RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING AGENDA

January 28, 2014

River Ridge Community Development District

6131 Lyons Road, Suite 100●Coconut Creek, Florida 33073

Phone (954) 426-2105●Fax (954) 426-2147●Toll-free: (877) 276-0889

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

January 22, 2014

Board of Supervisors
River Ridge Community Development District

Dear Board Members:

A Regular Meeting of the River Ridge Community Development District's Board of Supervisors will be held on **Tuesday, January 28, 2014** at **1:00 p.m., at the Pelican Sound Golf and River Club at 4561 Pelican Sound Boulevard, Estero, Florida 33928.** The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items *(5 minutes per speaker)*
3. Discussion: Best Practices
4. Discussion: Proposed Newsletter
5. Approval of **December 17, 2013** Continued Public Hearing and Regular Meeting Minutes
6. Other Business
7. Staff Reports
   - A. Attorney
   - B. Engineer
   - C. Manager
     - i. Approval of Unaudited Financial Statements as of December 31, 2013
       - Check Register
     - ii. **NEXT MEETING DATE: February 25, 2014 at 1:00 P.M.**
8. Supervisors' Requests and Public Comments *(5 minutes per speaker)*
9. Adjournment

If you have any questions, please feel free to contact me directly at 239-464-7114.

Sincerely,

Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

The Brooks

The Brooks CDD 2013 Budget

TOTAL REVENUES ($1,986):	
Assessment Brooks' Residents	$1,852
Assessment to Commons Club	$117
Mall Contribution	$13
Miscellaneous	$4
TOTAL	**$1,986**
TOTAL EXPENDITURES ($1,986):	
Administrative Expenses	$352
Lake and Water Management	$392
Landscape and Lighting Maintenance	$951
Coconut Road Park Property—Loan	$203
Miscellaneous	$88
TOTAL	**$1,986**

Your Assessments paid as part of your annual Lee County Tax Bill

Your CDD Assessments are paid as a part of your Lee County Tax bill each year. The assessment is located within the non ad valorem portion of your bill and the amount is made up of two components; Operations & Maintenance and Debt Service.

The Debt Service Assessment component repays the Bonds that the CDDs issued to construct and/or acquire Community Infrastructure. Each CDD has issued 2 bonds, one larger and 1 smaller Bond. In 2006, the CDDs each refinanced their larger bonds and were successful in reducing the interest rates to 4.5%. Unfortunately, when considering the size of each of the smaller bonds and the cost to refinance, it does not make financial sense to consider refinancing the smaller bonds at this time. Please note that you may pay off the outstanding principal amount of your bond at anytime by contacting the District's Lien Roll Manager, Alice Carlson, at 239 435 3988. Please have your Brooks address or County Folio number available when contacting her for a payoff.

"For more information regarding your assessments, please visit our website at www.brookscdds.net and click on the Assessment Summary Link where they are broken down by CDD, Bond Series and Neighborhood"

Wrathell, Hunt and Associates, LLC 9220 Bonita Beach Road, Suite 214 Bonita Springs, FL 34135 Ph. (239) 498-9020

www.BrooksCDDs.net

**************************ECRWSS*****
Local
Postal Customer

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail

Breakdown of Expenses & Your Cost

Administrative
This includes the cost of a professional management company to manage the CDD affairs as well as legal, accounting, engineering, insurance, Lee County costs, trustee and CDD Board Supervisor costs.
Annual cost per Brooks' resident = $97

Lake and Water Management
This includes the cost of a professional lake management and maintenance company to ensure the quality of The Brooks' 152 community lakes. This company handles aquascaping, aeration, plant maintenance, culvert cleaning, and, as necessary, capital costs.
Annual cost per Brooks' resident = $108

Landscape and Lighting Maintenance
This includes all landscape, irrigation and lighting costs along The Brooks' portion of Three Oaks Parkway and Coconut Road, from pine straw and mulch to lawn and plant maintenance to plant and turf replacement as necessary. This also includes the maintenance of Coconut Road Park/Commons Club property. Please note that these costs are predominantly offset by an allocation to the Commons Club of $117,023.
Annual cost per Brooks' resident (after the allocation) = $231

Coconut Road Park Property (Loan)
This is the annual principal and interest cost of the five-year loan to purchase the common area park property on Coconut Road.
Annual cost per Brooks' resident = $56

MEET YOUR BOARD

CDD #1
BOARD MEMBERS

James A. Merritt
Chairman

Jim Ward
Vice Chairman

Robert Bonner
Assistant Secretary

Rollin H. Crawford
Assistant Secretary

Phil Douglas
Assistant Secretary

CDD #2
BOARD MEMBERS

Joseph R. Bartoletti
Chairman

James Strecansky
Vice Chairman

Gary R. Davidson
Assistant Secretary

Jack Meeker
Assistant Secretary

Ray Pierce
Assistant Secretary

The Who, What, How & Why of The Brooks CDD

The Brooks is served by two Community Development Districts (CDDs):

The Brooks of Bonita Springs CDD and The Brooks of Bonita Springs II CDD.

Lee County created the CDDs at the request of the The Brooks' developer in order to finance the community's basic infrastructure:

- landscaping, irrigation, lighting, signage and sidewalks to ensure that The Brooks' residents' expectations are met and asset values are maintained;
- the storm water management system, which includes the lakes, wetlands, interconnecting pipes and control structures;
- park and recreational facilities adjacent to the Commons Club, intended to be used by all residents.

Property Updates

Sidewalks
The sidewalk overlay project along both sides of Coconut Road and Three Oaks Parkway has been completed.

Playground
The Playground at the park adjacent to the Commons Club has been replaced and updated; including a new primary feature, rubberized surfaces for safety, refurbishment of the swings and a decorative shade system. The renovation also meets current ADA requirements.

Lakes and Wetlands
Storm water detention ponds reduce flooding during high water periods and they play an important role by trapping sediments and other large solids carried by run-off from roads, parking lots and lawns. In addition to sediments, storm water ponds also collect a number of other pollutants such as bacteria, oils, fertilizers, heavy metals and organic contaminants such as animal wastes, pesticides and herbicides. Stagnant water allows heavier contaminants, such as solids or metals, to sink to the bottom of the pond and eventually become bottom layer sediment. The retained water or clean water is passed onto nearby streams or wetlands. Nutrients from storm water runoff can seep into the water and provide food for unwanted plants, like algae. Excessive algal growth can lead to decreased oxygen in the water needed by fish to breathe, resulting in fish kills. Bacteria and other pathogens from pet waste can create health hazards in ponds.

What are Littoral Shelves?
By design and regulation, newer ponds constructed since 1993 contain littoral shelves, which are shallow areas along perimeter of the pond. Littoral shelves provide emergent aquatic vegetation appropriate water depth necessary to thrive and compete with algae for space, light and nutrients as well as filter out pollutants such as heavy metals, oils and fertilizers. The littoral shelf also prevents lake bank erosion and provides a rich habitat for wildlife.

Littoral shelves are usually 1-3 feet in depth and occupy up to 30 percent of the entire surface area of the pond. An unplanted littoral shelf or one that is sparsely covered by vegetation will regularly make algae blooms worse. In the deeper areas of a pond, water depths deprive algae the benefit of full sunlight needed to grow algae; but in an area that is just a few feet deep such as a littoral shelf, the algae have the benefit of full, consistent sunlight. In these shallow areas, algae can grow rapidly. The thicker and denser the littoral vegetation, the less sunlight, living space and nutrients will be available for algae growth.

If managed properly, ponds and littoral shelves can provide an aesthetically pleasing and healthy habitat for a wide variety of wildlife; including insects, fish, birds and turtles.

Littoral Plants
Plants growing on the littoral shelf must be selected based upon expected water level fluctuations and maximum water depths. The shelf must be planted with at least four native species:

- 85 percent of these plants must survive and they must cover a minimum of 85 percent of the surface area of the littoral shelf
- Exotic or nuisance species must stay below 15 percent
- Regular maintenance must be provided to control native nuisance plants, which can overpopulate and crowd out native species

Commercially available native trees and shrubs that meet Lee County's requirement for Littoral Plants are:

3" below normal water level	3" - 12" below normal water level	2" - 24" below normal water level	24" - 36" below normal water level
Maidencane	Arrowhead	Spikerush	Fragrant Water Lily
Softrush	Sand Cordgrass	Pickeralweed	Spatterdock
Swamp Lily	Blueflag Iris	Bulrush	
Golden Canna			
Bacopa			

MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT

A Continued Public Hearing and Regular Meeting of the River Ridge Community Development District's Board of Supervisors was held on **Tuesday, December 17, 2013** at **1:00 p.m., at the Pelican Sound Golf and River Club at 4561 Pelican Sound Boulevard, Estero, Florida 33928.**

Present at the meeting were:

Terry Mountford	Chair
Bob Schultz	Vice Chair
George (Tom) Schoenheider	Assistant Secretary
Judy Haase	Assistant Secretary
Frank Golle	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Charlie Krebs	District Engineer
Tony Pires	District Counsel
Jim Whitmore	PSGRC General Manager

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Crismond called the meeting to order at 1:00 p.m., and noted, for the record, that all Supervisors were present, in person.

SECOND ORDER OF BUSINESS **Public Comments: Agenda Items *(5 minutes per speaker)***

There being no public comments on agenda items, the next item followed.

THIRD ORDER OF BUSINESS **Public Comments: Non-Agenda Items *(5 minutes per speaker)***

There being no public comments on non-agenda items, the next item followed.

FOURTH ORDER OF BUSINESS **Continued Discussion: Amended Rules of Procedure**

Mr. Pires presented the Amended Rules of Procedure. He anticipated that this version captured the conversations and changes discussed during the prior meeting.

Ms. Haase asked if the revisions are reflected in blue. Mr. Pires replied affirmatively and noted the revisions on Pages 4, 7, 8, 11 and 15, as well as other minor formatting and spelling changes.

FIFTH ORDER OF BUSINESS **Continued Public Hearing to Hear Public Comment and Objections to the Adoption of the Amended Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

******Mr. Adams opened the Public Hearing.******

No members of the public spoke.

******Mr. Adams closed the Public Hearing.******

- **Consideration of Resolution 2014-1, Amending the Rules of Procedure of the River Ridge Community Development District; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2014-1 for the Board's consideration.

On MOTION by Mr. Mountford and seconded by Mr. Golle, with all in favor, Resolution 2014-1, Amending the Rules of Procedure of the River Ridge Community Development District; Providing a Severability Clause; and Providing an Effective Date, was adopted.

Mr. Pires announced that he had clean copies of the Amended Rules of Procedure available for anyone that desired one. In response to Mr. Schultz' inquiry, Ms. Crismond confirmed that the Amended Rules of Procedure will be posted on the District's website.

SIXTH ORDER OF BUSINESS **Continued Discussion: Communications**

Mr. Schultz recalled a suggestion, made during the prior meeting, regarding mailing an annual report to all residents at the end of the fiscal year. Mr. Schoenheider asked if the District

is in possession of all resident email addresses. Mr. Adams replied no and clarified that Staff will rely on the homeowners' associations (HOAs) to send the emails. Mr. Adams explained that he prefers not to keep an email address database because the District's information is a matter of public record and private email addresses would be disclosed, in the event of a public records request.

Mr. Adams indicated that a draft newsletter will be prepared and circulated to the Board for review and comments. Mr. Mountford requested that the newsletter include clarification of the District's duties and responsibilities, as well as a recap of the District's accomplishments.

Ms. Haase felt that a quarterly District newsletter is a good idea and noted that it will remind residents about the District. Mr. Adams explained that it is best to circulate the newsletter between the months of January and March because almost everyone is back in town; the post office does not forward newsletters. Mr. Adams noted his preference of mailing the newsletter, rather than emailing it, because email databases are often incomplete and the email might get caught in spam. Mr. Adams advised that the postal service has a system that can facilitate mailings within certain geographical areas. The District would be able to dictate where the newsletter will be mailed. Mr. Adams explained that the newsletter would be addressed to "current resident" or "occupant" at a cost of approximately $0.16 per newsletter.

Mr. Mountford questioned whether a mailed newsletter will be more effective than an email version and noted that a mailed newsletter can be tossed as junk mail. Mr. Whitmore indicated that the PSGRC email database has a 90% accuracy rate. Mr. Mountford noted that an e-blast is free. Mr. Schoenheider advised that Palmetto Dunes transmits all mailings via email.

Referring to Ms. Haase's comment regarding quarterly emails, Mr. Schultz suggested sending e-blasts to notify residents of a major event or accomplishment. Ms. Haase stated that frequent communications will introduce the District to new residents and will keep the District fresh in the memories of current residents.

Mr. Golle questioned whether the District can advise residents of the qualifying period for the upcoming elections, in the newsletter. Mr. Pires indicated that some statutory requirements are a bit behind the times and some allow for electronic notification.

Mr. Adams recapped that the newsletter will include the District's 2013 accomplishments, 2014 plan and invite residents to visit the District's website for more information.

Mr. Schultz referred to Mr. Mountford's comment, on Page 19 of the November 19, 2013 minutes, regarding developing a list separating the District's duties from the PSGRC's duties. Mr. Schultz pointed out that most residents do not know the difference. Mr. Adams explained that he can format the newsletter to include general District information, such as names of the Board Members and a list of the District's infrastructures and responsibilities, as well as new information. Mr. Adams reiterated that a newsletter will be drafted and circulated to the Board.

Mr. Schultz asked if the Board will discuss another topic from the list of goals and objectives during the next meeting. Ms. Crismond replied affirmatively and indicated that the list will be included after the minutes and before the action items. Mr. Schultz suggested addressing the "Best Management Practices" during the January meeting and suggested that Management provide the Board with procedures practiced by other districts to determine if they should be implemented within the District.

SEVENTH ORDER OF BUSINESS **Approval of November 19, 2013 Public Hearing and Regular Meeting Minutes**

Ms. Crismond presented the November 19, 2013 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following changes were made:

Line 60: Change "The Meadows" to "Pelican Sound"

Line 69: Change "ears" to "years"

Line 112: Change "fountains" to "aerators"

Line 123: Insert "algae on" after "regarding"

Line 123: Change "…, the problem is spread…" to "The problem is that the algae has spread…"

Lines 140 through 142: Change "H-1 lakes" to "H lakes"

Line 159: Change "four (4) force head" to "four (4) head"

Mr. Schultz referred to lines 160 and 161 and asked if quotes for the additional two (2) aerators were obtained. Ms. Crismond confirmed that the additional aerators have been installed; the District went from a four (4)-head to a six (6)-head system. In response to Mr. Mountford's comment, Ms. Crismond confirmed that an action item was established for the aerators. Mr. Schultz noted that increased circulation in the lake is visible.

Line 191: Change "corroded" to "eroded"

Line 749: Delete "District's"

Line 750: Delete "there" after "therefore"

On MOTION by Ms. Haase and seconded by Mr. Schultz, with all in favor, the November 19, 2013 Public Hearing and Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS **Other Business**

Referring to the Action/Agenda Items list, Mr. Adams pointed out that the reuse water agreement is on the list three (3) times. He suggested removing Items 1 and 6 and keeping 13 because it is the most descriptive.

Mr. Mountford referred to Action Item 8 and noted that the check register reflects that the District is still paying a water bill. Ms. Crismond explained that Mr. Whitmore arranged for the water monument invoices to be charged to the PSGRC. The current water invoices are for the rest of Pelican Sound. Mr. Mountford asked who pays for irrigation of the roads. Mr. Whitmore indicated that there might be two (2) meters. Mr. Adams clarified that there is one (1) irrigation source, the potable water meter; the other source comes directly from the pump house.

Items 2, 5, 7, 8, 10 and 12 were completed.

