

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, February 18, 2026 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
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
Mike Scuncio	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the February 18, 2026 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**

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.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Counsel**

Ms. Henley stated that her firm circulated a reminder of the required four hours of ethics training for the board members to complete, which included a new free training option.

**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 there was another JEA mainline break in January, and JEA has acknowledged the breaks are due to JEA operational issues with elevated pressure and they will be assisting with reimbursement of water expenses.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Minutes of the November 19, 2025 Board of Supervisors Meeting**

**B. Financial Statements as of December 31, 2025**

**C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$680,322.04 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**

**Ratification of Engagement Letter with AMTEC for Arbitrage Rebate Services**

Mr. deNagy presented the engagement letter for arbitrage rebate calculations, which was signed between meetings.

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On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the engagement letter with AMTEC for arbitrage rebate calculation services was ratified.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02,  
Directing the St. Johns County Supervisor  
of Elections to Begin Conducting General  
Elections for the District**

Ms. Henley explained that 2026 is the first year Rivers Edge III will be going through a general election. Seats 1 and 2 will be up for general election for four-year terms, while seat 5 will be up for a landowner election, also for a four-year term. The enclosed resolution is required to have the Supervisor of Elections run the election.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2026-02, directing the St. Johns County Supervisor of Elections to begin conducting general elections for the District was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03,  
Designating a Date, Time and Place for a  
Landowner’s Election**

Ms. Henley noted in Section 3, the date needs to be changed to February 18, 2026.

The Board’s consensus was to set the date of the landowner’s election for November 4, 2026 at 9:00 a.m. at the offices of GMS.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2026-03, setting a landowner’s election for November 4, 2026 at 9:00 a.m. was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Policy for Use of District  
Vehicles**

Mr. deNagy stated that this policy was a request of a Rivers Edge CDD board supervisor after the boards purchased the two maintenance vehicles for the districts for use of the vehicles by staff.

There were no objections from the Board on the policy.

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**NINTH ORDER OF BUSINESS**

**Discussion of Hallow-Crawl Event on District Property**

Mr. deNagy stated that a group is putting together a proposal to be presented to all three CDD boards to hold the event on District property, however it was not received in time to make it into the package.

This item was tabled.

**TENTH ORDER OF BUSINESS**

**Consideration of Construction Funding Request #19 and Funding Request #51**

Mr. deNagy presented the two funding requests, totaling \$165,531.59 and \$8,102.50.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor construction funding request #19 and funding request #51 were approved.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Acquisition of Rivertown Main Street – Phase Five CDD Improvements**

Ms. Henley asked for approval of the acquisition documents in substantial form with authorization for staff to finalize them between meetings.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the acquisition documents for Rivertown Main Street Phase 5 were approved in substantial form with staff authorized to finalize the documents between meetings.

**TWELFTH ORDER OF BUSINESS**

**Consideration or Ratification of Cost Share Requests**

**A. Ratification of Palm Tree Boot Trimming**

Mr. Losco presented the cost share request for trimming the palm tree boots for a total of \$27,525. Rivers Edge III’s portion would come to \$9,639.25.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share requests for palm tree boot trimming was approved.

**B. Consideration of Landscape Maintenance Services for Main Street and The Cove**

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Mr. Losco presented the cost share requests for landscape maintenance of Clairborne to Greenbrier and The Cove for a total of \$179,760 per year. Rivers Edge III's portion would come to \$62,951.95. It was noted this item was included in the budget.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for landscape maintenance of Main Street and The Cove was approved.

**C. Consideration of Pond Maintenance Services for Ponds 97-104**

Mr. Losco presented the cost share request for pond maintenance services for a total of \$8,220. Rivers Edge III's portion would come to \$2,878.64. It was noted this item was included in the budget.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for pond maintenance services for ponds 97-104 was approved.

**D. Consideration of RiverHouse Lap Pool Race Lane Dividers**

Mr. Losco presented the cost share request for lap pool race lane dividers for RiverHouse for a total of \$8,610. Rivers Edge III's portion would come to \$3,015.22.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for lap pool race lane dividers was approved.

**E. Consideration of Mulching for All Three CDDs**

Mr. Losco presented cost share requests for mulching of all three districts totaling \$168,018.24 for CDD 1, \$70,344.37 for CDD 2, and \$176,360.67 for CDD 3. Rivers Edge III's portion would come to \$58,924, \$24,669.77 and \$61,761.51 respectively.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share requests for mulching of CDD 1 was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share requests for mulching of CDD 2 was approved.

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On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share requests for mulching of CDD 3 was approved.

**THIRTEENTH ORDER OF BUSINESS      Supervisor Requests**

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS      Audience Comments**

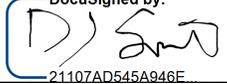
There being none, the next item followed.

**FIFTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – March 18, 2026  
at 9:00 a.m. at the RiverHouse**

**SIXTEENTH 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