

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, May 20, 2026 at 11:01 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
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Assistant General Manager
Ken Council	Vesta Property Services
Mike Scuncio	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the May 20, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 11:01 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the April 15, 2026 Meeting
- B. Financial Statements as of March 31, 2026
- C. Check Register

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Copies of the minutes, financial statements, and check register totaling \$131,030.09 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.

FOURTH 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

There being nothing to report, the next item followed.

C. District Counsel

Ms. Gentry reminded the board members to complete their Form 1 by July 1st. Next. Ms. Gentry reminded the Board of the qualifying period for the general election to be held in November, which runs from June 8th through June 12th. Lastly, Ms. Gentry reminded the board members to complete four hours of ethics training prior to the end of the year.

D. District Manager

1. Report on the Number of Registered Voters

Mr. deNagy informed the Board there are 998 registered voters reported to be residing within the District’s boundaries.

2. Reminder of Upcoming General Election

Ms. Gentry covered this item under District Counsel’s report.

E. General Manager - Monthly Operations and Pond Reports

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

**FIFTH ORDER OF BUSINESS Consideration of Facility Use Request
from RT Athletics for Pickleball, Tennis
and Volleyball Group Training Lessons**

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Mr. Losco presented a request to use the volleyball court at the RiverLodge from RT Athletics. RT Athletics proposed providing volleyball clinics and training for ages 5 and up from 2pm to 5pm on Tuesdays and Thursdays. RT Athletics would share 10% of the revenue with the District.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the request from RT Athletics to use the volleyball court as requested was approved.

Ms. Gentry stated that her firm would prepare a license agreement.

SIXTH ORDER OF BUSINESS **Cost Share Requests**

- A. Ratification of Cost Share Requests for the RiverHouse Pool Project**
 - 1. Repair Starting Platform (CO#5)**
 - 2. Step Repair (CO #6)**
 - 3. Speaker and Lighting Repair (CO #8)**
 - 4. Drainage Repair (CO #9)**

Mr. Losco stated that all four change orders total \$29,946. Rivers Edge III’s portion comes to \$10,487.09. Mr. Losco noted it was necessary to approve these change orders in order to keep the pool opening timeline on track, therefore the Chairman approved the change orders between meetings.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share requests for change order numbers one through four for Crown Pool’s pool project contract were ratified.

B. Consideration of Cost Share Request for Design and Permitting of the Stop Sign at Grand Bridge and Rivertown Main Street

Mr. Mason stated that the stop sign at Grand Bridge and Rivertown Main Street was requested by multiple residents. The proposal from Prosser is to prepare modified construction plans for the addition of a stop sign and stop bar, remove existing signage and submit for permitting through St. Johns County.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for the design and permitting of the stop sign at Grand Bridge and Rivertown Main Street was approved.

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C. Consideration of Cost Share Request for RiverHouse Pool Umbrella Replacements

Mr. Losco presented the cost share request to replace 46 umbrellas for a total of \$19,162.34. Rivers Edge III's portion comes to \$6,710.65

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for replacement of the RiverHouse pool umbrellas was approved.

D. Consideration of Cost Share Request for The Groves Playground

Mr. Losco presented the cost share request to replace The Groves playground equipment. It was noted Kompan submitted a revised bid totaling \$71,488.

Mr. Smith recommended moving forward with Kompan.

This item was tabled until the Rivers Edge CDD board could review the request.

E. Consideration of Cost Share Request for Basketball Court Fencing

Mr. Losco presented the cost share request to install fencing around the basketball court and recommended using Fencescape for a total of \$16,680. Rivers Edge III's portion would be \$5,841.34.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for basketball court fencing at an amount not to exceed \$18,000 was approved.

F. Consideration of Cost Share Request for Security Cameras

Mr. Losco presented the cost share request for additional security cameras for a total of \$10,800. Rivers Edge III's portion would be \$3,782.16.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the cost share request for additional security cameras was approved.

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SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04,
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing
Date**

Mr. deNagy presented the proposed budget for fiscal year 2027, which as presented includes a 22% increase in assessments, largely due to reducing the developer’s contribution to the budget and increasing homeowner’s contributions.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor resolution 2026-04, approving the proposed budget for fiscal year 2027 and setting a public hearing for August 19, 2026 was approved.

EIGHTH ORDER OF BUSINESS

**Discussion of Landscape and Irrigation
Maintenance Proposals**

Ms. Gentry stated that when staff reviewed the landscape bids, there were multiple irregularities across bids that lead staff to believe there was some confusion amongst the bidders regarding the required scope of services. Ms. Gentry recommended the Board authorize staff to rebid the services to ensure good bids are received for comparison purposes.

Mr. Smith recommended increasing the bond amount and being specific on how many staff members are required.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor authorizing staff to rebid landscape and irrigation maintenance services was approved.

Ms. Gentry stated that assuming all three boards approve a rebid, after the meeting all bidders will receive a notice that the services are being rebid, and instructions on how to request the revised package.

NINTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

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ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – June 17, 2026 at
9:00 a.m. at the RiverHouse**

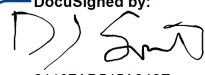
TWELFTH ORDER OF BUSINESS

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