

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, June 17, 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
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
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Assistant General Manager
Mike Scuncio	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the June 17, 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 **Approval of Consent Agenda**

- A. Minutes of the May 20, 2026 Meeting**
- B. Financial Statements as of April 30, 2026**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$190399.60 were included in the agenda package for the Board’s review.

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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**

Mr. Scuncio presented Yellowstone’s monthly landscape maintenance report, which 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 reminded the board members to complete their Form 1 by July 1st.

D. District Manager – Update on Landscape RFP

Mr. deNagy informed the Board that the landscape bids are due by June 23rd and a special joint meeting will be held on July 1st for the boards to review the proposals. Three vendors attended the mandatory pre-bid meeting.

E. General Manager - Monthly Operations and Pond Reports

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

Mr. Losco informed the Board that the St. Johns County traffic division has received multiple complaints of speeding and pedestrian issues at the Ruskin and Rivertown Main intersection. The traffic engineer is reviewing whether a crosswalk with lighted beacons is necessary. If so, the project would be funded and planned for 2028.

FIFTH ORDER OF BUSINESS**Ratification of Cost Share Request for
The Groves Playground**

Mr. Losco presented the cost share request for replacement of The Groves playground, noting the Rivers Edge I board chose Kompan as the provider for a total of \$71,488.57. Rivers Edge III’s portion would come to \$25,035.30.

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On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for replacement of The Groves playground was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Funding Request No. 52

Mr. deNagy presented a funding request in the amount of \$600,000 for advanced funding to cover quarter four's expenditures.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor funding request number 52 was approved.

SEVENTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. deNagy stated that there were no changes to the budget since the previous meeting. The budget adoption hearing will be held in August.

EIGHTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2025 Audit Report

Mr. deNagy presented the fiscal year 2025 audit report, noting there were no deficiencies in internal controls or negative findings to report.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the fiscal year 2025 audit report was accepted.

NINTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

Sheila Cabelleros asked if the garage doors of the RiverClub can be looked at as rain is coming in and it could be a safety issue.

Ryan Dixon asked what can be expected for the annual maintenance assessment increases in the future.

Mr. deNagy responded that the increase in assessments is still under the phased approach to the developer decreasing their contribution to the budget and the residents increasing their contribution to the budget. Once the developer is gone, the revenue from

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residents need to be sufficient to meet the annual budgetary needs. The expectation is that the increase would be closer to inflation levels than the current 22% increases once the development is complete.

Jim Charles commented that he has heard reports of a large alligator in one of the ponds and asked what the process is to remove it.

Mr. deNagy responded that if the alligator is not aggressive, it remains in place. If it becomes a nuisance, there is a FWC alligator nuisance hotline that can be called and a trapper would coordinate with District staff to come out and remove it.

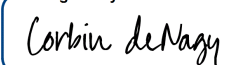
ELEVENTH ORDER OF BUSINESS

Next Scheduled Meetings – July 1, 2026 at 10:00 a.m. (Special Joint Meeting) and July 15, 2026 at 9:00 a.m. (Regular Board Meeting) at the RiverHouse

Mr. deNagy noted the July 15th meeting may need to be canceled due to lack of quorum.

TWELFTH ORDER OF BUSINESS**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman