

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

A Public Hearing and Regular Meeting of the River Ridge Community Development District's Board of Supervisors was held on **Tuesday, September 2, 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	Assistant Secretary
Judy Haase ( <i>via telephone</i> )	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
Joyce Lenart	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

Mr. Adams requested a motion authorizing Mr. Schultz's and Ms. Haase's full participation, via telephone, due to exceptional circumstances.

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

**SECOND ORDER OF BUSINESS**

**Public Comments: Agenda Items (5 minutes per speaker)**

Ms. Joyce Lenart, a resident, indicated she provided a report on yield signs and rumble strips to Pinehurst, in June, and received positive feedback; as a result Pinehurst would like to proceed.

Mr. Mountford recalled passing a motion, at the last meeting, to proceed. Mr. Adams confirmed that it was approved and agreements were executed; the project is well under the not-to-exceed amount of \$8,000.

Mr. Adams reported that the rumble strips will be installed in about two weeks but the decorative signs may take longer. Both items were positively received, through NVR feedback, and he anticipated both items being in place by the end of September.

Mr. Golle expressed concern about the sign verbiage “Incoming/Oncoming Traffic Yield” and preferred, “Yield to the Traffic on Your Left”. Mr. Krebs indicated that this was standard Department of Transportation (DOT) verbiage, accepted by the state.

Ms. Lenart believed that the rumble strips would be the main deterrent. Mr. Adams agreed.

Mr. Shultz questioned whether the District Engineer received the engineering specifications for the rumble strips. Mr. Krebs indicated that he has the design drawings; the rumble strips are standard and will be integrated into the brick pavers.

**THIRD ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2014-2015 Budget**

**A. Affidavit of Publication**

Mr. Adams presented the affidavit of publication for today’s Public Hearing and Regular Meeting and noted that it was properly advertised.

**B. Consideration Resolution 2014-7, Adopting the Final Budget for the Fiscal Year Beginning October 1, 2014 and Ending September 30, 2015, Pursuant to Florida Law**

Mr. Adams presented Resolution 2014-7 for the Board’s consideration.

Mr. Adams indicated that the most recent proposed budget was provided, under separate cover, with the adjustments made at the June meeting, which resulted in a modest increase in assessments. He noted that “Aquascaping” and “Roadway repairs” expenditures were adjusted

to full funding; not using the fund balance. The “Fund balance - ending (projected)” would be \$82,827; assuming line items remain on budget.

Mr. Adams pointed out that assessments would increase from \$160.53 to \$183.37, for Non Pelican Sound, and from \$231.09 to \$251.13, for Pelican Sound. He noted a similar increase two years ago, with specific language in the notice indicating that, if there were increases in the future, as long as they did not exceed a certain level, residents would not receive notices.

Mr. Mountford requested a copy of the prior years’ assessment history.

Mr. Mountford pointed out that, since the fund balance was reduced, which gives more flexibility toward significant road repairs, the District should prepare for total road replacement.

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

There were no public comments.

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

**On MOTION by Mr. Golle and seconded by Mr. Mountford, with all in favor, Resolution 2014-7, Adopting the Final Budget for the Fiscal Year Beginning October 1, 2014 and Ending September 30, 2015, Pursuant to Florida Law, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-8, Imposing Special Assessments to Fund its Operation and Maintenance Budget for Fiscal Year 2014/2015**

Mr. Adams presented Resolution 2014-8 for the Board’s consideration. He explained that this resolution authorizes the levying of assessments on the benefitted units consistent with the adopted budget.

Mr. Adams indicated that this resolution also directs Staff to finalize and certify the tax roll and submit it to the tax collector for placement of the assessments on the tax bills. All assessments are on-roll, not direct billed.

**On MOTION by Mr. Schoenheider and seconded by Mr. Golle, with all in favor, Resolution 2014-8, Imposing Special Assessments to Fund its Operation and Maintenance Budget for Fiscal Year 2014/2015, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Discussion/Consideration of Hole Montes, Inc., Certification for Invoice #70426**

Mr. Adams recalled this item being a one-time approval, as it was not intended to be continually addressed. This was for the period June 28 through July 25.

Mr. Mountford pointed out that the amounts were the same but the dates were different.

