrett Cannady	Yellowstone
Several Residents	

The following is a summary of the discussions and actions taken at the October 15, 2025 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 9:35 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ryan Winter asked the Board to take action to remove the Flock Safety surveillance system as it is a danger to his family safety and violates reasonable expectation of privacy. He went on to comment that the Board secretly made the decision to spend \$41,400 of residents money to purchase an unsafe system that has been abused in other places in America, that spies

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on law-abiding residents' daily movements and sends that data to unknown parties, not limited to the St. Johns County Sheriff's Office and it offers no privacy or data protection for residents.

Jordan, a Groves resident, commented that a few years ago registered golf carts were discussed with the idea that the community could figure out who might be parking illegally and damaging things and there was very significant pushback amongst residents, however AI cameras were put in. While it may have been done with good intentions, it was done very quickly without much discussion. He asked why it's necessary to have cameras that track movements around the community without informing the residents. Residents' vehicle information is being given to a private vendor with the hope that the information doesn't become compromised.

Michael Leaning asked what the problems were that occurred that resulted in the Flock camera system being installed and how its success is being measured. He went on to comment that the contract with Flock automatically renews in October, so there should be a plan to see if it is actually bringing value to the community and if the contract should be expanded or canceled.

### **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. Trimming of the palm trees will begin in a few weeks.

##### **B. District Engineer**

There being nothing to report, the next item followed.

##### **C. District Counsel**

Ms. Henley reminded the board members to complete their four hours of required ethics training that is due by the end of the year. Next, Ms. Henley asked the Board for authorization to effectuate the transfer of a parcel of land within a tract on Claiborne Lane that was dedicated to the CDD to the St. Johns County School Board.

Mr. Smith stated that he is familiar with the matter and the Board authorized staff to work on transferring the property to the school board.

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**D. District Manager – Update on the Fiscal Year 2025 Goals & Objectives**

Mr. deNagy reminded the Board of the goals and objectives adopted last year for Fiscal Year 2025, all of which are on track to be achieved.

**E. General Manager - Monthly Operations and Pond Reports**

A copy of the monthly operations report was included in the agenda package. Mr. Losco

**FOURTH ORDER OF BUSINESS****Approval of Consent Agenda**

- A. Minutes of the September 17, 2025 Board of Supervisors Meeting and the Special Joint Meeting**
- B. Financial Statements as of August 31, 2025**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$382,047.33 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****Consideration of Amendment to Tri-Party Interlocal and Cost Share Agreement**

Mr. deNagy stated that the amendment to the tri-party interlocal and cost share agreement is largely to replace the references to Mattamy with Rivers Edge III CDD. Some of the terminology in the cost share methodology is also being updated. He noted Exhibit C will need to be updated to include more information on the map. The corrected agreement will be brought back to the next meeting for approval.

**SIXTH ORDER OF BUSINESS****Consideration of Acquisition of Rivertown Forest (Parcel 39), Phases 1 & 2**

Ms. Henley presented the acquisition package, noting it is the same package as was presented at the last meeting, just updated to include Phase 2.

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On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the acquisition of Rivertown Forest (Parcel 39), Phases 1 & 2 was approved in substantial form.

**SEVENTH ORDER OF BUSINESS****Consideration of Cost Share Requests****A. Painting of the RiverHouse Facility**

Mr. Losco presented three proposals to paint the interior and exterior of the RiverHouse facility, noting the project is conditional upon Rivers Edge CDD approving the cost share. Painting was included in the budget in the amount of \$90,680, however all three proposals have come in over the budgeted amount. The proposals range from \$98,939 to \$113,138.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for painting the RiverHouse facility was approved with Investment Painting selected as the vendor.

**B. Holiday Lighting & Decorations**

Mr. Losco presented two proposals for holiday lighting and decorations totaling \$30,224.35 to \$30,233.75. Twinkle Nights also offered the option of a three-year agreement totaling \$26,526.25 for each of the three years.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for holiday lighting and decorations was approved with Twinkle Nights selected as the vendor and their three-year proposal.

**C. Landscape Maintenance of Parcel 39, Phase 1 & 2**

Mr. Losco presented a proposal from Yellowstone Landscape to add Parcel 39 and the State Road 13 roundabout to the landscape contract for an additional \$117,840 per year.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for landscape maintenance of Parcel 39, Phases 1 & 2 and the State Road 13 roundabout was approved, contingent on the District’s acquisition of these improvements.

**EIGHTH ORDER OF BUSINESS****Supervisor Requests**

There being none, the next item followed.

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**NINTH ORDER OF BUSINESS****Audience Comments**

A resident asked how the residents would be notified if the Board were to take action on the Flock security system.

Ms. Henley responded that the Board would need to request the item be added to a future agenda for discussion. She asked if the Board would like to proceed.

Mr. Smith responded that a joint meeting with all three CDDs would be necessary. He added that he would not be opposed to having a joint meeting.

Ms. Henley added that certain discussions regarding the security plan require the meeting be closed to the public.

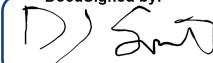
**TENTH ORDER OF BUSINESS**

**Next Scheduled Meetings – November 19, 2025 at 9:00 a.m. at the RiverHouse**

**ELEVENTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Smith 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