

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, March 18, 2026 at 9:02 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

DJ Smith	Chairman
Jarrett O’Leary	Supervisor
Stacey Robertson	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Assistant General Manager
Blake Dougherty	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the March 18, 2026 meeting.

**FIRST ORDER OF BUSINESS**                      **Roll Call**  
Mr. deNagy called the meeting to order at 9:02 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**

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

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**B. District Engineer**

Mr. Mason stated that he has reached out to the county regarding installation of a stop sign going into Grand Bridge. He also reported that the county has signed off on Main Street.

**C. District Counsel**

Ms. Gentry reported that the legislative session concluded and there were several bills that passed that affect special districts. The first is one that allows communities to remove resident board members if certain conditions are met. There was also a modest increase in sovereign immunity limits that passed, which may impact insurance premiums. A bill regarding e-bikes passed, although it was more limited than what a lot of people wanted to see. It establishes speed limits for e-bikes and establishes a safety task force that will report back to the legislature. There was also a bill that passed that requires local governments to accept credit cards and create an online payment option for certain items. Next, Ms. Gentry informed the Board she's been working with Vesta staff to communicate with homeowners that used CDD property for access during pool construction and damaged the property. Vesta has communicated with the HOA to clarify the processes for use of CDD property.

**D. District Manager**

**1. Discussion of Joint Meeting in April**

Mr. deNagy asked if the Board members were open to attending a joint special meeting to review the proposals for landscape and irrigation maintenance services on April 15, 2026 at 10:00 a.m.

There were no objections.

**2. Update on Landscape RFP**

Mr. deNagy reported eight landscape vendors have requested the bid documents.

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

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

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Minutes of the February 18, 2026 Board of Supervisors Meeting and Special Joint Meeting**

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**B. Financial Statements as of January 31, 2026**

**C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$124,281.57 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**

**Discussion of FY27 Capital Projects**

Mr. deNagy presented a list of cost estimates for proposed projects, noting he would like the desired projects to be included within the upcoming capital reserve budget.

Mr. Smith recommended discussing the proposed project list within a joint meeting to get feedback from all three boards.

**SIXTH ORDER OF BUSINESS**

**Consideration of Cost Share Request for Groves Playground Equipment**

Ms. Fatuch presented the cost share request to replace the playground equipment at Groves PlayPark with options ranging from \$79,000 to \$127,000. The previous equipment was completely rotted out.

Mr. Smith stated that he would prefer to wait to see what the Rivers Edge board selects given that the playground is within their boundaries.

This item was tabled.

**SEVENTH ORDER OF BUSINESS**

**Discussion of HalloCrawl Event on CDD Property**

Mr. deNagy presented a proposal from a company taking responsibility for the event, as recommended by the District’s insurance company to minimize liability.

Ms. Gentry stated that each district could decide to do something different if desired. The company is proposing using the RiverHouse as the hub for some of the events, so Rivers Edge CDD will need to weigh in on whether they are comfortable with that. Each district needs to determine whether they are comfortable with some aspects of the event, like alcohol being allowed.

This item was tabled.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

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Robert Cameron stated that he was contacted about changing tables needing to be installed in the restrooms.

Ms. Gentry responded that staff checked and there are changing tables in the restrooms.

James Reid stated that one of the resident’s requests for the changing tables was to make them longer for special needs children, although with the current layout of the restrooms, that may not be feasible.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

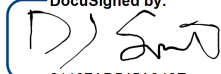
**Next Scheduled Meeting – April 15, 2026 at 9:00 a.m. at the RiverHouse**

**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

DocuSigned by:  
  
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Chairman/Vice Chairman