

**RIVER RIDGE**  
**COMMUNITY DEVELOPMENT**  
**DISTRICT**

**REGULAR MEETING**  
**AGENDA**

**June 23, 2015**

**River Ridge Community Development District**  
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431  
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

June 16, 2015

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

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, June 23, 2015 at 1:00 p.m.**, in the **Sound Room** at the **River Club Conference Center (Second Floor of Fitness Center), 4787 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. Continued Discussion: Fiscal Year 2016 Proposed Budget
4. Continued Discussion: Traffic Calming
5. Discussion: Location and Scope for Road Resurfacing Bids
6. Approval of **May 26, 2015** Regular Meeting Minutes
  - Action/Agenda Items
7. Other Business
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
    - i. Approval of Unaudited Financial Statements as of May 31, 2015
    - ii. **NEXT MEETING DATE: July 28, 2015 at 1:00 P.M.**
9. Supervisors' Requests and Public Comments (*5 minutes per speaker*)
10. Adjournment

Feel free to contact me directly at 239-464-7114, with any questions and/or concerns.

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**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2016  
PRESENTED APRIL 21, 2014**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<b>Description</b>	<b>Page Number(s)</b>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2016**

	Fiscal Year 2016				Proposed Budget FY 2016
	Adopted Budget FY 2016	Actual through 3/31/16	Projected through 9/30/16	Total Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
General	\$ 316,384				\$ 224,116
Pelican Sound program	88,021				290,850
Allowable discounts (4%)	(16,176)				(20,599)
Assessment levy: on-roll - net	388,229	\$ 370,753	\$ 17,476	\$ 388,229	494,367
Miscellaneous: Pelican Sound	500	-	500	500	500
Interest and miscellaneous	750	140	610	750	750
Total revenues	389,479	370,893	18,586	389,479	495,617
<b>EXPENDITURES</b>					
<b>General</b>					
<b>Professional services</b>					
Supervisors	10,918	6,244	4,674	10,918	10,918
Management/accounting	50,400	25,200	25,200	50,400	51,408
Audit	7,100	4,544	2,556	7,100	7,100
Special assessment preparation	6,500	6,500	-	6,500	6,500
Legal	10,000	11,684	7,500	19,184	10,000
Engineering	10,000	5,011	4,989	10,000	10,000
NPDES report filing	20,000	1,850	13,000	14,850	15,000
Telephone	400	200	200	400	400
Postage	1,000	268	400	668	750
Insurance	6,893	6,653	-	6,653	6,986
Printing & binding	750	375	375	750	750
Legal advertising	1,000	292	350	642	1,000
Contingencies	2,500	1,539	1,500	3,039	3,000
Subscriptions & memberships	175	175	-	175	175
Website maintenance	500	75	350	425	500
Total professional & admin fees	128,136	70,610	61,094	131,704	124,487
<b>Field services</b>					
Other contractual - field management					
Q & A	2,550	1,275	1,275	2,550	2,601
Contingencies	1,500	-	-	-	1,000
Other contractual	40,000	11,963	25,000	36,963	38,000
Street lighting	2,300	1,355	1,400	2,755	3,000
Plant replacement	2,500	-	2,500	2,500	2,500
Street sweeping	10,000	-	10,000	10,000	10,000
Roadway repairs	50,000	6,603	5,000	11,603	5,000
Rentals & leases	-	551	-	551	-
Capital outlay-Lake Bank Erosion Repairs	195,000	13,720	135,000	148,720	-
Aquascaping	25,000	-	25,000	25,000	25,000
Total landscaping services	328,850	35,467	205,175	240,642	87,101

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2016**

	Fiscal Year 2016			Total Revenue & Expenditures	Proposed Budget FY 2016
	Adopted Budget FY 2016	Actual through 3/31/16	Projected through 9/30/16		
<b>Other fees and charges</b>					
Property appraiser	1,725	-	1,725	1,725	1,725
Tax collector	2,588	4	2,584	2,588	2,588
Total other fees and charges	<u>4,313</u>	<u>4</u>	<u>4,309</u>	<u>4,313</u>	<u>4,313</u>
Subtotal expenditures: general	<u>461,299</u>	<u>106,081</u>	<u>270,578</u>	<u>376,659</u>	<u>215,901</u>
<b>Pelican Sound program (Lake &amp; wetland maintenance/Roadway Resurface)</b>					
<b>Professional services</b>					
Audit	4,000	2,556	1,444	4,000	4,000
Legal	2,000	220	750	970	2,000
Engineering	2,000	-	1,000	1,000	2,000
Contingencies	500	-	-	-	-
Total professional services	<u>8,500</u>	<u>2,776</u>	<u>3,194</u>	<u>5,970</u>	<u>8,000</u>
<b>Field services</b>					
Other contractual					
Field management	5,000	2,500	2,500	5,000	5,000
Lake/wetland	69,000	27,013	30,000	57,013	58,000
Capital outlay-reimbursement to PSGRC	-	-	-	-	56,216
Roadway resurfacing	-	-	-	-	150,000
Contingencies	2,500	-	2,500	2,500	2,500
Total field services	<u>76,500</u>	<u>29,513</u>	<u>35,000</u>	<u>64,513</u>	<u>271,716</u>
Subtotal expenditures: Pelican Sound	<u>85,000</u>	<u>32,289</u>	<u>38,194</u>	<u>70,483</u>	<u>279,716</u>
Total expenditures	<u>546,299</u>	<u>138,370</u>	<u>308,772</u>	<u>447,142</u>	<u>495,617</u>
Excess/(deficiency) of revenues over/(under) expenditures	(156,820)	232,523	(290,186)	(57,663)	-
Fund balance - beginning (unaudited)					
Committed					
Pelican Sound program	27,362	21,397	70,282	21,397	35,914
Unassigned	212,285	222,318	405,956	222,318	150,138
Fund balances - ending					
Committed					
Pelican Sound program	27,362	70,282	35,914	35,914	35,914
Unassigned	55,465	405,956	150,138	150,138	150,138
Fund balance - ending (projected)	<u>\$ 82,827</u>	<u>\$ 476,238</u>	<u>\$ 186,052</u>	<u>\$ 186,052</u>	<u>\$ 186,052</u>

Units	Assessment Summary				Total Revenue
	Number of ERU's	Fiscal Year			
		2014	2015	2016	
Non Pelican Sound	426.3534	\$ 160.53	\$ 183.37	\$ 129.90	\$ 55,381
Pelican Sound	1,299.0000	\$ 231.09	\$ 251.13	\$ 353.80	\$ 459,585
	<u>1,725.3534</u>				<u>\$ 514,966</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**General**

**Professional Services**

Supervisors	\$ 10,918
<p>The amount paid to each Supervisor for the time devoted to the District's business and monthly meetings. The amount permitted is \$200 plus payroll taxes per meeting for each board member.</p>	
Management/accounting	51,408
<p><b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financing's and finally operate and maintain the assets of the community.</p>	
Audit	7,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Special assessment preparation	6,500
<p>The District has a contract with AJC Associates, Inc., to prepare the annual assessment roll.</p>	
Legal	10,000
<p>Woodward, Pires &amp; Lombardo, P.A., provide on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyance and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.</p>	
Engineering	10,000
<p>Hole Montes, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
NPDES report filing	15,000
<p>As mandated, the District must participate in the National Pollutant Discharge Elimination System Program. It is designed to improve storm water quality through construction activity monitoring, periodic facility review and inspection, public education, etc.</p>	
Telephone	400
<p>Telephone and fax machine.</p>	
Postage	750
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	6,986
<p>The District carries public officials and general liability insurance with policies written by Preferred Government Insurance Trust. The limit of liability is set at \$1,000,000.</p>	
Printing & binding	750
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	1,000
<p>The District advertises in The News Press for monthly meetings, special meetings, public hearings, bidding, etc.</p>	



**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Contingencies	3,000
Bank charges and other miscellaneous expenses that are incurred during the year.	
Subscriptions & memberships	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Website maintenance	500
The District pays for web site and Board member email account hosting.	

**Field services**

Other contractual - field management

As part of the consulting manager's contract, the District retains the services of a field manager. The field manager is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implementing field operating budgets, a quality assurance program, providing information/education to the public regarding District programs and attending Board meetings. This service is provided by **Wrathell, Hunt and Associates, LLC**.

Q & A	2,601
Contingencies	1,000
These expenditures are for unforeseen costs that may arise in relation to the District's landscaping needs.	
Other contractual	38,000
The District contracts with qualified companies to perform landscape, hardscape and lighting maintenance along Pelican Sound Drive between US 41 and the Pelican Sound guardhouse.	
Street lighting	3,000
These expenditures are for the maintenance of the street lights along Pelican Sound Drive from US 41 to the Pelican Sound guardhouse as well as the seasonal holiday lighting program. The District has an agreement with Florida Power & Light (FPL) for this service.	
Plant replacement	2,500
Provides for the replacement and renovation of landscape material.	
Street sweeping	10,000
The District anticipates providing this service on a bi-weekly basis and through an interlocal agreement with neighboring a District.	
Roadway repairs	5,000
The District anticipates implementing a routine repair and maintenance program during	
Aquascaping	25,000
These expenditures relate to the ongoing replacement and augmentation of the District's aquatic plantings within the water management system.	
<b>Other fees and charges</b>	
Property appraiser	1,725
The property appraiser charges \$1.00 per parcel.	
Tax collector	2,588
The tax collector charges \$1.50 per parcel.	

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Pelican Sound program (Lake & wetland maintenance/Roadway Resurface)**

**Professional services**

Audit	4,000
Legal	2,000
Engineering	2,000

**Field services**

Other contractual	
Field management	5,000
Lake/wetland	58,000
Capital outlay-reimbursement to PSGRC	56,216
Roadway resurfacing	150,000
Contingencies	2,500

Total expenditures	<u>\$ 495,617</u>
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1 **MINUTES OF MEETING**  
2 **RIVER RIDGE**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 A Regular Meeting of the River Ridge Community Development District's Board of  
6 Supervisors was held on **Tuesday, May 26, 2015 at 1:00 p.m.**, in the **Sound Room** at the **River**  
7 **Club Conference Center (Second Floor of Fitness Center), 4787 Pelican Sound Boulevard,**  
8 **Estero, Florida 33928.**  
9

10 **Present at the meeting were:**

11 Terry Mountford	Chair
12 Bob Schultz ( <i>via telephone</i> )	Vice Chair
13 George (Tom) Schoenheider	Assistant Secretary
14 Judy Haase	Assistant Secretary
15 James Gilman	Assistant Secretary

16 **Also present were:**

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DRRAFT

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Tony Pires	District Counsel
Matt Flores	Woodward, Pires & Lombardo, P.A
Charlie Krebs	District Engineer
Jim Whitmore	PSGRC General Manager
Larry Katz	President, PSGRC Board of Directors
Rebecca Morris	The Meadows Landscape Architect
Nancy Stewart	Head of Beautification Task Ford, The Meadows of Estero
Anina Bachrach	Resident
Judy Lenart	Resident

34 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

35  
36 Mr. Adams called the meeting to order at 1:01 p.m., and noted, for the record, that  
37 Supervisors Mountford, Schoenheider, Haase and Gilman were present, in person. Supervisor  
38 Schultz was attending via telephone.  
39

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

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**SECOND ORDER OF BUSINESS**

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

Mr. Adams reported that he received a speaker card from Ms. Anina Bachrach regarding Island Sound Circle.

Ms. Anina Bachrach, a resident, indicated that residents of Island Sound Circle I did not observe reflectors on the west side of the stop sign and recalled Mr. Adams stating that this issue would be discussed today.

Ms. Bachrach pointed out that the Island Sound Circle I residents are upset with the speed hump at the Corkscrew roundabout and recalled, at the last meeting, that Mr. Steve Bolte, Vice President of the Pelican Sound Golf & River Club (PSGRC) Board of Directors, suggested placing lighting on the yield signs on Island Sound Circle, as a more technical method but nothing has been done. She asked the status of the sidewalks and road segment on Corkscrew Road, from US 41 to the guardhouse.

Mr. Adams noted that there will be further discussion on these items, later in the meeting.

Mr. Larry Katz, a resident and President of the PSGRC Board of Directors, requested a breakdown of revenue of approximately \$354,000, general government expenses of \$110,000 and maintenance of \$276,000.

Mr. Adams explained that “Revenue” is the annual assessment collections, which offset the general government expenses and maintenance, \$110,000 is for general government overhead, which are the “Professional administrative expenses” and \$276,000 is the actual physical maintenance.

Mr. Katz questioned what percentage of the revenue was paid for by Pelican Sound, The Meadows and the CDD. Mr. Adams indicated that this information is in the annual budget, which he offered to review after the meeting. Mr. Katz asked if there is a detail of the general government. Mr. Adams replied affirmatively.

▪ **Consideration of Meadows Request to Construct Monuments and Landscape Upgrades Within District Right-of-Way of Pelican Sound Drive**

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

Ms. Rebecca Morris, Landscape Architect for The Meadows, indicated that she is representing the Beautification Task Force for The Meadows of Estero. She has worked with

76 The Meadows for several years to enhance the community; most of the work was internal but  
77 they are now looking at monument signage and external borders.

78 Referring to a PowerPoint presentation, Ms. Morris reviewed the site plan, which is  
79 divided into a north and south property and bisected by Pelican Sound Drive and U.S. 41, on the  
80 right. Ms. Morris indicated that she was contacted last September or October, when residents  
81 began reviewing monument signage for The Meadows and the HOA created a Beautification  
82 Task Force. The purpose of the task force is to ascertain what the external monument signage  
83 should look like.

84 Referring to a slide, Ms. Morris noted the existing monument signage for the Baccarat  
85 Lane monument sign, which is on a wall in the corner, on the south side, and is not easily seen,  
86 especially after the commercial parcel constructed a wall. On the next slide, she indicated that  
87 the Lansing Loop monument sign is in the median along Pelican Sound Drive, on the north side  
88 and there is a monument sign on Williams Road. She pointed out that no one monument sign  
89 looks the same. The Beautification Task Force set the following goals of the redesign:

- 90 ➤ To provide a consistent and new identity for the community.
- 91 ➤ To create a unified entrance at Baccarat Lane and Lansing Loop.
- 92 ➤ To have cohesive monument signage throughout the community, for better  
93 identity.
- 94 ➤ To have consistency with the aesthetics along Pelican Sound Boulevard and the  
95 Pelican Sound community.

96 Ms. Morris indicated that she met with the Beautification Task Force and reviewed the  
97 existing monument signage, to determine how to make the two non-symmetrical entrances  
98 symmetrical, providing a cohesive monument sign package along Pelican Sound Drive. She  
99 pointed out that the main complaint from residents was that visitors did not know whether to  
100 make a right or a left turn. Ms. Morris noted that the monument signage on the north side is  
101 much clearer than the south side, which presents an issue because the larger portion of the  
102 project is on the south side and there are more residents on the south side. One option is to  
103 install monument signage in the medians, to create a more unified monument sign package or  
104 remove the current monument signage but this depends on the cost.

105 Ms. Morris noted that the biggest concern is that the north side of Lansing Loop is  
106 technically on CDD right-of-way (ROW) property and there is no adequate space to place a  
107 monument sign. The Beautification Task Force is looking at enhancing the landscaping out into

108 the ROW, to provide an entryway and a sense of arrival, to show “you have arrived at The  
109 Meadows and it is different than Pelican Sound”, while not disrupting the storm drainage and  
110 flow of water retention.

111 Ms. Morris presented a diagram of the proposed monument signs. The existing  
112 monument sign, on the north side, has a 6’ column on one side and a 5’ column on the other side  
113 and a 12’ center line of column to center line of column; the proposed monument sign is slightly  
114 larger, as the Beautification Task Force wanted a monument sign that was proportionate, looks  
115 good, yet still meets all current codes. She pointed out that most monument signs have a light  
116 background with dark letters and the proposed monument sign will have a darker background  
117 with wider color letters, similar to the monument sign at Grandezza, which was the biggest  
118 inspiration for the Beautification Task Force. Existing paint colors will be used for consistency  
119 within the community.

120 Along with the monument signage, Ms. Morris pointed out that the Beautification Task  
121 Force wants to have stationary gates, columns and a guardhouse, to give a sense of arrival,  
122 especially at the main entrance. She noted that the current gates do not cross the entire road,  
123 making it easy for people to “sneak” by the gate; therefore, smaller columns with fencing will be  
124 added. The columns will have the architecture from the monument sign; the larger columns will  
125 have a stationary gate and the smaller columns will have a fence railing to provide traffic control.

126 Ms. Morris indicated that the Beautification Task Force discovered line-of-sight issues,  
127 especially on the Lansing Loop side. A picture showing the line-of-sight issue, as the driver  
128 looks back towards Pelican Sound Drive and U.S. 41, was provided. She pointed out that line-  
129 of-sight was a resident concern. The Beautification Task Force looked at the actual placement of  
130 the current sign, which is 7’ from the nose of the curb, and when the new monument sign was  
131 shifted back 11’ to the center line of the column, the line-of-sight issue was resolved, which is in  
132 accordance with Florida Department of Transportation (FDOT) standards. Ms. Morris requested  
133 permission from the CDD Board to construct the monument signs, upgrade the landscaping on  
134 Pelican Sound Drive and provide the proper documentation to obtain the permit.

135 In response to Mr. Mountford’s question, Ms. Morris indicated that the sign on the north  
136 side will be moved 3’ or 4’ further back. Mr. Mountford commented that moving the sign will  
137 improve the line-of-sight for people leaving The Meadows and for people driving down Pelican  
138 Sound Drive.

139 In response to Mr. Gilman’s question, Ms. Morris indicated that the existing monument  
140 sign will be replaced with a new monument sign, with a short column in the front and a tall  
141 column in the back. Mr. Gilman asked if the short column will be raised from 4’2” to 5’7”. Ms.  
142 Morris replied affirmatively and noted that the railing on the existing sign that is “see through”  
143 will be changed to a solid sign face. Mr. Gilman pointed out line-of-sight issues at the  
144 monument sign and in the median on Lansing Loop, where bushes are blocking the turn onto  
145 Pelican Sound Drive. Ms. Crismond will have the landscaper trim the Arboricola plants. Ms.  
146 Morris commented that, as a Landscape Architect, she is more aware of lines-of-sight, even in  
147 parking lots.

148 In response to Mr. Whitmore’s question about backlighting, Ms. Morris indicated that  
149 there will be standard uplighting in the ground, which will be run through the existing electrical.

150 Mr. Schoenheider asked, from an engineering standpoint, whether Mr. Krebs saw any  
151 problems with the design. Mr. Krebs replied no but expressed concern about the amount of  
152 space from the small gate to the edge of pavement and whether it is adequate for larger vehicles.  
153 Ms. Morris pointed out that the space is consistent with what currently exists and was tested by  
154 the Fire Department; the call box is further back versus in the median. Mr. Krebs acknowledged  
155 that he has no problem, if the Fire Department has access.

156 Mr. Pires asked if there is enough detail in the presentation and the package to show that  
157 the proposed improvements comply with Lee County development regulations. Mr. Krebs  
158 clarified that the documents will be provided to Estero. Mr. Adams pointed out that The  
159 Meadows must go through permitting because the CDD is not a permitting authority. Mr. Pires  
160 advised that an Easement Agreement is required, as part of the criteria, to ensure that there is  
161 sufficient access, which there is and that the proposed improvements comply with Lee County  
162 development regulations. Mr. Krebs confirmed that there is enough detail and, upon cursory  
163 review, the proposed improvements comply with Lee County development regulations. Ms.  
164 Crismond pointed out that the County will advise if there are any issues.

165 Mr. Gilman inquired if is the south side is part of the CDD. Mr. Adams indicated that the  
166 south side is outside of the ROW.

167 Ms. Morris reported that she performed preliminary research with Lee County permitting  
168 and The Meadows must seek a variance on the south side, as the Lee County code requires a sign  
169 to be set back 15’ from the property line and 15’ back is in the middle of the roundabout. Lee  
170 County Permitting does not have an issue with granting that variance. Mr. Gilman asked if the

171 CDD has an issue. Mr. Pires indicated that this may be helpful for their application and, as the  
172 adjacent property owner, it may be helpful for the District to indicate it has no objection to the  
173 granting of the variance.

174 Mr. Pires suggested, if the Board recommends approval, to base the submittal and  
175 approval of the sign by Lee County, upon the representation that it appears to comply with Lee  
176 County development standards and the Board has no objection with the granting of a variance for  
177 the sign at the southern entrance to The Meadows of Estero.

178 Mr. Krebs questioned ongoing maintenance. Mr. Pires indicated that the agreement  
179 requires The Meadows to provide ongoing maintenance.

180

181 **On MOTION by Mr. Schoenheider and seconded by Mr.**  
182 **Gilman, with all in favor, the request from The Meadows of**  
183 **Estero to construct monuments and landscape upgrades within**  
184 **the District Right-of-Way of Pelican Sound Drive, based on the**  
185 **submittal and approval by Lee County and compliance with**  
186 **Lee County development standards and the District granting a**  
187 **variance for the monument sign at the southern entrance to**  
188 **The Meadows of Estero, were approved.**

189

190

191 Ms. Morris reported that the drawings will go out for bid by the end of the week and  
192 questioned who will handle the documentation from the CDD. Mr. Pires directed the District  
193 Manager to provide a letter verifying the Board’s approval. Mr. Adams suggested that Ms.  
194 Morris question the form of consent that Lee County and the Village of Estero require prior to  
195 submitting the documentation.

- 196 ▪ **Discussion:** Roadway Inspection Report  
197 *\*\*\*This item was added to the agenda.\*\*\**

198 A resident questioned the status of the traffic calming and repair and resurfacing of the  
199 streets, as patches on Pinehurst Greens Drive are degrading.

200 Mr. Adams suggested that the Board discuss the Roadway Inspection Report prepared by  
201 the District Engineer, prior to discussion of the budget. Mr. Mountford concurred.

202 Mr. Krebs reported that, on May 13, 2015, he and Ms. Nicole Monahan, of the Hole  
203 Montes, Inc. (Hole Montes) Transportation Department, who performs construction inspections  
204 for the county, due to her extensive knowledge of roadway lifespans, performed a visual  
205 inspection of the community roadways; these included areas where Mr. Whitmore’s staff



206 performed gutter cleanings and identified all curbing. Photographs were included as exhibits to  
207 show the condition of the curbs.

208 Mr. Krebs indicated that, overall, the roads have not changed significantly from the prior  
209 year; however, some areas are holding water and there is an area in The Masters where there was  
210 silt, areas of former patches in Pinehurst and Gleneagles where water is settling and low lying  
211 areas, which could be patched but nothing indicating, in the overall community, where the road  
212 itself has failed. He recommended that the Board allocate funds in the budget for resurfacing  
213 roads, especially in Pinehurst and Gleneagles, although Pinehurst is the worse than Gleneagles,  
214 and monitor areas, especially those identified by Mr. Whitmore’s crews. Mr. Krebs noted that  
215 Mr. Whitmore’s crew identified many areas that are holding water but these were small sections.  
216 Replacing the curbing will make the situation worse. He pointed out that, in the summer, during  
217 a storm, staff can find the curbing where the water is being pushed into the roadway, from cars,  
218 which causes a pumping action that is going to move the binder and aggregate out and create  
219 sinkholes. Mr. Krebs wants to identify those areas for the Board and the Board can consider  
220 replacing the curbing or those areas can be marketed, as part of an overall project, to replace  
221 curbing.

222 Mr. Mountford asked if replacing the curbing was premature, as he believed that the  
223 curbing must be completed after the roads are resurfaced. Mr. Krebs indicated that for areas of  
224 curbing that are broken, especially by inlets, the prior recommendation was to address the  
225 curbing at the same time; however, curbs at the inlets that are broken, settled and raised can be  
226 addressed separately, as well as areas where there is substantial standing water being pushed out  
227 into the road.

228 Mr. Krebs advised that he did not recommend addressing all of the defects, community  
229 wide, if the Board intended to start a program but, if water is being pushed into the road and  
230 funds are available, the area can be addressed; it would be placed on an action item list to be  
231 looked at and repaired. He indicated that Palmetto Dunes has a lot of pavers and, in the middle  
232 of one intersection, pavers on either side of the header curb are starting to settle, which will  
233 continue to worsen. If the Board elects to address those pavers, Staff can mark other areas in the  
234 community where pavers must be repaired and a contractor can provide a price to repair all  
235 pavers at once, instead of spot repairing. Providing a larger work area versus making small  
236 repairs throughout the community, will yield a better price. Mr. Mountford noticed that some  
237 pavers are deteriorating, especially at the top. Mr. Krebs stated that the pavers at the roundabout

238 can be flipped around and in several areas in Palmetto Dunes, at each cul-de-sac, where pavers  
239 have settled, causing manholes to hold water. In order to obtain a price to repair the pavers, Mr.  
240 Krebs must mark the cul-de-sacs, intersection and the roundabout before going out for bid.

241 Mr. Mountford pointed out five or six areas in The Masters where there is 5' to 6' of  
242 standing water and asked if these are areas where the contractor will have to dig, like in Island  
243 Sound. Mr. Krebs recalled that Island Sound had poor compaction, which occurred after years of  
244 driving over the road; after the road was milled, areas where the limerock was weak could not be  
245 found and the contractor had to use additional asphalt to smooth out the area. Mr. Mountford  
246 questioned the method for repairing areas in The Masters. Mr. Krebs indicated that one area has  
247 settling under the road, which must be saw cut out and examined to see if the limerock is broken;  
248 if it is damaged, the area will be compacted and patched. Mr. Krebs pointed out that, if the area  
249 is small, a cold patch will be used, which is more difficult to work with than bringing in hot,  
250 fresh asphalt. Mr. Krebs referenced a photo related to an area that was saw cut but the pavement  
251 was less than the surrounding pavement and, during a rain, the area against the curb will most  
252 likely hold water.

253 Mr. Mountford recalled estimates of \$21,000 for patching and \$1.6 million for  
254 resurfacing, which does not include the curbing and questioned the amount for curb, gutter and  
255 paver repairs. Mr. Krebs indicated that, the way the cleaning crews marked out the areas, in  
256 some but not in all cases, a mark was placed anywhere a curb held water, which is unrealistic, as  
257 the roads were designed with a slope of .35, which indicates that the roads are extremely flat and  
258 it would not take much to start holding water; it can be successfully repaired. Mr. Krebs noted  
259 that Ms. Monahan visually tried to find areas that had a rise but most rises cannot be detected  
260 because of such a minor change in slope. Over the summer, Mr. Krebs and Ms. Monahan will  
261 try to find those areas.

262 Mr. Mountford acknowledged that his issues were more about financing and questioned  
263 hypothetically, if \$400,000 was spent on curb repairs and gutters now, whether the cost will  
264 decrease, in five years, to \$1.2 million. Mr. Krebs indicated that it depends on the contractor;  
265 their last contractor, Bonness, Inc. (Bonness), did not damage the curb when they milled the road  
266 and with any tier 1 contractors, like Bonness and Ajax, not much curbing would have to be  
267 replaced. Mr. Krebs pointed out that any money spent for repairing curbs now will not have to  
268 be spent in the future. He recommended waiting on the curbing repairs until a contractor is

269 mobilized in Pinehurst, Gleneagles or Palmetto Dunes, to obtain a better price, rather than doing  
270 the work piecemeal.

271 Mr. Mountford suggested budgeting substantial funds for road repairs in the Fiscal Year  
272 2016 and 2017 budgets, for the purpose of completing any major repairs and building a reserve,  
273 so that, at the end of five years, there is enough money to resurface all roads.

274 Mr. Gilman asked if the \$791,643 noted in Table 1 included milling all 16 roads. Mr.  
275 Krebs explained that the \$791,643 was estimated two years ago, based on the pavement width  
276 and roadway length for all communities, which is \$8.00 per square yard for a 1” mill and  
277 overlay. Mr. Krebs pointed out that the \$791,643 was proposed by Bonness, when they  
278 completed Island Sound; the \$8.00 per square yard was based on the entire community and this  
279 was substantial work for Bonness. Mr. Gilman asked if, in two years, the price could increase  
280 from \$8.00 to \$9.00. Mr. Krebs indicated that their roads currently have a type S-III overlay and  
281 FDOT changed from a type S-III to a Superpave overlay, which is better but very expensive.  
282 Mr. Gilman questioned the life expectancy for a type S-III overlay versus a super pave overlay.  
283 Mr. Krebs indicated that most roads have a 15 to 20-year lifespan, depending on the traffic and  
284 the condition of their roads “is not bad” due to the small amount of traffic; most traffic is during  
285 season but only for a short amount of time.

286 Mr. Krebs explained that, when a road is failing, the wear course will start to break down  
287 in layers, which causes cracking by the curb and resurfacing is recommended when the top  
288 surface starts to pull away. He recalled that, a few years ago, a large section of road crumbled to  
289 the wear course, at the sales center on Pelican Sound Drive and U.S. 41 and a section was  
290 resurfaced and repaved.

291 Mr. Gilman questioned the age of the roads. Mr. Krebs indicated that the oldest roads  
292 were in Pinehurst and Gleneagles and were 18 years old; they were built in either 1997 or 1998  
293 and are in the window of resurfacing, which is between 15 and 20 years.

294 In response to Mr. Schoenheider’s question, Mr. Krebs indicated that the gutters lie  
295 against the pavement and, when the roads are milled, the operator goes against the curb line,  
296 which could be damaged if the operator is not paying attention. This occurred in other  
297 communities where a section had to be saw cut out and replaced. Mr. Mountford pointed out  
298 that he noticed cracked gutters the day he moved into the community. Mr. Krebs explained that  
299 this was due to heavy construction traffic when the streets were milled but, now, the heaviest  
300 traffic is from garbage trucks, delivery vehicles or the occasional moving van. Mr. Schoenheider

301 asked if a gutter replaced today will have to be replaced when the roads are resurfaced. Mr.  
302 Krebs replied not if it is done correctly.

303 Mr. Schultz expressed concern about water migrating onto driveways, especially one  
304 driveway in Gleneagles that is constantly underwater and the lifting of gutters by Oak trees,  
305 especially in Gleneagles. He strongly proposed identifying the worst areas, obtaining an  
306 estimate and using the amount budgeted. Mr. Krebs clarified that he did not imply that, even if  
307 water was pushed into the road or driveways, it would not be inspected; he meant replacing an  
308 area where water was pushed outside of the curb because, eventually, the water will undermine  
309 the curb. Mr. Schultz referenced 20844 Gleneagles where a section of curb is lifted, creating a  
310 dam.

311 Mr. Krebs acknowledged that several areas in Gleneagles were referenced in the  
312 Roadway Inspection Report and noted one example, where Oak trees lifted the curb and caused  
313 the pavement to settle, by the Florida Power & Light (FPL) easement; there are cross drains  
314 underneath, which should be examined by video when a stormwater review is completed because  
315 if the pavement is undermined, due to a bad seal in the storm drain, no matter what is done on the  
316 surface, it will keep coming back. Investigative work will be performed in areas where there is  
317 settling, to prevent recurrences.

318 Regarding the oak trees and the lifting of gutters, Mr. Schultz indicated that his intention  
319 is to correct the situation; if it is completed now, they will have a better idea of reducing the  
320 impact on the surrounding infrastructure, as more oak trees become a problem.

321 Mr. Gilman questioned the amount of curb issues. Mr. Krebs indicated that he has 65  
322 photos in the report and another dozen that were not included because they were redundant. He  
323 anticipated that two to three dozen must be addressed within one year or two. Mr. Gilman  
324 questioned the average cost for curb repairs. Mr. Krebs estimated between \$10 to \$12 per foot  
325 and \$5 to \$10 per foot for removal; he recommended budgeting \$20 per foot for 15' of curbing  
326 or \$3,000 for 10 curb repairs or \$6,000 for 20 curb repairs. Mr. Gilman commented that this was  
327 not a large amount of money to repair curbs. Mr. Krebs agreed, for those that did not need to be  
328 immediately addressed but it could be costly to address every marked curb, which is why he  
329 wanted to investigate further during the rainy season, versus the Island Sound curb, which is  
330 noticeable because of the change in pitch and could be saw cut out and reformed. Mr. Gilman  
331 asked if the Island Sound curb is a priority. Mr. Krebs replied affirmatively, if a contractor was  
332 performing work in the community because the curbing at the inlet was still high enough to hold

333 water; there are several where the inlet settled because the adjacent curb is higher, which are not  
334 an immediate repair, as it works in the flow of the water but, if the curbing on either side settled  
335 and the curb inlet was raised, it would require immediate repair. Mr. Gilman asked if \$6,000 to  
336 \$8,000 was adequate to handle the immediate repairs. Mr. Krebs replied affirmatively. Mr.  
337 Gilman inquired if the curbs, not in need of immediate repair, can hold out for five years. Mr.  
338 Krebs indicated that, if there is more settling or curbs raised by oak trees, those curbs will be  
339 added to a list of recommended curbs to be approved by the Board but there will be an additional  
340 cost to root trim the oak trees prior to repairing the curbing. If the roots are left there, they will  
341 deteriorate and cause the curb to fail.

342 Mr. Mountford preferred to complete some of these repairs in the next year or two, as it  
343 will reduce the cost of the road resurfacing.

344 Ms. Haase pointed out that Pinehurst Greens Drive was listed as poor to fair and asked if  
345 it was better to make repairs where needed, compared to repairing the entire roadway. Mr. Krebs  
346 indicated that there were many areas where the pavement was cracking and becoming a pothole  
347 and many areas that are holding water from old patches or new low areas. Ms. Haase reported  
348 potholes in the patches, after this last rain. Mr. Krebs will drive through Pinehurst. He recalled  
349 observing a few areas holding water but did not see any potholes.

350 Mr. Mountford addressed Ms. Haase’s question about whether it was better to make  
351 repairs where needed, compared to repairing the entire roadway. He noticed one road that was  
352 “extremely bad” in Pinehurst, with a series of patches and potholes on the north end and felt that  
353 a road like this should be resurfaced versus placing more patches on top of existing patches,  
354 which is a waste of money. Mr. Krebs recalled that, two years ago, \$100,000 was quoted to  
355 resurface Pinehurst and recommended completing all of Pinehurst first, if the District has the  
356 funds. Mr. Mountford expressed concern about setting a precedent, as residents from other  
357 communities could complain that the Board is favoring Pinehurst residents.

358 Mr. Krebs recommended resurfacing the entire community, in phases, once or twice per  
359 year, if the District has the money; starting in Pinehurst and Gleneagles and then reassessing the  
360 other communities. Mr. Mountford pointed out that some communities just need patches, such  
361 as The Masters, and suggested communicating to the community that the Board is working on  
362 the worst roads first and patching areas such as Palmetto Dunes. Mr. Mountford proposed that  
363 the Board establish which roads should be completed in 2016 and budget sufficient funds to

364 cover those repairs; he does not want to advise a community that their roads cannot be repaired  
365 because there is not enough money in the budget.

366 Mr. Schultz inquired about the cost for a 10'x10' patch, assuming there are no  
367 compaction issues. Mr. Krebs estimated \$5,000, depending on the labor cost and materials. Ms.  
368 Crismond pointed out that most of the cost is for mobilization.

369 Mr. Mountford preferred to handle all potholes at the same time. Mr. Krebs  
370 recommended, including the patches to be completed in Pinehurst in the bid, because the  
371 contractor may use a hot mix, which works better than a cold mix. Ms. Crismond agreed.

372 Ms. Bachrach referred to Photo 11 as an area that is flooded with 3" to 4" of water,  
373 causing a car to drive onto the median. She recalled that this curb was repaired two years ago  
374 and asked if there was a warranty. Mr. Krebs will review this area, as he does not recall the curb  
375 being repaired by Bonness, although they resurfaced to resolve setting in the road. The curb is  
376 recommended for repair because the seams in the curb have different points and do not line up  
377 smoothly, causing a change in elevation, which is holding the water back. Mr. Krebs believed  
378 that garbage trucks going back and forth may have caused the settling because this curb is in  
379 front of a dumpster.

380 Mr. Adams suggested including Mr. Krebs report as part of the budget discussions. He  
381 noted that there are community-wide curb issues and repairing the curbs with tree root  
382 interactions is in the \$10,000 to \$15,000 range.

383 Mr. Schoenheider questioned what will happen with the trees impacting roads and  
384 driveways. Mr. Krebs indicated that the Street Tree Committee wants to try to save every tree  
385 and suggested root pruning the tree and placing a barrier, to make the repair. Mr. Adams noted  
386 that, whenever a tree root interacts with a curb, the contractor will remove the curb, cut the edge  
387 of the roots, install fabric impregnated with a chemical to stop the roots from growing and re-  
388 install the limerock base.

389 Mr. Mountford believed that Mr. Krebs provided enough information and that, during the  
390 budget discussion, the Board needs a broad strategy to prioritize the roadways. Mr. Krebs  
391 indicated that the money will be stretched as far as possible to repair as many areas and address  
392 the worst ones first.

393 Mr. Adams advised that Staff strongly recommended addressing the curbs that have  
394 deteriorated to the point where there are structural or water flow issues, which Mr. Krebs  
395 estimated to be two to three dozen out of the 85 locations, and resurfacing Pinehurst Greens

396 Drive and Pinehurst Greens Court. He estimated the curb repairs and the Pinehurst road  
397 resurfacing to be in the \$70,000 to \$80,000 range, due to lower asphalt and fuel prices. Mr.  
398 Adams pointed out that the Board can revisit the roads in late spring, when Mr. Krebs provides  
399 his Roadway Inspection Report.

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401 **THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2015-6,  
Approving the District’s Proposed Budget  
for Fiscal Year 2015/2015 and Setting a  
Public Hearing Thereon Pursuant to  
Florida Law; Addressing Transmittal,  
Posing and Publication Requirements;  
and Providing an Effective Date**

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409 Mr. Adams presented Resolution 2015-6 for the Board’s consideration. He pointed out  
410 that, according to the statutes, Staff is required to provide the proposed budget prior to June 15 of  
411 each year. Mr. Adams noted that the resolution identifies August 25, 2015 as the public hearing  
412 date for final adoption of the budget.