Items 3, 4, 9, 11 and 13 were continued.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Pires provided a handout with the additional proposed language to the reclaimed water agreement. He noted that he included the verbiage in Paragraph B under the heading "Quantity of Reclaimed Water:", in the section "EXHIBIT B CONTRACT CONDITIONS BETWEEN USER AND LEE COUNTY".

Mr. Pires reported that, although Mr. Ivan Velez is no longer employed by the county, he has been working as a consultant, to the extent that it does not violate county policies. Mr. Velez is currently assisting another district that Mr. Pires works with, in understanding the mindset behind the Lee County Utilities (LCU) procedures. Mr. Pires asked whether the Board feels it worthwhile to retain Mr. Velez as a consultant in the reclaimed water negotiations. Mr. Adams

stated that he has qualms with what the LCU department head may think if the District hires Mr. Velez.

Referring to the handout, Mr. Schultz asked if the only difference between Paragraphs A and B is that A has specific water amounts and B utilizes the word "substantial". Mr. Pires clarified that he included language for future reclaimed water allocation, in Paragraph B. Mr. Pires recalled that LCU would not commit to a specific future allocation. Mr. Schultz indicated that, at the moment, the District has been allocated 1 million gallons per day (MGD). Mr. Pires pointed out that the specific allocation Mr. Schultz referred to is for current allocation, not future.

Mr. Whitmore stated that the District should receive additional water when LCU expands the water plant. Mr. Pires noted that Paragraph B addresses receipt of additional reclaimed water from LCU. Mr. Whitmore indicated that the District wants to claim the additional water before someone else does. Mr. Pires reiterated that the verbiage in Paragraph B addresses additional reclaimed water. Mr. Schultz supposed that LCU might increase the allocation from 1 MGD to 2 MGD. Mr. Pires explained that LCU will not commit to a specific future amount because they are not sure what will occur when other communities come on line.

Mr. Golle asked if Paragraph B is requesting water above and beyond what is reflected in Paragraph A. Mr. Pires replied affirmatively. Mr. Golle stated that he cannot locate that language. Mr. Pires clarified that Paragraph B states "...substantially increase its allocation of reclaimed water to the USER." Ms. Haase noted that it states "... the COUNTY 'will' substantially increase…" and asked if that is the same connotation as "'must substantially increase". Mr. Pires indicated that the assistant county attorney changed "shall" to "must" in a prior revision because "must" is more definitive; therefore, he can change "will" to "must", if the Board prefers. Mr. Pires asked Mr. Adams for his opinion. Mr. Adams suggested changing "will" to "must" and conferring with the county attorney on the changes.

Mr. Schoenheider asked where the Three Oaks Plant, referred to in Paragraph B, is located. Mr. Adams explained that LCU is expanding the current water plant located on Three Oaks, across from the school and adjacent to the Winn Dixie. In response to Mr. Schoenheider's question, Mr. Krebs clarified that the plant, located along the freeway, is the Bonita Springs plant.

In response to Mr. Golle's earlier comment, Mr. Pires suggested after "Provided however and notwithstanding the foregoing," adding "in addition to the above allocation, the COUNTY covenants and agrees". This will make the additional allocation clearer.

Mr. Adams reported that, over the next five (5) years, 3,000 units will be built on the Corkscrew Road corridor and some, if not all, of the units will be connected to the Three Oaks Plant. Mr. Pires and Mr. Adams agreed that the agreement should be submitted to LCU sooner, rather than later.

Mr. Golle asked if Staff knows the percentage of effluent water produced versus the amount the District will receive. Mr. Adams indicated that the water is divided between the District, West Bay Club and Stoneybrook. Mr. Adams noted that current percentages might not be accurate.

Mr. Pires advised that he will make the changes, with the Board's consensus, and give the revised document to Mr. Adams. Mr. Adams stated that he will schedule a meeting with LCU to discuss the agreement, after the holidays.

Mr. Whitmore reported that there was a fish kill in the lake located near the main gate. Ms. Crismond indicated that Mr. Whitmore is referring to Lake E-7A. The fish kill was a result of extremely elevated dissolved oxidants. Ms Crismond advised that water testing was performed to confirm the cause and the lake was treated. Mr. Adams noted that the condition is also referred to as golden algae. Ms. Crismond advised that over 5,000 dead fish were removed from the lake, at a cost of approximately $2,000.

Mr. Schoenheider asked what caused the golden algae. Mr. Adams and Ms. Crismond indicated that the cause is unknown; this occurred in Fiddler's Creek and Mediterra, as well. Mr. Schoenheider asked what feeds that lake. Mr. Krebs stated that it is an isolated lake. In response to Mr. Mountford's question, Mr. Krebs explained that the lake might receive irrigation runoff but it is not a direct discharge.

Mr. Schultz felt that Staff should send the Board an email when a fish kill occurs. This will keep the Board informed, in case they are approached by residents. In response to an inquiry, Mr. Adams advised that, subsequent to a fish kill, the water is treated, the dead fish are removed and the water is tested.

In response to Mr. Golle's question, Ms. Crismond indicated that LakeMasters performed the work. Ms. Crismond noted that she scheduled a meeting on Thursday with the new contractor, Lake & Wetland Management, to discuss and review concerns.

B. Engineer

Mr. Krebs reported that Bonness completed the Island Sound road work and submitted an invoice for the services provided. He indicated that he was on site during different stages of the

repairs. Mr. Krebs watched the contractor mill different portions of the road. He walked the roads, subsequent to the milling, concentrating on the areas where depressions occurred and did not observe anything of concern in the existing limerock. He explained that Bonness stripped the roadway and compressed the limerock with a roller, where the depressions occurred. Mr. Krebs stated that the limerock did not break up; therefore, it was not faulty. The roadway looked good, prior to the laying of the asphalt. Mr. Krebs came on site several times to inspect the paver work and, in his opinion, Bonness did a good job.

Mr. Whitmore stated that some residents complained about debris that was left behind. Mr. Krebs noted that he could not locate it; Bonness was on site the day after they completed the work and cleaned up all of the debris.

Mr. Krebs reported that the curb work was good and the rpm's were replaced wherever they were milled. He noted that there is a sunken manhole and requested that Bonness return to inspect it. Mr. Krebs indicated that LCU does not like rings put on the manholes and that may be a condition that will remain; it is not a tripping hazard. He noted that there might be standing water in that area but it will not deteriorate the road.

Mr. Mountford indicated that it is worrisome that the cause of the depressions was not identified. He preferred that Bonness discovered that the limerock was flawed and the cause of the depressions, as the District is now left with a mystery. Mr. Krebs recalled that Bonness originally believed that there was bad compaction when the road was originally installed, because it follows the trench line of the sanitary sewer; however, the limerock was compacted by years of traffic. Mr. Krebs reiterated that he walked the roadway when the limerock was exposed; he kicked it and could not get it to move.

Mr. Mountford asked Mr. Krebs if, in his opinion, the District will not experience additional depressions in that area. Based upon what he witnessed, Mr. Krebs indicated that, if depressions reoccur, they will be caused by a problem bigger than the roadway.

Ms. Crismond asked if the standing water around the manhole will be an issue in the future. Mr. Krebs said no because it is around the rim and noted that Bonness will inspect the manhole to determine if the area can be smoothed out.

C. Manager

i. Approval of Unaudited Financial Statements as of November 30, 2013

Ms. Crismond presented the Unaudited Financial Statements as of November 30, 2013.

Mr. Mountford asked if the District receives monthly remittances from the county. Mr. Adams replied affirmatively. Mr. Adams clarified that late November payments will be received in early December.

Ms. Haase questioned a $5 property tax payment under "Expenditures/ Administrative". Mr. Adams explained that the payment is probably for a conservation easement.

Mr. Adams noted that it is early in the fiscal year; therefore, the District had minimal activity. Referring to "Insurance" under "Expenditures", he explained that it was a one (1)-time fee.

- **Check Register**

The check register was included for informational purposes.

ii. NEXT MEETING DATE: January 28, 2014 at 1:00 P.M.

The next meeting will be held on January 28, 2014 at 1:00 p.m., at this location.

TENTH ORDER OF BUSINESS **Supervisors' Requests and Public Comments *(5 minutes per speaker)***

Mr. Golle reported that residents complained about the lack of lighting and vegetation overgrowth on U.S. 41, by the main gate. He noted that Pelican Landing resolved the lack of lighting by leaving the Christmas lighting around the palm trees, throughout the year. Mr. Adams reported that the light pole in that area is over 15 years old; he will review the FPL pole, power and maintenance agreement to determine if the pole is eligible for an upgrade.

In response to Mr. Mountford's inquiry, Ms. Crismond indicated that the street sweeping program started the first Friday in December and will continue on the first Friday of every month. Mr. Mountford commented that the streets do not look clean. Mr. Adams suggested increasing the frequency to twice per month, during the months of December through March, because of the shedding Oak trees.

Mr. Mountford indicated that he would like better communication between the District, the neighborhood and master associations. He suggested that the associations should be invited to future Board meetings.

Mr. Mountford referred to a resident email regarding removal of palmetto trees and asked Ms. Crismond for a status. Ms. Crismond reported that palmettos that were installed as a result of permitting must remain because the trees assist in the maintenance of the District's fish and wildlife. Mr. Mountford asked if Ms. Crismond responded to the resident's email. Ms.

Crismond stated that she had not responded but she will, at Mr. Mountford's request. Mr. Mountford questioned if the District can remove trees without upsetting the HOA. Ms. Crismond explained that she will not authorize a resident to remove a tree without prior consent from the HOA; she does not have that authority. The District cannot authorize the removal of a tree that is not located on District property. Ms. Crismond indicated that she will respond to the resident email and copy Mr. Whitmore.

Mr. Mountford stated that, if the District must take action, such as removing a tree, the neighborhood and master associations should be notified.

Mr. Schoenheider referred to the lake bank repair discussed during the prior meeting and noted that some residents might prefer to keep it as is. Mr. Krebs explained that, if the slope is not 4:1, the lake bank needs to be repaired. Mr. Krebs clarified that residents can be informed that SWFWMD requires that the District maintain the lake banks. Mr. Schoenheider indicated that his point is that the HOA should be informed of the repair and the reason for it.

Ms. Crismond asked Mr. Whitmore to provide a list of email addresses for the association representatives.

Mr. Mountford suggested that Staff ask residents if they contacted their neighborhood or master association, prior to taking any action.

There being no public comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Schoenheider and seconded by Mr. Schultz, with all in favor, the meeting adjourned at 2:14 p.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

GOALS AND OBJECTIVES 2014:

- BUDGET PROCESS
  - Process Improvement
- FUTURE MAJOR ISSUES
  - Resurface Roadways
  - Other Infrastructure (Lake Banks)
- COMMUNICATION
  - PSGRC
  - The Meadows
- BEST PRACTICES
  - Review other CDDs

ACTION/AGENDA ITEMS:

1.	**ACTION ITEM:**	Speakers to identify themselves
2.	**ACTION ITEM:**	Secure proposals to clean the catch basins in Spring 2014
3.	**ACTION ITEM:**	Mr. Krebs to withdraw LDO Application
4.	**ACTION ITEM:**	Mr. Krebs to inspect the littoral shelf/erosion of Lake H1-B abutting the pool area and Condos, as well as investigate the dredging costs
5.	**ACTION ITEM:**	Post amended Meeting Protocol and Procedures on the District's website
6.	**ACTION/AGENDA:**	Mr. Pires will make additional edits to the effluent water agreement and forward it to Mr. Adams. Mr. Adams will schedule a meeting with LCU in January.
7.	**AGENDA ITEM:**	Continued Discussion: Best Practices
8.	**ACTION ITEM:**	Management will provide the Board with procedures practiced by other districts to determine if they should be implemented in River Ridge CDD
9.	**ACTION ITEM:**	Management to draft newsletter and circulate to the Board (include dollar amount of various projects that the District has undertaken)
10.	**ACTION ITEM:**	Ms. Crismond to obtain contact information for Mr. Brown, from Whitmore, for updates on Palmetto Dunes issues (copy Ed Stone and John Graft in email)
11.	**AGENDA ITEM:**	Per Mr. Mountford, How will the District approach communications with residents in the future (TM)
12.	**ACTION ITEM:**	Staff will advise the Board via email, in the event of a fish kill
13.	**ACTION ITEM:**	Bonness to inspect sunken manhole – Mr. Krebs will report their findings.
14.	**ACTION ITEM:**	Mr. Adams to review FPL pole power and maintenance agreement to determine if the pole on U.S. 41 and the main gate is eligible for an upgrade

15. **ACTION ITEM:** Street sweeping increased to twice per month during December through March because of the shedding Oak trees

16. **ACTION ITEM:** Mr. Whitmore to provide Ms. Crismond with a list of email addresses for association representatives.

17. **ACTION ITEM:** Ms. Crismond to copy association representatives on resident emails that concern their particular association

COMPLETED ACTION/AGENDA ITEMS:

08/27/2013	**ACTION ITEM:**	Street Sweeping – Management to obtain costs for budget Interlocal Agreement with Pelican Landing
08/27/2013	**ACTION ITEM:**	Quit Claim Deeds – require execution by PSGRC president, will be completed by next meeting (Ref – 5 lakes)
08/27/2013	**ACTION ITEM:**	Tract 1: Conservation signs have been ordered
09/24/2013	**ACTION ITEM:**	Area #6 – will replant on the golf course side of the t-box. Note that management will continue to supplement the dry detention plantings on a yearly basis as needed.
09/24/2013	**ACTION ITEM:**	Management suggests planting in the following locations later this summer: E1-E, E1-B, E1-A, E3-A, E3-C, H1-B and E8-C
09/24/2013	**ACTION ITEM:**	Tract 6: Planting of this are to be completed this summer
09/24/2013	**ACTION ITEM:**	Tract 7: Planting of this area to be completed this summer
09/24/2013	**ACTION ITEM:**	Tract 11: Planting of this area to be completed this summer
09/24/2013	**ACTION ITEM:**	E1-B aeration repair
09/24/2013	**ACTION ITEM:**	Check register to be provided in monthly board packages
09/24/2013	**AGENDA ITEM:**	Discussion regarding audit billing
09/24/2013	**AGENDA ITEM:**	Legal fees and ledgers to be provided by Mr. Pires
09/24/2013	**AGENDA ITEM:**	Clarify field service fees
09/24/2013	**AGENDA ITEM:**	Define purpose for carry forward surplus
09/24/2013	**ACTION ITEM:**	Mr. Krebs to survey parcel/property to determine ownership – Mr. Pires to clarify with Ivan Valexz, Lee County Utilities
09/24/2013	**ACTION ITEM:**	Tract 12/13 – quote to trim Spring 2014 – 50%

10/22/2013	**ACTION ITEM:**	Charlie Krebs will measure and provide cost estimates for repairs –will have pricing at next meeting – three (3) additional bids are pending
10/22/2013	**ACTION ITEM:**	Management suggests planting in the following locations later this summer: E1-E, E1-B, E1-A, E3-A, E3-C, H1-B and E8-C
10/22/2013	**ACTION ITEM:**	Mr. Pires to prepare hold harmless agreement for street sweeping in The Meadows
10/22/2013	**ACTION ITEM:**	E1-B aeration repair
10/22/2013	**ACTION ITEM:**	Installation of conservation signs
10/22/2013	**ACTION ITEM:**	Year end 9/30/13 accrued financial statements to be included in November agenda *(presented in 10/22/13 agenda)*
11/19/2013	**ACTION ITEM:**	Ms. Crismond to discuss the street sweeping and hold harmless agreement with Robin Gillepsie, The Meadows representative
11/19/2013	**ACTION/AGENDA:**	Board to draft objectives for Fiscal Year 2014 and discuss during November meeting
11/19/2013	**ACTION/AGENDA:**	Mr. Krebs will provide amended proposals from Ajax and Bonness
11/19/2013	**AGENDA ITEM:**	Continued discussion: Island Sound repairs
11/19/2013	**ACTION ITEM:**	Ms. Crismond to confirm website maintenance and cost
11/19/2013	**ACTION ITEM:**	Ms. Crismond to discuss writing off water monument costs to offset meeting room rental
12/17/2013	**AGENDA ITEM:**	Discussion: "communications" objective
12/17/2013	**ACTION ITEM:**	Mr. Pires to provide the Board with clean copies of the final version of the amended rules of procedure
12/17/2013	**AGENDA ITEM:**	Public Hearing for the Amended Rules of Procedure and discussion for Public Participation Protocol during 12/17 meeting

12/17/2013	**ACTION ITEM:**	Ms. Crismond to obtain quotes for larger aerators in Lake H-1B (District increased from a four (4) head system to six (6) head system).

RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2013

RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2013

	Balance
ASSETS	
Cash	$540,098
Total assets	$540,098
LIABILITIES AND FUND BALANCE	
Liabilities	
Accounts payable	$ 8,656
Total liabilities	8,656
Fund balance	
Unreserved, undesignated	531,442
Total fund balance	531,442
Total liabilities and fund balance	$540,098

RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2013

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 220,821	$ 308,481	$ 353,887	87%
Miscellaneous: Pelican Sound	-	-	500	0%
Interest & miscellaneous	102	139	750	19%
Total revenues	220,923	308,620	355,137	87%
EXPENDITURES				
Administrative				
Supervisors	1,077	3,229	10,918	30%
Management/accounting	4,118	12,353	49,412	25%
Audit	4,544	4,544	7,100	64%
Special assessment preparation	6,500	6,500	6,500	100%
Legal	2,597	2,597	10,000	26%
Engineering	1,251	1,251	10,000	13%
Telephone	33	100	400	25%
Postage	82	193	1,000	19%
Insurance	-	6,565	6,711	98%
Printing & binding	62	187	750	25%
Legal advertising	-	736	1,000	74%
Contingencies	62	185	5,000	4%
Subscriptions & memberships	-	175	175	100%
Meeting room	-	-	500	0%
Website maintenance	-	-	500	0%
Property taxes	-	5	-	N/A
NPDES program	1,989	1,989	20,000	10%
Total administrative	22,315	40,609	129,966	31%
Field services				
Other contractual - field management				
Q & A	208	625	2,500	25%
Contingencies	-	382	2,500	15%
Water & irrigation	(25)	-	300	0%
Other contractual	7,979	8,983	40,000	22%
Street lighting	516	516	2,300	22%
Plant replacement	1,300	1,300	7,500	17%
Street sweeping	-	-	10,000	0%
Roadway repairs	-	-	50,000	0%
Rentals & leases	2,308	6,923	20,769	33%
Aquascaping	-	-	25,000	0%
Total field services	12,286	18,729	160,869	12%

RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2013

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	-	-	1,725	0%
Tax collector	1,076	2,152	2,588	83%
Total other fees and charges	1,076	2,152	4,313	50%
Subtotal expenditures: general	35,677	61,490	295,148	21%
Pelican Sound program (lake & wetland maintenance)				
Professional services				
Audit	2,556	2,556	4,000	64%
Legal	-	-	2,000	0%
Engineering	-	-	2,000	0%
Contingencies	-	-	1,500	0%
Total professional services	2,556	2,556	9,500	27%
Field services				
Other contractual				
Field management	417	1,250	5,000	25%
Lake/wetland	6,372	7,928	69,000	11%
Contingencies	-	1,036	5,000	21%
Total field services	6,789	10,214	79,000	13%
Subtotal expenditures: Pelican Sound	9,345	12,770	88,500	14%
Total expenditures	45,022	74,260	383,648	19%
Net change in fund balances	175,901	234,360	(28,511)	
Fund balances - beginning				
Committed				
Pelican Sound program	39,894	21,397	-	
Unassigned	315,647	275,685	283,100	
Fund balances - ending				
Committed				
Pelican Sound program	85,772	85,772	-	
Unassigned	445,670	445,670	254,589	
Fund balances - ending	$ 531,442	$ 531,442	$ 254,589	

RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
DECEMBER 2013

River Ridge Community Development District
Check Register
December 2013

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	**DD**	**12/27/2013**	**Judy Haase {Empl...**		**151.002 · Suntrust ...**		**-184.70**
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
Check	**DD**	**12/27/2013**	**TERRY MOUNTFO...**		**151.002 · Suntrust ...**		**-184.70**
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
Check	**DD**	**12/27/2013**	**SCHOENHEIDER, ...**		**151.002 · Suntrust ...**		**-184.70**
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
Check	**249**	**12/27/2013**	**Frank Golle {Empl...**		**151.002 · Suntrust ...**		**-184.70**
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
Check	**250**	**12/27/2013**	**ROBERT SCHULT...**		**151.002 · Suntrust ...**		**-184.70**
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	**4888**	**12/13/2013**	**F P L**		**151.002 · Suntrust ...**		**-516.20**
Bill	5569...	12/13/2013			538.431 · Street Lig...	-258.10	258.10
Bill	5569...	12/13/2013			538.431 · Street Lig...	-258.10	258.10
TOTAL						-516.20	516.20
Bill Pmt -Check	**4889**	**12/13/2013**	**FEDEX**		**151.002 · Suntrust ...**		**-66.78**
Bill	2-477...	12/13/2013			519.410 · Postage	-12.18	12.18
Bill	2-470...	12/13/2013			519.410 · Postage	-54.60	54.60
TOTAL						-66.78	66.78
Bill Pmt -Check	**4890**	**12/13/2013**	**GRAU AND ASSO...**		**151.002 · Suntrust ...**		**0.00**
TOTAL						0.00	0.00

River Ridge Community Development District
Check Register
December 2013

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	**4891**	**12/13/2013**	**HOLE, MONTES, I...**		**151.002 · Suntrust ...**		**-1,251.49**
Bill	69109	12/13/2013			519.320 · Engineering	-1,251.49	1,251.49
TOTAL						-1,251.49	1,251.49
Bill Pmt -Check	**4892**	**12/13/2013**	**JOHNSON ENGIN...**		**151.002 · Suntrust ...**		**-947.50**
Bill	2004...	12/13/2013			538.300 · NPDES P...	-212.50	212.50
Bill	2004...	12/13/2013			538.300 · NPDES P...	-735.00	735.00
TOTAL						-947.50	947.50
Bill Pmt -Check	**4893**	**12/13/2013**	**OLD NATIONAL B...**		**151.002 · Suntrust ...**		**-2,307.68**
Bill	1136...	12/13/2013			538.440 · Rentals &...	-2,307.68	2,307.68
TOTAL						-2,307.68	2,307.68
Bill Pmt -Check	**4894**	**12/13/2013**	**PREFERRED PINE...**		**151.002 · Suntrust ...**		**-1,440.00**
Bill	29332	12/13/2013			538.340 · Other Co...	-1,440.00	1,440.00
TOTAL						-1,440.00	1,440.00
Bill Pmt -Check	**4895**	**12/13/2013**	**THE BRICKMAN G...**		**151.002 · Suntrust ...**		**-6,539.00**
Bill	1441...	12/13/2013			538.340 · Other Co...	-6,539.00	6,539.00
TOTAL						-6,539.00	6,539.00
Bill Pmt -Check	**4896**	**12/13/2013**	**WOODWARD, PIR...**		**151.002 · Suntrust ...**		**-936.10**
Bill	8606-...	12/13/2013			514.310 · Legal Fees	-936.10	936.10
TOTAL						-936.10	936.10
Bill Pmt -Check	**4897**	**12/13/2013**	**WRATHELL, HUNT...**		**151.002 · Suntrust ...**		**-4,838.50**
Bill	2006-...	12/13/2013			513.311 · Managem...	-4,117.66	4,117.66
					519.411 · Telephone	-33.33	33.33
					519.470 · Printing a...	-62.50	62.50
					539.020 · Field Man...	-416.67	416.67
					538.336 · Q & A	-208.34	208.34
TOTAL						-4,838.50	4,838.50
Bill Pmt -Check	**4898**	**12/27/2013**	**A J C ASSOCIATE...**		**151.002 · Suntrust ...**		**-6,500.00**

River Ridge Community Development District
Check Register
December 2013

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	122613	12/26/2013			513.310 · Assessm...	-6,500.00	6,500.00
TOTAL						-6,500.00	6,500.00
Bill Pmt -Check	**4899**	**12/27/2013**	**EARTHBALANCE**		**151.002 · Suntrust ...**		**-3,910.00**
Bill	37891	12/27/2013			539.021 · Lake/Wetl...	-3,910.00	3,910.00
TOTAL						-3,910.00	3,910.00
Bill Pmt -Check	**4900**	**12/27/2013**	**FEDEX**		**151.002 · Suntrust ...**		**-16.02**
Bill	2-484...	12/26/2013			519.410 · Postage	-5.34	5.34
Bill	2-491...	12/26/2013			519.410 · Postage	-10.68	10.68
TOTAL						-16.02	16.02
Bill Pmt -Check	**4901**	**12/27/2013**	**JOHNSON ENGIN...**		**151.002 · Suntrust ...**		**-1,041.25**
Bill	2004...	12/26/2013			538.300 · NPDES P...	-1,041.25	1,041.25
TOTAL						-1,041.25	1,041.25
Bill Pmt -Check	**4902**	**12/27/2013**	**LAKE MASTERS A...**		**151.002 · Suntrust ...**		**-7,970.17**
Bill	13-06...	9/30/2013			539.021 · Lake/Wetl...	-5,508.34	5,508.34
Bill	13-09...	12/26/2013			539.021 · Lake/Wetl...	-863.49	863.49
Bill	13-07...	12/27/2013			539.021 · Lake/Wetl...	-1,598.34	5,508.34
TOTAL						-7,970.17	11,880.17
Bill Pmt -Check	**4903**	**12/27/2013**	**THE BRICKMAN G...**		**151.002 · Suntrust ...**		**-1,300.00**
Bill	1442...	12/26/2013			538.460 · Plant Rep...	-1,300.00	1,300.00
TOTAL						-1,300.00	1,300.00
Bill Pmt -Check	**4904**	**12/27/2013**	**WOODWARD, PIR...**		**151.002 · Suntrust ...**		**-1,660.60**
Bill	8606-...	12/26/2013			514.310 · Legal Fees	-1,660.60	1,660.60
TOTAL						-1,660.60	1,660.60