

Three Rivers Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://threeriverscdd.com/>

April 9, 2026

ATTENDEES:
**Please identify yourself each time
you speak to facilitate accurate
transcription of meeting minutes.**

Board of Supervisors
Three Rivers Community Development District

Dear Board Members:

The Board of Supervisors of the Three Rivers Community Development District will hold a Regular Meeting on April 16, 2026 at 3:00 p.m., at Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consent Agenda
 - A. Consideration/Ratification of Requisition(s): Series 2023
 - I. Number 113 England-Thims & Miller, Inc. \$15,175.00
 - II. Number 114 Brightview Landscape Services, Inc. \$13,734.48
 - III. Number 115 England-Thims & Miller, Inc. \$23,172.50
 - IV. Number 116 Brightview Landscape Services, Inc. \$300.00
 - V. Number 117 England-Thims & Miller, Inc. \$9,282.50
 - B. Consideration/Ratification of Requisition(s): Series 2025
 - I. Number 4 Kutak Rock LLP \$6,592.50
 - II. Number 5 Dominion Engineering Group \$39,841.77
 - III. Number 6 FPL \$9,572.46
 - IV. Number 7 Jax Utilities Management, Inc. \$8,749,156.05
 - V. Number 8 Clary & Associates \$5,775.00
 - VI. Number 9 Dominion Engineering Group \$2,775.00
 - VII. Number 10 England-Thims & Miller, Inc. \$7,134.69
 - VIII. Number 11 SES Environmental Resource Solutions, LLC \$8,236.00

*Board of Supervisors
Three Rivers Community Development District
April 16, 2026, Regular Meeting Agenda
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| IX. | Number 12 | Bio-Tech Consulting | \$4,850.00 |
| X. | Number 13 | Dominion Engineering Group | \$3,500.00 |
| XI. | Number 14 | Jax Utilities Management, Inc. | \$878,593.24 |
| XII. | Number 15 | Nassau County BOCC | \$15,320.00 |
| XIII. | Number 16 | SES Environmental Resource Solutions, LLC | \$1,210.00 |
| XIV. | Number 17 | Jax Utilities Management, Inc. | \$669,397.81 |
| XV. | Number 18 | Bio-Tech Consulting | \$600.00 |
| XVI. | Number 19 | Dominion Engineering Group | \$21,525.00 |
| XVII. | Number 20 | AT&T | \$500.00 |
| XVIII. | Number 21 | England-Thims & Miller, Inc. | \$21,505.14 |
| XIV. | Number 22 | FPL | \$50,948.43 |
| XX. | Number 23 | England-Thims & Miller, Inc. | \$83,319.86 |
| XXI. | Number 24 | Brightview Landscape Services, Inc. | \$124,570.19 |
| XXII. | Number 25 | SES Environmental Resource Solutions, LLC | \$16,634.50 |
| XXIII. | Number 26 | England-Thims & Miller, Inc. | \$72,330.80 |
| XXIV. | Number 27 | Brightview Landscape Services, Inc. | \$7,851.32 |
| XXV. | Number 28 | Brightview Landscape Services, Inc. | \$4,475.05 |
| XXVI. | Number 29 | SES Environmental Resource Solutions, LLC | \$7,202.50 |
| XXVII. | Number 30 | England-Thims & Miller, Inc. | \$72,289.00 |
| XXVIII. | Number 31 | Gemini Engineering & Sciences, Inc. | \$6,500.00 |
| XXIX. | Number 32 | SES Environmental Resource Solutions, LLC | \$11,920.00 |
| XXX. | Number 33 | Adams & Reese, LLC | \$13,000.00 |
| XXXI. | Number 34 | SES Environmental Resource Solutions, LLC | \$1,419.50 |
| XXXII. | Number 35 | Jax Utilities Management, Inc. | \$685,002.18 |
| XXXIII. | Number 36 | Kutak Rock, LLP | \$2,845.00 |
| XXXIV. | Number 37 | Ferguson Waterworks | \$70,791.71 |
| XXXV. | Number 38 | Dominion Engineering Group, Inc. | \$18,016.00 |
| XXXVI. | Number 39 | Nassau County BOCC | \$15,320.00 |
| XXXVII. | Number 40 | Ferguson Waterworks | \$5,352.01 |
| XXXVIII. | Number 41 | Ferguson Waterworks | \$23,867.72 |

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| XXXIX. | Number 42 | Dominion Engineering Group, Inc. | \$8,798.00 |
| XL. | Number 43 | England-Thims & Miller, Inc. | \$29,877.50 |
| XLI. | Number 44 | Clary & Associates, Inc. | \$900.00 |
| XLII. | Number 45 | Jax Utilities Management, Inc. | \$330,319.75 |
| XLIII. | Number 46 | Jax Utilities Management, Inc. | \$1,417,551.35 |
| XLIV. | Number 47 | SES Environmental Resource Solutions, LLC | \$3,007.00 |
| XLV. | Number 48 | Ferguson Waterworks | \$10,253.00 |
| XLVI. | Number 49 | England-Thims & Miller, Inc. | \$23,363.10 |
| XLVII. | Number 50 | England-Thims & Miller, Inc. | \$27,275.00 |
| XLVIII. | Number 51 | England-Thims & Miller, Inc. | \$27,275.00 |
| L. | Number 52 | Bio-Tech Consulting | \$10,350.00 |
| LI. | Number 53 | Jax Utilities Management, Inc. | \$572,744.55 |
| LII. | Number 54 | Jax Utilities Management, Inc. | \$810,210.09 |
| LIII. | Number 55 | SES Environmental Resource Solutions, LLC | \$3,826.00 |
| LIV. | Number 56 | Gemini Engineering & Sciences, Inc. | \$8,340.00 |
| LV. | Number 57 | Gemini Engineering & Sciences, Inc. | \$3,060.00 |
| LVI. | Number 58 | England-Thims & Miller, Inc. | \$61,939.73 |
| LVII. | Number 59 | Kutak Rock, LLP | \$750.00 |
| LVIII. | Number 60 | England-Thims & Miller, Inc. | \$1,650.00 |
| LIX. | Number 61 | England-Thims & Miller, Inc. | \$955.00 |

C. Ratification Item(s)

- I. BrightView Landscape Services, Inc. Items
 - a. Agreement for Landscape Enhancement Installation Services for Unit 7
 - b. Agreement for Landscape Installation Services - Unit 8
 - c. First Amendment to Agreement for Landscape Installation Services - Unit 8
 - d. Agreement for Landscape Enhancement Installation Services at Amenity Center Entrance
 - e. Agreement for Landscape Enhancement Installation Services for Spine Road West Phase A

- f. Agreement for Landscape Enhancement Installation Services for Spine Road West Phase A (Sod/Irrigation/Prep)
 - g. Proposal for Extra Work [Tributary Bus Stop at Amenity Center]
 - h. Proposal for Extra Work [Tributary - 209 Phase 15 Side Yard]
- II. England, Thims & Miller, Inc. Work Authorizations
 - a. No. 12: Amendment No. 5, Tributary Unit 12 Construction Document Revisions
 - b. No. 13: Amendment No. 6, Tributary Unit 12 CEI Services
- III. Premier HVAC Solutions, LLC Agreement for Maintenance and Inspection Services
- IV. Assignment of Agreement for Construction Contracts
 - a. Tributary Phase 1B – Unit 12 Project & Acquisition of Improvements
 - b. Tributary – Unit 17 Project & Acquisition of Improvements
- V. FPL Lump Sum Relocation Agreement
- VI. Gemini Engineering & Sciences, Inc. Proposal for Hydrologic and Hydraulic Analysis for Tributary Units 9 and 21
- VII. First Coast Electric, LLC Agreement for Electrical Services [Tributary Units 10 and 15]
- VIII. OnSight Industries
 - a. Agreement to Furnish & Install Signage
 - b. Proposal W000411739 [Replacement Blades]
- IX. Jax Utilities Management, Inc. Change Orders
 - a. No. 1 – Tributary 17 Site Work [Bonds]
 - b. No. 1 – Tributary 12 Site Work [Import Credit]
 - c. No. 2 – Tributary 12 Site Work [Import Credit]
 - d. No. 3 – Tributary 12 Site Work [Import Credit and SOV Adjustments]
- X. Precision Works Repairs & Remodel Services, LLC Agreement for General Handyman Services
- XI. Stallone’s Prowash, LLC Agreement for Pressure Washing Services
- XII. Doody Daddy LLC Addendum to Service Agreement
- XIII. Ferguson Enterprises, LLC dba Ferguson Waterworks Purchase Requisition Request Form [Tributary Phase 1A – Unit 12]

- XIV. SES Environmental Resource Solutions, LLC Agreement for Environmental Compliance Management Services
 - XV. Tributary Homeowners' Association, Inc. First Amendment to the Agreement for Facility Management, Operation, and Oversight Services
4. Consideration of Resolution 2026-03, Electing and Removing Officers of the District and Providing for an Effective Date [Felix Rodriguez]
 5. Consideration of Resolution 2026-04, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seat 3]
 6. Consideration of Resolution 2026-05, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Nassau County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date [Seats 4 & 5]
 7. Consideration of Second Amended and Restates Disclosure of Public Financing and Maintenance of Improvements to Real Property
 8. Discussion: Amending Amenity Rules and Policies
 - A. Consideration of Resolution 2026-06, to Designate the Date, Time and Location of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended Rules Relating to Amenity Facilities; and Providing an Effective Date
 9. Consideration of Resolution 2026-07, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Rules of Procedure
 10. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
 11. Acceptance of Unaudited Financial Statements as of February 28, 2026
 12. Approval of October 29, 2025 Public Hearing and Regular Meeting Minutes

13. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
 - B. District Engineers: *Dominion Engineering Group, Inc. and ETM*
 - C. Property Manager: *Castle Group*
 - D. Lifestyle Director: *OnPlace, LLC*
 - E. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: May 21, 2026 at 3:00 PM [Presentation of FY2027 Proposed Budget]

○ QUORUM CHECK

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|--------|----------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | BRAD ODOM | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | JOE CORNELISON | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | GREGG KERN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | ROSE BOCK | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | MIKE TAYLOR | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

14. Board Members' Comments/Requests

15. Public Comments

16. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (863) 510-8274 or Ernesto Torres at (904) 295-5714.

Sincerely,

Felix Rodriguez

Felix Rodriguez
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 280 2710