

**MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

A Special Meeting of the River Ridge Community Development District's Board of Supervisors was held on **Tuesday, July 15, 2014 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 (<i>via telephone</i>)	Vice Chair
George (Tom) Schoenheider (<i>via telephone</i>)	Assistant Secretary
Judy Haase	Assistant Secretary
Frank Golle	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:05 p.m., and noted, for the record, that Supervisors Mountford, Haase and Golle were present, in person. Supervisors Schultz and Schoenheider were attending via telephone.

Mr. Pires suggested a motion authorizing Mr. Schultz's and Mr. Schoenheider's full participation, via telephone, due to special circumstances.

On MOTION by Mr. Mountford and seconded by Ms. Haase, with all in favor, authorizing Mr. Schultz's and Mr. Schoenheider's attendance and full participation, via telephone, due to special circumstances, was approved.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

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

▪ **Discussion: Lake Bank Erosion Evaluation Results**

****This item, previously the Fourth Order of Business, was presented out of order.****

Mr. Adams reported that the extent of lake bank that is out of compliance is significantly less than originally anticipated, reducing the projected repair costs from \$350,000 to \$192,300, spread over seven lakes. He noted that the lakes with golf course frontage are in compliance.

Mr. Adams indicated that the repairs can be performed in one year and the budget was adjusted, accordingly.

Mr. Adams suggested that the Board tour the areas of concern.

In response to Mr. Mountford's question, Mr. Adams felt that there will be no additional areas of concern the following year.

Mr. Adams advised that he previously emailed a link to Anchor Marine Services' website. The website will provide pictures of how the technology is implemented and the progress. He explained that geotubes will not be left in place, as Lee County considers geotubing a "hardening" of the lake bank shoreline. A more economical textile fabric will be used to hold the sand that is extracted from the lake and once the sand has dried, the tube will be cut open, the sand raked out and sod placed over it. Mr. Adams recommended installing aquatic plants on the shoreline to slow down water running off of the bank and dissipate "wave action" from the shoreline, which will ensure a longer life expectancy.

Mr. Mountford recalled prior discussions regarding the lack of gutters in a particular neighborhood. Ms. Crismond advised that she did not observe any installed gutters and noted that they must be installed by next spring. Mr. Adams indicated that Staff must coordinate with the homeowners who require gutters and ensure that they are installed.

Mr. Pires indicated that the estimated cost of repairs is \$195,000; therefore, the Board has the option to solicit bids but it is not a requirement. He noted that a cost greater than \$195,000 requires a competitive bid process.

Mr. Adams anticipated that the actual costs will be less and advised that \$195,000 is a conservative price, for budgeting purposes.

Mr. Pires reiterated that the Board may obtain bids but is not obligated to engage in the competitive bid process. Mr. Adams advised that additional proposals will be obtained and presented closer to commencement of the project.

In response to Ms. Haase’s inquiry, Mr. Adams indicated that the repairs are expected to commence in the spring and should take approximately two months to complete.

Mr. Mountford asked if the repairs will interfere with the golf course activity.

Mr. Adams explained that the repairs will be performed on the residential side, as erosion concerns were not detected on the golf course lake banks. The contractor will access the lake banks from an easement with sufficient clearance for an 8’ wide pontoon boat.

Mr. Golle asked if erosion was detected on any of the river lakes. Mr. Adams replied no and explained that those areas are primarily comprised of dry retention.

Mr. Schoenheider asked if the PSGRC will use the same contractor for the golf course. Mr. Adams reiterated that erosion concerns were not detected on the golf course lake banks. Mr. Schoenheider referred Mr. Adams to Lake E-1A, on the map.

Mr. Adams clarified that minor washout was detected at Lake E-1A; the District will make the repairs. The golf course will be required to install a collection system, i.e., yard drains, underground piping or curbing, to dissipate the water flow prior to the localized washout repair being completed.

THIRD ORDER OF BUSINESS

Discussion: Radar Units

Mr. Adams advised that Mr. Krebs researched roadway radar units for speed monitoring. He indicated that Bob’s Barricades leases the equipment at a daily rate of \$35, per radar unit, with a \$200 minimum order requirement; delivery and installation fees are additional. The purchase price is approximately \$1,500, per radar unit.

Mr. Adams suggested that, during season, when traffic increases, the District can lease equipment for 30 days and evaluate whether the radar units provide the desired result prior to purchasing.

Ms. Haase stated that she also researched radar units and favored the units that provide the speed and flash “slow down” or “too fast”. She advised that she toured the District this morning and observed a lack of speed limit signage in several locations. Mr. Adams indicated that Management will ask the District Engineer to tour the community and make recommendations, from a signage and placement perspective; the cost for additional signage will also be obtained.

In response to Mr. Pires’ questions regarding the information in the Engineer’s Report, Mr. Krebs advised that staff compared the existing signs, locations and condition to determine if they meet FDOTs specifications.

Ms. Haase asked if there is a reason the speed limit in Pinehurst is 15 miles per hour (mph) and 25 mph in the Masters.

Mr. Krebs recalled that the District’s original speed limit was 25 mph and several communities requested a speed limit reduction.

Mr. Mountford noted that the 25 mph speed limit in the Masters is too fast and should be reconsidered.

Mr. Whitmore advised that the PSGRC will continue to send safety notices reminding residents to slow down.

Ms. Haase questioned how the speed limits will be enforced. Mr. Pires confirmed that the District does not have traffic control enforcement authority. Ms. Haase asked if the District can contact speed offenders via letter. Mr. Pires opined that the District does not have that ability. Mr. Mountford asked if it is illegal to bring the offense to a driver’s attention. Mr. Pires advised that someone may misconstrue the notice as the District engaging in traffic enforcement. Mr. Mountford asked if the PSGRC can enforce the speed limit. Mr. Pires indicated that he does not represent the PSGRC; however, he does not believe that they have that authority, either. Mr. Pires will review his prior research and memos and report his findings at the next meeting.

Mr. Mountford pointed out that the PSGRC enforces parking rules. Mr. Whitmore affirmed that the PSGRC’s documents prohibit overnight street parking.

Mr. Pires clarified that parking is not traffic control.

- **Solutions for Speeding in Roundabout at Corkscrew and Pinehurst Greens Drive**
 - **Revisit Analysis Options to Include Installation of Rumble Strips**

****This item, previously Item 9.B., was presented out of order.****

Mr. Krebs referred to the “Yield Sign Location Exhibit” and noted that a “Yield Ahead” sign and rumble strips will be installed on Pinehurst Greens Drive and Pelican Sound Boulevard. Signage containing the verbiage, “To Oncoming Traffic”, will be installed under the existing “Yield” signs in the roundabout.

Mr. Krebs discussed the proposed signage and traffic calming devices in Exhibits A through D. He confirmed that the recommendations meet the specifications in the Manual of

Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Manual).

Mr. Krebs suggested providing the HOAs with the information, for their approval.

Mr. Schultz recommended forwarding the information to Island Sound I and II for informational purposes, not for approval. The Board was in agreement.

Mr. Mountford indicated that the District should not relinquish authority; however, the HOAs should be made aware of the improvements.

Mr. Adams advised that the improvements and the reasons they were made can be included in the District's newsletter.

Mr. Whitmore recommended inviting the Neighborhood Voting Representatives (NVR) to the next Board Meeting for discussion so they can inform their respective boards of the improvements.

Mr. Mountford pointed out that the District can proceed with the improvements at the Corkscrew Road gate.

Mr. Schoenheider advised that several residents disapprove of the decision to install rumble strips and additional signage along Corkscrew Road. He felt that mailed notices should be transmitted to all residents advising them of the improvements and residents should be polled. Mr. Schoenheider contended that all of Pelican Sound uses that gate; therefore, approval should be obtained from all of the NVRs in Pelican Sound.

Mr. Mountford indicated that the District will have to wait until the next NVR meeting to proceed and clarified that the improvements are a District decision, not a NVR decision.

Ms. Haase stated that she is not in favor of polling the communities for a response, as this is a safety issue. She expressed her understanding that rumble strips will not be expensive.

Mr. Krebs explained that the impact of the rumble strips will be similar to those used on county roads to warn drivers of an upcoming blind "Stop" sign. They will capture the driver's attention and make them slow down.

Ms. Haase stated that a compromise would be to install signage without traffic calming devices. Mr. Mountford pointed out that signage was previously installed but without any effect. Mr. Schultz recalled that a "Stop" sign was previously installed at the roundabout.

Mr. Golle believed that speed is not an issue but, rather, drivers fail to look to their left.

Mr. Mountford indicated that rumble strips will be a reminder to all drivers. He voiced his preference to proceed with installation.

Mr. Golle suggested installing several temporary “Yield” signs leading to the intersection, which will capture drivers’ attention and are more economical.

Discussion ensued regarding the new signage and anticipated costs.

In response to a question, Mr. Krebs advised that the rumble strips are approximately \$2,000 each.

On MOTION by Mr. Mountford and seconded by Ms. Haase, with Mr. Mountford, Ms. Haase and Mr. Schultz in favor and Mr. Schoenheider and Mr. Golle dissenting, installation of signage and traffic calming devices at the Corkscrew Road entrance, as proposed by the District Engineer, in a not-to-exceed amount of \$8,000, was approved. (Motion passed 3-2)

FOURTH ORDER OF BUSINESS

Discussion: Lake Bank Erosion Evaluation Results

This item was discussed after the Second Order of Business.

FIFTH ORDER OF BUSINESS

Presentation: Lake and Dry Detention Assurance Audits

- A. Lake Audit**
- B. Dry Detention Audit**
- C. Detailed Specifications of Maintenance Contract**

Ms. Crismond reported that the annual lake and dry detention assurance audits were performed on June 19; Tracts 12 and 13, a/k/a Wetland 9, were reviewed, as well.

Ms. Crismond noted that there are minimal issues with water quality. Management is very pleased with the contractor. She noted that prior concerns with the lakes and submersed vegetation greatly improved. The H Lakes have improved drastically and the torched area requires replanting.

Ms. Crismond indicated that the locations identified for plantings and repairs are listed on Page 4.

In response to Mr. Schultz’ question, Ms. Crismond advised that the propeller aeration system has not been installed in Lake H1-C. She reached out to the contractor, yesterday, for a status but has not received a response. Mr. Schultz asked how the results will be evaluated. Ms.

Crismond explained that Staff wants to observe the water conditions over a three-month period to determine if there has been any improvement. She indicated that Staff will only recommend the purchase of equipment if they feel it is a benefit; otherwise, the system will be returned, at no cost to the District. Mr. Adams clarified that Staff will continue to monitor the lakes.

Discussion ensued regarding water quality monitoring methods.

Mr. Adams indicated that Staff is very pleased with the audit report. The contractor performed a thorough job of eradicating the nuisance vegetation. Monthly lake evaluations will continue. He indicated that, in the fall, the District should concentrate on replacing the beneficial plants that were decimated, as a result of the eradication of the nuisance vegetation.

Mr. Schoenheider suggested installing signs on the littoral shelves asking golfers not to step on the plants. Mr. Adams noted that the District is required to install signs along the edges of the conservation area but it is evident that it does not deter the golfers.

Mr. Mountford noted that the reuse lake appears unhealthy and looks like it is going to overflow. Mr. Whitmore stated that the PSGRC is not utilizing the reuse lake water, as much, and the rain mixed with standing water produces algae blooms. Mr. Adams recalled that the District has a requirement, per the agreement, to provide wet weather storage for excessive water. In response to Mr. Mountford's question, Mr. Whitmore confirmed that the PSGRC is utilizing the amount of water allotted to them. Mr. Adams and Ms. Crismond affirmed that the lake was in great condition when the audit was performed. Ms. Haase indicated that aeration, on the south side of the lake, is not working. Ms. Crismond confirmed that it is on her list.

Mr. Mountford commented that the work performed on the dry retention area was a great success.

SIXTH ORDER OF BUSINESS

Discussion: M.R.I. Under Water Specialists, Inc., Summary Report and Inspection Sheet

Ms. Crismond presented the M.R.I Under Water Specialists, Inc. (M.R.I.) Summary Report and Inspection Sheet. She noted that the pictures were not included.

Mr. Whitmore advised that he has not observed recent street flooding.

In response to Ms. Haase's question, Mr. Adams confirmed that the culverts were cleaned for the first time and recalled that the interconnects were cleaned the prior year.

Mr. Pires noted boxes with 90% blockage and questioned whether that is indicative of some type of pipe failure. It was noted that the culverts have not been cleaned in approximately 15 years. Mr. Adams explained that areas with less than 25% blockage are not cleaned.

SEVENTH ORDER OF BUSINESS

Approval of May 27, 2014 Regular Meeting Minutes

Ms. Crismond presented the May 27, 2014 Regular Meeting Minutes and asked for any additions, deletions or corrections.

Mr. Mountford stated that whoever transcribes the minutes does an “amazing job”. He does not “know how they do it”.

The following changes were made:

Line 23 and throughout: Change “Lanart” to “Lenart”

Line 31 and 35: Change “Schultz” to “Schultz’s”

Lines 101 to 102: Delete “...and pointed out that the District may find out that only one resident wants to install them.”

Line 194: Change “Collier” to “Island”

Line 50: Change “village” to “neighborhood”

Lines 107, 121 and 139: Change “Drive” to “Boulevard”

Line 133: Change “Island Sound” to “roundabout”

On MOTION by Ms. Haase and seconded by Mr. Golle, with all in favor, the May 27, 2014 Regular Meeting Minutes, as amended, were approved.

• **Action/Agenda Items**

Ms. Crismond presented the Action/Agenda Items.

With regard to Action Item 11, Mr. Pires disseminated information related to tire shredders. Mr. Pires advised that, per his and Mr. Krebs’ extensive research of the Florida Statutes, case law and county codes, the District should not install tire shredders. He explained that they are considered a traffic calming device and the District would have to obtain Lee County’s approval, through a minor development order.

Mr. Pires indicated that Section 316.0745(3), F.S., states “All official traffic control signals or official traffic control devices purchased and installed in this state by any public body or official shall conform with the manual and specifications published by the Department of Transportation...” He confirmed that Florida Department of Transportation does not have specifications for tire shredding devices.

Items 4, 5, 6, 7, 9, 11, 13 and 14 were completed.

Items 1, 2, 3, 8, 10, 12 and 15 were continued.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Schultz requested a copy of Mr. Krebs’ road audit. Mr. Krebs advised that he will provide Mr. Adams with a copy of the report for inclusion in the next agenda.

Mr. Adams noted that the costs of the lake bank erosion repairs are significantly less than originally planned. He questioned whether the Board would like to maintain the assessments at, or below, the prior year levels, if the District can pay for the repairs with fund balance.

Mr. Adams suggested several revisions to the budget to pay the cost of erosion repairs:

- Reduce “Plant replacement”, on Page 1, from \$7,500 to \$2,500
- Reduce “Capital Outlay- Lake Bank Erosion Repairs, on Page 2, from \$350,000 to \$195,000
- Reduce “Aquascaping”, on Page 1, from \$25,000 to \$15,000
- Reduce “Roadway repairs”, on Page 1, from \$50,000 to \$40,000

Mr. Adams indicated that \$175,000 will be rolled in from the fund balance to subsidize the repairs, leaving a projected fund balance of approximately \$65,000 at Fiscal Year 2015 year end; if the District remains within budget. He explained that the fund balance will be a little low but the District can rebuild it, in subsequent years, without increasing assessments.

In response to Mr. Mountford’s question, Mr. Adams confirmed that these suggestions will eliminate the need to increase assessments.

Mr. Mountford indicated that he is comfortable with a slight assessment increase. He noted his reluctance to reduce some of the mentioned line items, especially the roadway repairs.

Mr. Adams suggested reducing the “draw upon” fund balance from \$175,000 to \$100,000, allowing a project fund balance of approximately \$140,000 at Fiscal Year 2015 year end, against an annual budget of approximately \$350,000. He explained that an alternative

would be an assessment increase of approximately \$42 for Pelican Sound residents and \$45 for non Pelican Sound residents.

Discussion ensued regarding Pelican Sound assessments.

Mr. Schultz asked Mr. Adams to email the proposed budget revisions to the Board for review and individual responses.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being nothing additional to report, the next item followed.

B. Engineer

- **Solutions for Speeding in Roundabout at Corkscrew and Pinehurst Greens Drive**
 - **Revisit Analysis Options to Include Installation of Rumble Strips**

This item was discussed after the Third Order of Business.

C. Manager

i. Approval of Unaudited Financial Statements as of May 31, 2014

Ms. Crismond presented the Unaudited Financial Statements as of May 31, 2014.

- **Check Register**

This item was discussed after 9.C.ii.

ii. NEXT MEETING DATE: September 2, 2014 at 1:00 P.M.

Mr. Adams indicated that the next meeting and the budget public hearing will be held on September 2, 2014 at 1:00 p.m., at this location.

- **Check Register**

*****This item, previously item 9.C.i., was discussed out of order.*****

Mr. Schoenheider questioned a \$2.90 Fiddler’s Creek postage charge on the check register. Mr. Adams explained that Fiddler’s Creek was reimbursed for postage charged to their account.

In response to Mr. Schoenheider’s question regarding the “rentals and leases”, Mr. Adams explained that the entry reflects loan payments to Old National Bank for the wetland enhancement project; the final payment was made in July.

TENTH ORDER OF BUSINESS

**Supervisors' Requests and Public
Comments (*5 minutes per speaker*)**

Mr. Schoenheider advised that all Board Members should be more cognizant in advising the Management office of their meeting attendance.

There being no public comments, the next item followed.

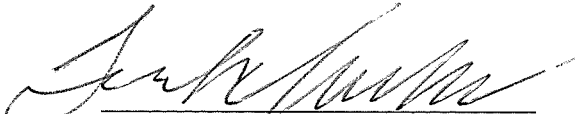
ELEVENTH ORDER OF BUSINESS


Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Golle and seconded by Mr. Schoenheider, with all in favor, the meeting adjourned at 2:48 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


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