Mr. Krebs thought that the Board wanted copies of their invoices and certifications.

Mr. Mountford questioned how difficult it would be to include a copy of the invoice. Mr. Krebs confirmed that it should have been included with the submittal and noted that there are usually two copies of the certification, a cover letter referencing the invoice number and amount, along with the invoice. Mr. Adams pointed out that this certification process started when the District had an active construction fund and was no longer necessary.

Mr. Krebs advised that he will send future invoices without including the certification.

**SIXTH ORDER OF BUSINESS**

**Continued Discussion: Radar Units**

- **Enforcement of Speed Limits**

Mr. Pires reported that the District does not have authority to send notices regarding traffic control enforcement.

Mr. Golle questioned whether the District was planning to rent a radar unit for 30 days. Mr. Krebs confirmed that a contract was not entered into; he only asked for information regarding the cost and time frames. A deposit would be required to start the process because the District was not an existing client. Mr. Krebs recommended renting a self generating automated unit that would stand on the side of the road, on a temporary basis, to determine how well it works before investing in a permanently mounted unit. Mr. Krebs was in the process of contacting rental companies.

Mr. Mountford suggested a two-wheeled trailer that could be hauled to different areas in the community, similar to ones Ms. Haase showed at the last meeting, which not only show the speed but ask the driver to slow down.

Mr. Adams pointed out the District could install a radar unit but would not be able to enforce speed limits.

Mr. Mountford questioned whether there were rules regarding installation of stop signs. Mr. Krebs advised that there are rules regarding how and where stop signs are to be installed. Generally, this information comes from the vendor but, if not, he could research the Manual of

Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Manual). He noted that the roundabout signs are on poles but they must be breakaway poles. The signs must be located a specified number of many feet above the ground and be a certain size. Mounting signs on a light pole may satisfy some of the requirements, if the Board wishes to proceed.

Mr. Schoenheider pointed out that this may not solve the problem.

Mr. Mountford questioned whether Staff would pursue renting the radar unit. Mr. Krebs replied affirmatively. Mr. Adams suggested waiting until the season, or after the holidays, when there is high traffic, to determine if they get any measurable impact. Mr. Krebs questioned whether the District has an account with Bob's Barricades. Mr. Adams pointed out that the District did not have an account but he would coordinate with Mr. Jim Whitmore to see if the PSGRC has one.

Mr. Krebs pointed out that they may be able to waive some costs by going through the PSGRC. Mr. Adams confirmed that the PSGRC could rent the radar unit and the District could reimburse them.

Mr. Schoenheider requested a proposal to rent a radar unit for 30 days.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Island Sound Speed Table Proposal**

Mr. Schoenheider recalled that Mr. Whitmore was to speak to the Island Sound Board and questioned whether feedback was received. Mr. Krebs confirmed that he did not receive feedback from Island Sound regarding signs or speed tables and reported that the only correspondence he saw was regarding the yield, table top and speed signs. Island Sound made reference to an accident, which was not speed related; it was a visibility issue. Mr. Adams acknowledged that he did not receive any comments relating to the Island Sound proposal.

Mr. Schoenheider asked who would take responsibility for contacting the NVRs. Mr. Krebs confirmed that he sent an email to Mr. Whitmore but he was on vacation. Mr. Krebs reported that the shop drawings were received from the manufacturer and Mr. Whitmore was asked to review them.

This item was tabled until the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Traffic Calming Signage Proposal**

Mr. Krebs presented a traffic calming signage proposal, which included exhibits showing existing signage and what was being proposed.

Mr. Krebs reported that, after the last meeting, he reviewed the District's speed signage and determined that signs were needed at 15 locations, throughout the community.

Mr. Krebs proposed 15 mile per hour (mph) speed limit signs in some of the individual communities, 25 mph speed limit signs on Sound Way and Pelican Sound Drive, a speed limit sign at the main gate off of U.S. 41, unless otherwise posted, a 25 mph speed limit sign at and past the Williams Gatehouse and on Island Sound.

Mr. Schultz expressed concern that people would ignore the 15 mph speed limit signs and proposed a different approach, such as signs stating, "Please drive slowly" or "Drive safely".

Mr. Schoenheider questioned who established the speed limits. Mr. Krebs reported that the 25 mph speed limit was established by the developer; the 15 mph speed limit signs were posted by Torrey Pines. Mr. Krebs questioned whether the Board wanted to continue with the policy for posting 15 mph speed limit signs in the residential communities and 25 mph speed limit signs on spine roads.

Mr. Schoenheider recalled that the Sheriff's Department could not enforce 15 mph speed limits. Mr. Pires confirmed that there was an agreement with the Sheriff to enforce the traffic laws. Ms. Crismond suggested reestablishing the guidelines with the Sheriff's Department. Mr. Schoenheider pointed out that the District did not have to change anything unless the Master Association wanted to change the speed limit signs.

Ms. Haase questioned whether there were 25 mph speed limit signs when coming through Pelican Sound. Mr. Krebs confirmed that there were signs at two of the three entrances but not coming off of U.S. 41. Ms. Haase asked how the flashing signs would correspond with the placement of the speed limit signs. Mr. Krebs confirmed that their locations must be determined.

Ms. Haase was in favor of postponing this matter until the next meeting.

**On MOTION by Mr. Schoenheider and seconded by Mr. Mountford, with Mr. Schultz, Mr. Golle, Mr. Schoenheider and Mr. Mountford in favor and Ms. Haase dissenting, the traffic calming signage proposal, in a not-to-exceed amount of \$11,000, was approved.**

Ms. Haase expressed concern that the Board was not addressing the entire community and wanted to review a complete plan on what the District can do. Mr. Schultz agreed with Ms. Haase but voiced his preference to proceed with installation of the signs; he requested that this item be an ongoing action item.

Mr. Schultz questioned why the speed hump signs were different sizes. Mr. Krebs confirmed that the 15 mph speed hump sign was a smaller sign that was mounted underneath the larger regulatory speed hump sign. All of the warning signs should have been the same size.

**NINTH ORDER OF BUSINESS**

**Approval of July 15, 2014 Regular Meeting Minutes**

Ms. Crismond presented the July 15, 2014 Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following change was made:

Line 217: Change “he” to “the”

**On MOTION by Mr. Golle and seconded by Mr. Schoenheider, with all in favor, the July 15, 2014 Regular Meeting Minutes, as amended, were approved.**

- **Action/Agenda Items**

Ms. Crismond presented the Action/Agenda Items.

Mr. Schoenheider requested two action items from NVR; one for the Seaside II crosswalks between Seaside and Edgewater and the other for the pavement markings in the roundabout signage. Mr. Krebs was asked to review the Florida Department of Transportation (FDOT) standard regarding pavement markings.

With regard to Action Item 5, Mr. Krebs indicated there were spots in Gleneagles where Oak trees near the road were pushing up gutters and holding water back. Root trimming will be performed when there are road repairs. He recommended completing Pinehurst road repairs prior to Gleneagles.

Items 3, 5, 6, 7, 8, and 9 were completed.

Items 1, 2, 4, 10, and 11 were continued.

**TENTH ORDER OF BUSINESS**

**Other Business**

Ms. Crismond reported that the littoral plantings were completed and look good.

Mr. Adams indicated that the lakes were reviewed. One lake has an algae bloom but the remainder of the system looks great.

Regarding Lake H1-C, Ms. Crismond advised that the propeller aeration system was not installed because the contractor could not run electricity from the propeller to the unit. She reported that a similar system was installed in Pelican Landing, last month, for \$4,000, which will be monitored over the next few months to determine if the lake improves.

Mr. Mountford questioned the purpose of the propeller aeration system. Ms. Crismond explained that it turns, pushes and flips the water and gives it oxygen. Such a system does best in lakes that are not deep. Mr. Adams clarified that it creates a lot of wave action, which pushes material to the edge of the lake; however, it is not as efficient as the aeration systems but will work in a shallow water setting. He explained that aerators create an upward vortex but do not have as much efficiency in shallow water because there is not as much stratification in a water body that is only 4' to 5' deep versus 12' to 15'. This is one of the reasons why Lee County only requires an aerator in lakes over 12' deep. Mr. Adams pointed out that this is being considered as a potential option for H1-C and noted that one in Pelican Landing is being tested because it had readily available electricity.

Mr. Schoenheider questioned the condition of the reuse water lake. Ms. Crismond replied that it was gorgeous. Mr. Adams pointed out that the nutrients in that effluent water were obviously benefitting the aquatic plants. Mr. Schoenheider asked whether the littorals would be trimmed. Ms. Crismond did not recommend trimming them.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

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

**B. Engineer**

**i. Annual Roadway Inspection**

Mr. Krebs presented the final Annual Roadway Inspection Report, which was submitted to Mr. Adams and noted that not much changed since last year's report. Mr. Krebs indicated that he reviewed locations not covered in last year's report. There were some areas where the curb



he reviewed locations not covered in last year's report. There were some areas where the curb was deteriorating and some areas of pavement with cracking or settling manholes. He will continue tracking those areas. In comparing the photographs of the roads from last year to the current condition of the roads, there were no noticeable differences.

Mr. Mountford pointed out that some of the curbing was starting to crack. Mr. Krebs confirmed that there were a lot of damaged curbs in Pinehurst and the District must address the curbing when the roads are resurfaced. In many communities, Oak trees are near the road, causing roots to go under the road and raising the curb. He suggested marking the Oak trees that caused rises in the curb. Unless the curbing continues to deteriorate rapidly, Mr. Krebs recommended holding off and utilizing the money for the community, as roadway repairs would damage the curb. Mr. Krebs explained that, when root pruning is performed, there would be a patch on the roadway from pulling out roots. He would rather do one layer on the patch so it would be aesthetically consistent.

In response to a question from Mr. Mountford, Mr. Krebs indicated only the damaged curbs or curbs being raised by adjacent Oak trees would be replaced. He recommended installing in a root barrier to inhibit the roots from growing back into the roadway.

Mr. Schoenheider pointed out that Live Oak trees were damaging curbs in Pinehurst. Mr. Schultz noted that there was also a Live Oak tree issue in Gleneagles, which was actively being pursued. Mr. Schoenheider indicated that most of the Live Oak trees in Pinehurst were between property lines and on top of utility lines.

Mr. Mountford asked whether the District would have to address the roads in two years. Mr. Adams replied affirmatively and recalled that, when he presented the long-term capital plan, the Board felt that the roads would be a bigger priority. Mr. Adams believed that they are looking at a couple of years out but, in the meantime, he was obtaining estimates and securing financing. Mr. Mountford asked if the District would need to borrow the money. Mr. Adams indicated that was a strong possibility, unless the Board wanted to complete the work in phases, paying \$100,000 per year to keep assessment levels stable and not pay the price of borrowing. Mr. Adams suspected that the community would be more receptive to completing it all at one time and this time of year was perfect to perform this work.

Mr. Adams pointed out that there was one item in the report to be addressed immediately, which was the tripping hazard on the boardwalk on Pinehurst Green Drive. Staff will have a contractor inspect the area and will monitor this closely. Sometimes the hazards can be ground

out and re-pouring concrete. Either way, the cost is insignificant but the hazard is real. Ms. Crismond requested that this item be added to the Action Item List.

Mr. Schultz requested that Mr. Krebs respond to his request for Gleneagles.

Ms. Haase pointed out that the section of road from U.S. 41 to the main guard house was not included in the inspection. Mr. Krebs confirmed that he inspected the roadway and not much had changed from last year. He recalled that, a couple of years ago, there was an area up front, near the entrance, coming off of U.S. 41, where the pavement was rattling; this was addressed by resurfacing and restriping. Mr. Krebs reiterated that he looked for items that had not been previously covered in previous years.

Ms. Haase questioned whether the roads in The Meadows were private roads. Mr. Adams and Ms. Crismond replied affirmatively. Mr. Krebs pointed out to Mr. Adams that the cameras in The Meadows were in the right-of-way.

Mr. Pires questioned whether the root damage at a driveway in The Masters (Photo #40) was a trip hazard. Mr. Krebs pointed out that this was a private driveway and he was not sure how much leeway the Board had with fixing a private driveway. Mr. Adams agreed that it was a trip hazard but clarified that it was within the driveway and not a pedestrian walkway. Mr. Pires noted that a private property owner's tree was causing the issue. If it was outside of the right-of-way, it was easier to say that the District does not have the obligation to fix it. Mr. Krebs will check to see if the tree was in the right-of-way.

Mr. Mountford agreed with Mr. Schoenheider that Live Oaks were lifting the pavement on either side and noted that many owners already addressed that by removing the trees. Mr. Pires advised that the District must ascertain whether the tree was outside of the right-of-way and, if so, the homeowner must be notified. Mr. Krebs offered to have staff locate the tree.

Mr. Schultz pointed out that, in the case of Gleneagles, the ARC noted these instances and sent letters to the homeowners informing them that they were required to repair their driveways at their own expense. Mr. Adams indicated that the property owners should work with Mr. Whitmore and the Master Association as this was the private owner's responsibility. Mr. Pires recommended flagging or marking that location.

Mr. Mountford indicated a similar case where a tree ripped up the irrigation water line and the PSGRC removed the tree and repaired the water line, at their expense. Mr. Adams questioned whether the owner was charged. Mr. Mountford replied no. Mr. Adams will place this item on the Action Item List.

questioned whether the owner was charged. Mr. Mountford replied no. Mr. Adams will place this item on the Action Item List.

**C. Manager**

**i. Approval of Unaudited Financial Statements as of July 31, 2014**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2014. He reported that assessment collections were at 101%, as a number of properties paid late and did not take advantage of the full 4% discount. Everything else was under budget.

**ii. Consideration of Fiscal Year 2015 Proposed Meeting Schedule**

Mr. Adams presented the Fiscal Year 2015 Proposed Meeting Schedule for the Board's consideration.

**On MOTION by Mr. Mountford and seconded by Mr. Schoenheider, with all in favor, the Fiscal Year 2015 Proposed Meeting Schedule, as presented, and directing Staff to advertise, accordingly, were approved.**

In response to Mr. Krebs' question, Mr. Adams confirmed that meetings will be held at this location for the remainder of the calendar year and move to the River Club in January.

Mr. Adams questioned whether the Board wanted to hold the meeting scheduled for later this month.

The Board agreed to cancel the meeting.

**TWELFTH ORDER OF BUSINESS**

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

Mr. Golle submitted his letter of resignation for the Board's consideration.

**On MOTION by Mr. Schoenheider and seconded by Mr. Mountford, with all in favor, the resignation of Mr. Frank Golle, dated September 3, 2014, was accepted.**

Mr. Adams reported that Mr. Golle's seat expires in November, 2016 and the remainder of the Board must appoint a replacement to serve the unexpired term of Seat 5. This item will be

Mr. Pires advised that he will check the Rules of Procedure to determine if the District has a policy. He noted that it is customary to obtain an appointment within 60 days of the date the vacancy occurs.

Mr. Adams requested an individual who can serve during the summer, for quorum purposes. Mr. Mountford suggested a resident from The Meadows and offered to contact the President of the HOA. Ms. Haase requested that the notice of vacancy be posted in a newsletter to all residents of The Meadows and Pelican Sound. Mr. Adams will ask Mr. Whitmore to include it in the newsletter and request that all interested parties forward a letter of interest or resume to the District Manager, which will be included in the October agenda package.

Mr. Schultz questioned how to proceed if resumes are received from more than one interested party. Mr. Adams explained that the Board would discuss the letters of interest and resumes received and go through a selection process.

Mr. Golle expressed his pleasure in serving on the Board.

Mr. Schultz thanked Mr. Golle for his years of service and requested that the District Manager draft a newsletter and provide to the Board. Mr. Adams requested topics of interest from the Board Members. Mr. Schultz submitted road resurface repairs and Ms. Haase submitted speeding in Pelican Sound.

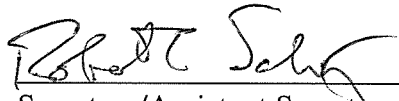
**THIRTEENTH ORDER OF BUSINESS**

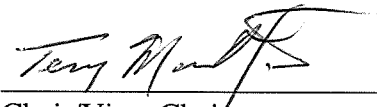
**Adjournment**

There being nothing further to discuss, the meeting adjourned.

<p><b>On MOTION by Mr. Schoenheider and seconded by Mr. Mountford, with all in favor, the meeting adjourned at 2:40 p.m.</b></p>
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[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