413 Mr. Mountford questioned the deadline for adopting the budget. Mr. Adams indicated  
414 that the budget must be adopted by September 15, 2015 and transmitted to the Tax Collector’s  
415 office for the assessments to be placed on the property tax bill. Mr. Mountford expressed  
416 concern with the deadline, as obtaining a quorum during the summer was difficult.

417 With regard to Resolution 2015-5, Mr. Adams advised that Section 3 will include the  
418 transmittal of the budget to the Village of Estero.

419 Mr. Adams reviewed the highlights from the proposed budget. He noted that, in terms of  
420 appropriations, the budget was similar to prior year budgets. There were no anticipated  
421 significant changes in the “Professional services” category. Mr. Adams noted a slight reduction  
422 in appropriations. The bulk of the adjustments were made in the “Field services” category, with  
423 a significant reduction in “Capital outlay-Lake Bank Erosion Repairs”. Mr. Adams advised that  
424 this is the combined budget for the entire community, which includes the CDD’s overhead,  
425 “Professional and admin” fees and any dual benefit program;, for instance, the prior budget of  
426 \$195,000 for “Capital outlay-Lake Bank Erosion Repairs”, was shared by all residents, as this is  
427 part of the stormwater system permit that the entire District operates under.

428 Mr. Adams indicated that lake and wetland maintenance and roadway resurfacing were  
429 added to the Pelican Sound program. He pointed out that “Professional services” did not change  
430 and included “Audit”, Legal” and “Engineering” fees and any “Contingencies” specific to

431 Pelican Sound. Mr. Adams noted that most of the activity is under “Field services”, which did  
432 not change. “Lake/wetland” was adjusted to the amount of the contract with Lake and Wetland  
433 Management. Ms. Crismond indicated that the lake and wetland contract expires at the end of  
434 this year. Mr. Adams explained that “Capital outlay-reimbursement to PSGRC” was based on  
435 the improvements to the pump house, which the District agreed to pay one-third; “Roadway  
436 resurfacing” was based on the Board completing the road resurfacing in phases, starting with  
437 Pinehurst. The curbs were not included but there are sufficient funds to complete the curbs.

438 Mr. Mountford believed that the District has five years before needing to spend \$1.6  
439 million, assuming that the repairs will save the District money. That means that the District must  
440 reserve \$320,000 per year, with \$150,000 already reserved, leaving \$170,000 remaining to be  
441 reserved. Mr. Adams pointed out that this will result in the assessments increasing from \$353.80  
442 to \$490.12.

443 Mr. Gilman questioned the \$1.6 million, as Table 1 reflects \$800,000 for road  
444 resurfacing. Mr. Adams indicated that this amount was noted on a spreadsheet provided to the  
445 Board, several years ago. Mr. Krebs explained that this amount was arrived at when construction  
446 was at its peak and asphalt prices were higher; with the reduction in gas prices, it may even be  
447 less. Mr. Whitmore pointed out that it could be \$1 million; \$800,000 plus the cost of the curb  
448 repairs. Mr. Adams suggested increasing “Roadway resurfacing” from \$150,000 to \$200,000.

449 Mr. Krebs recommended budgeting \$800,000 for resurfacing the entire community and  
450 noted that, for \$200,000 per year, Pinehurst, Gleneagles and a smaller community can be  
451 resurfaced. He pointed out that, if the bids come in less, more communities can be resurfaced, as  
452 the cost changes based on the cost of construction. Ms. Crismond indicated that the budget can  
453 be adjusted accordingly. Mr. Adams reported that increasing “Roadway resurfacing” from  
454 \$150,000 to \$200,000, results in an assessment of just under \$400 per resident.

455 Discussion ensued regarding roadway resurfacing.

456 Mr. Mountford pointed out that the adoption of the budget is the most important task that  
457 the Board has and they cannot resolve resident concerns if the money is not budgeted. He  
458 believed that the Board made the mistake, last year, of increasing reserves and now this money  
459 must be recouped. Mr. Mountford noted that potholes are a major concern of residents in The  
460 Masters, pavers are a major concern of residents in Palmetto Dunes and roads are a major  
461 concern of residents in Pinehurst.



462 Ms. Haase asked how the roadway resurfacing affects the golf course. Mr. Whitmore  
463 recommended coordination with the timing of the access road and anticipated that the grass will  
464 be installed and growing by the middle of July or August. He pointed out that the Island Sound  
465 resurfacing was completed in one week and Pinehurst could take less time. Mr. Adams  
466 anticipated the Pinehurst road milling, relaying and striping taking no more than a couple of days  
467 but the curb repairs could take a week. Mr. Krebs explained that the pavement will be completed  
468 first and then the curb will be installed.

469 Mr. Mountford expressed concern about the traffic during the curb repairs. Mr. Krebs  
470 indicated that cones will be placed around the curb and one lane will be closed but not the entire  
471 road.

472 *There was consensus from the Board to increase "Roadway resurfacing" from \$150,000*  
473 *to \$200,000.*

474 Mr. Schultz requested that Mr. Adams update the Long Term Capital Improvement Plan  
475 with the road resurfacing.

476 Mr. Whitmore requested that Mr. Krebs create a table of what the \$200,000 will include,  
477 each year, based on the current estimate and email to Mr. Adams.

478 Mr. Mountford asked how the budget is a wash, if "Total expenditures" under "Field  
479 services" for the Pelican Sound program is \$495,617 and "Total revenue" is \$459,585, on Page  
480 2. Mr. Adams indicated that the difference between the actual "Total revenue" of \$514,966 and  
481 "Total expenditures" of \$495,617 are the "Allowable discounts" on Page 1, as the budget  
482 contemplates that all residents will pay early and take a 4% discount. Mr. Mountford disagreed,  
483 as the "Fund balance" is being used to break even. Mr. Schultz clarified that Mr. Mountford was  
484 discussing the Fiscal Year 2015 carryover.

485 Mr. Adams explained that this is a balanced budget; otherwise, there would be a number  
486 showing excess of revenue over expenditures or a use of funds, which would be a decrease.  
487 \$514,966 is inclusive of the discount and \$495,617 is net the discount, which corresponds with  
488 the "Total revenue" on Page 1, which is net the discount. He noted that there was no anticipated  
489 use of the existing "Fund balance" in this budget, versus last year, when the "Fund balance" was  
490 used for the lake bank erosion project.

491 Mr. Mountford pointed out that, in the minutes from the last meeting, Mr. Adams  
492 mentioned savings of \$195,000 and that it was going to be included in the budget but only  
493 \$150,000 was carried over. Mr. Adams explained that, when he completed the projection on the

494 expense, \$195,000 was budgeted for the lake bank erosion restoration and \$148,720 was  
495 projected through the end of the year. The contract with Advantage Marine Services, Inc.,  
496 (Advantage) was \$135,000 and \$13,720 was for repairs completed for localized washouts, for a  
497 total of just under \$150,000.

498 Mr. Schultz questioned the projected carryover for the end of this fiscal year. Mr. Adams  
499 replied \$150,000 for the District-wide program and \$36,000 for the Pelican Sound program. Mr.  
500 Schultz asked if the total was \$186,000. Mr. Adams replied affirmatively.

501 Mr. Mountford suggested increasing the amount budgeted for legal fees, due to the  
502 Corkscrew Road issue and other legal issues. Mr. Adams advised that, when he prepares the  
503 budget, he looks at what is typically spent on the hourly professionals and whether there are  
504 foreseen or unforeseen issues. He pointed out that unforeseen issues are paid from savings or  
505 surplus funds, to offset those costs as they occur. Mr. Whitmore anticipated that, between Lee  
506 County and Estero, the ownership issue could take time and did not recommend budgeting for it.  
507 Mr. Adams agreed and pointed out that the \$200,000 budgeted for roadway resurfacing could be  
508 used for Corkscrew Road.

509 Ms. Haase reported that the headings were incorrect; “Adopted Budget FY 2016” should  
510 be “Adopted Budget FY 2015”, “Actual through 3/31/16” should be “Actual through 3/31/15”  
511 and “Projected through 9/30/16” should be “Projected through 9/30/15”.

512 With regard to Resolution 2015-5, Mr. Pires reiterated that Section 3 will include the  
513 transmittal of the budget to the Village of Estero.

514 A resident questioned whether the property on the south side was under contract. Mr.  
515 Whitmore indicated that Neal Homes dropped their option to purchase the property and it was  
516 back on the market. In response to a resident’s question, Mr. Whitmore indicated that the  
517 property had 78 acres and was worth \$3.5 million.

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**On MOTION by Mr. Schoenheider and seconded by Mr. Gilman, with all in favor, Resolution 2015-5, Approving the District’s Proposed Budget for Fiscal Year 2015/2016 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 25, 2015 at 1:00 p.m., at the River Club Conference Center, Sound Room, 4784 Pelican Sound Boulevard, as amended, was adopted.**

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528 Mr. Adams advised that Mr. Mountford, Mr. Schoenheider and Mr. Gilman noted their  
529 availability for the August 25, 2015 public hearing.

530 Mr. Whitmore questioned the proposed assessment increase. Mr. Adams indicated that  
531 the assessment increased from \$353.80 to \$393.89. Mr. Whitmore asked if a public notice must  
532 be mailed due to the increase. Mr. Adams indicated that a separate notice will be mailed to all  
533 residents. Mr. Schultz pointed out that communication with residents was key so they know  
534 what to expect with their assessments and the long-range plans.

535 Mr. Adams reported that The Meadows had a significant reduction in their assessments.  
536

537 **FOURTH ORDER OF BUSINESS**

**Continued Discussion: Traffic Calming**

538  
539 **▪ Consideration of Estimate 15-227 rev 1 from Southern Striping for Removal and**  
540 **Replacement of RPMs and Centerline Restriping**

541 *\*\*\* This item, previously the Sixth Order of Business, was presented out of order \*\*\**

542 Mr. Adams provided an estimate from Southern Striping in the amount of \$3,040, to  
543 install raised pavement markers (RPMs) on curbs and down straight-aways. He noted that this is  
544 Item 10 on the estimate.

545 Mr. Mountford pointed out that all of the roads have RPMs, with the exception of the  
546 communities. Mr. Adams indicated that the curbs all have RPMs and the Board wanted to fill in  
547 a 20' space with RPMs and have RPMs at the three-way stop sign in Island Sound and in the  
548 center to the west of the intersection, which Ms. Bachrach requested.

549

550 **On MOTION by Mr. Mountford and seconded by Ms. Haase,**  
551 **with all in favor, the Southern Striping Estimate 15-227, rev 1,**  
552 **in an amount not-to-exceed \$3,040, for the installation of**  
553 **RPMs on curbs and straight-aways, was approved.**

554

555

556 **▪ Consideration of Proposal from South Florida Excavation, Inc., for Installation of**  
557 **Permanent Speed Hump at Corkscrew Roundabout**

558 *\*\*\*This item, previously the Eighth Order of Business, was presented out of order.\*\*\**

559 Mr. Adams provided a proposal from South Florida Excavation, Inc. (South Florida  
560 Excavation), for the installation of a permanent speed hump at the Corkscrew Roundabout,  
561 which Ms. Crismond requested. He indicated that, in order to install this speed hump, the asphalt  
562 must be saw cut.

563 Mr. Mountford pointed out that there was no definition of the height. Mr. Adams pointed  
564 out that he provided very specific height criteria to South Florida Excavation, which was 4' to 5'  
565 wide and no more than a profile of 1.5". In response to Mr. Mountford's question, Mr. Adams  
566 indicated that the speed hump is sufficient enough to slow a driver down and, at the last meeting,  
567 he recalled that the Board felt that a 3" rise was too aggressive; and the thought was to reduce it  
568 to 1.5". Mr. Mountford questioned the difficulty raising the speed hump another .5" but noted  
569 that people were stopping; he does not want to make it easy for a driver not to slow down. Mr.  
570 Adams recommended no less than another .5". Mr. Mountford asked if white markings are  
571 painted on top of the speed hump. Mr. Krebs identified the white markings as chevrons and  
572 noted that there are one or two chevrons, depending on the width of the speed hump.

573 In response to Mr. Whitmore's question, Mr. Adams indicated that the speed hump will  
574 be as wide as the existing speed hump, to allow for bicyclists and golf carts, which was favored  
575 by the Board. Mr. Gilman questioned the specifications of the temporary speed hump. Mr.  
576 Adams indicated that it had a 3" profile on 36" of width. Mr. Schultz asked if width referred to  
577 the distance traveled. Mr. Adams replied affirmatively. Mr. Schultz pointed out that Maine has  
578 speed humps that are 1.5" high and 2' wide, which cars are speeding over and he does not  
579 believe that a width of 4' will make any difference. Mr. Schultz suggested a 2' wide speed  
580 hump, since there are no required specifications on the width and height. Mr. Adams indicated  
581 that the District Engineer advised that the profile can be reduced from the specification, as there  
582 were requests to reduce the profile and this is what the proposal was based on.

583 Mr. Mountford asked if Mr. