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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, September 16, 2026 at 9:01 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
Jeff Mason	District Engineer
Richard Losco	General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Assistant General Manager
Ken Council	Vesta Property Services
Malcolm Santos	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the September 16, 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**

Scott Maynard commented that he sat in on a county commission meeting and the commission moved to continue the funding of the Flock cameras, however they have indicated the data will stay within St. Johns County and would only be kept for 30 days. Additionally, they would be limiting who could access the data. There was also supposed to be a separate workshop with the Sheriff and county commission to discuss whether the cameras should remain. He noted at the Rivers Edge CDD meeting, he would be recommending asking Flock

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to extend the contract for the CDD's cameras through the end of the year to monitor what the Sheriff's Office decides.

Ryan Dixon commented that Flock is making their money off data, and the camera system needs to be put to a community vote before the decision to keep them is made by the boards.

Robert Cameron commented that he would vote in favor of keeping the Flock cameras given the data on child predators to keep the community's children safe.

A resident commented that Flock cameras are another tool in the toolbox to keep the community safe.

A resident commented that there are many lights out along Rivertown Main Street.

Mr. deNagy asked residents to report any maintenance concerns on the Rivertown Amenities website.

A resident asked why some communities like The Settlement have a camera at the entrance but others not all.

Mr. Thomas responded that the camera at The Settlement is owned by Mattamy and will be removed as it was put there during the construction period.

A resident questioned if the CDD should be the entity under the contract with Flock rather than the county.

THIRD ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes
1. July 1, 2026 Special Joint Meeting
2. August 19, 2026 Regular Board Meeting
B. Financial Statements as of July 31, 2026
C. Check Register

Copies of the minutes, financial statements, and check register totaling $199,953.60 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.

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance – Monthly Report

Docusign Envelope ID: 7E4073F9-2753-89DD-8307-DC35BF61582C

Mr. Santos 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

There being nothing to report, the next item followed.

D. District Manager

Mr. deNagy stated that he is working with EGIS on the insurance policy for the next fiscal year.

E. General Manager - Monthly Operations and Pond Reports

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

Mr. Losco also reported that a reimbursement package related to irrigation mainline breaks due to operational issues associated with the newly commissioned JEA booster pump station was submitted to the City of Jacksonville. Rivers Edge III's cost for the repairs was $14,643.97. The city responded that there was not enough evidence showing that the additional pressure from the pump station was the cause of the mainline break and the claim was denied. Given the amount at stake, it was recommended that the Board authorize District Counsel to write a response letter to the city.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor authorizing District Counsel to draft a response letter to the City of Jacksonville and/or JEA was approved.

Mr. Thomas stated that there seems to be an overgrowth of algae in the ponds.

Mr. McKendree responded that it is an uphill battle with algae this time of year and the algae should be reduced within the next month with the cooler weather.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-07, Declaring a Vacancy in Seat 2 as of November 17, 2026**

Docusign Envelope ID: 7E4073F9-2753-89DD-8307-DC35BF61582C

Mr. deNagy stated that no one qualified for seat 2 during the qualifying period. Ms. Gentry added that Florida Statutes require the seat to be declared vacant effective the second Tuesday following the election. The seat will need to be filled within 90 days following the election.

> On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2026-07, declaring a vacancy in Seat 2 was approved.

A discussion on the vacancy will be added to the next agenda to further discuss how to fill the seat.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-08, Setting a Public Hearing to Adopt Amended Rules of Procedure**

A memorandum showing the substantive changes to the rules of procedure along with a redline of all the changes that are being proposed was included in the agenda package for the board's review. Ms. Gentry explained that the primary purpose of the changes is to keep the District's rules consistent with recent statutory changes.

> On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2026-08, setting a public hearing for November 18, 2026 at 11:00 a.m. at the RiverClub was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Acquisition of Rivertown Springs Phase 2 Improvements and Work Product**

Ms. Gentry stated that the acquisition package documents that the public improvements being turned over to the CDD in Rivertown Springs Phase 2 have been constructed correctly and that they are being conveyed to the District for ownership and maintenance. The documents are in the process of being finalized and are brought before the board for approval in substantial form.

> On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the acquisition of Rivertown Springs Phase 2 improvements

Docusign Envelope ID: 7E4073F9-2753-89DD-8307-DC35BF61582C

> and work product documents were approved in substantial form with the Chair authorized to sign off on the final documents.

EIGHTH ORDER OF BUSINESS **Consideration of Pond Maintenance Addendum (Meadows)**

Mr. Losco presented a cost share request for maintenance of ponds 24 and 25 located in Rivers Edge II. Rivers Edge III's portion would be $2,552.93 per year.

> On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for pond maintenance of ponds 24 and 25 was approved contingent on Rivers Edge II CDD and Rivers Edge CDD approving the same.

NINTH ORDER OF BUSINESS **Consideration of Landscape Maintenance Addendum (Springs)**

Mr. Losco presented a cost share request for landscape maintenance of the common areas located in the Springs. Rivers Edge III's portion would come to $15,498.43 per year.

> On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for landscape maintenance of the Springs was approved contingent on Rivers Edge II CDD and Rivers Edge CDD approving the same.

TENTH ORDER OF BUSINESS **Consideration of Flock Agreement Renewal**

Mr. deNagy stated that the renewal would be for a period of two years. For Rivers Edge III, the renewal would occur in February, and notice is provided 30 days in advance if the Board chooses not to renew.

This item was tabled to monitor what St. Johns County decides regarding their Flock system with the plan to bring this back to a future agenda.

ELEVENTH ORDER OF BUSINESS **Supervisor Requests**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS **Audience Comments**

A resident commented on the confusion with the cost share and what Rivers Edge III is being asked to contribute to in relation to the other districts.

Docusign Envelope ID: 7E4073F9-2753-89DD-8307-DC35BF61582C

Mr. deNagy responded that he would explain the interlocal agreement and cost share to the resident after the meeting.

A resident asked the kayak launch at the RiverLodge.

Mr. Mason responded that the water table is staying lower than it normally would for longer due to the drought.

A resident asked if there is a plan for a playground for kids in the Forest.

Mr. Smith responded that there will be a playground in Phase 4. Development will be started late next year, so it will be a year and half to two years before the playground is installed.

A resident stated that there is a lack of furnishings for residents in Rivers Edge III.

Mr. Smith responded that the only park planned is the one in Phase 4. If items such as benches are desired, a request can be put into Mr. McKendree.

A resident expressed concern over the assessment levels and costs that Rivers Edge III residents are incurring.

Mr. deNagy stated that he received several emails from residents on a number of topics, with the Flock system being one and the assessment increase being another, so education for newer residents is important. He recommended an informational presentation during a meeting.

Next, the resident suggested updating the District websites and offered his help to do so.

A resident asked if the school is still being put in near Watersong.

Mr. Smith responded that the site was dedicated to the school board, but they are dragging their feet.

The resident expressed a concern for safety if there were to be an emergency during school pick up or drop off with the Springs being cut off.

Mr. Smith responded that there has been no final design on entrances.

A resident asked if the 22% assessment increases are expected to continue if the number of plats are known.

Mr. Thomas stated that he would get with Mr. deNagy on the total plat counts and comparisons of developer funding versus what is coming online.

A resident asked if the St. Johns Enrichment homeschool group can be added to a future agenda.

Docusign Envelope ID: 7E4073F9-2753-89DD-8307-DC35BF61582C

Mr. Smith agreed to put that discussion on the next agenda.

THIRTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – October 21, 2026 at 11:00 a.m. at the RiverClub**

Mr. deNagy noted the October meeting would be held at the RiverClub due to renovations at the RiverHouse.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

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

Signed by:
Corbin deNagy
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Secretary/Assistant Secretary

DocuSigned by:
Jason Thomas
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Chairman/Vice Chairman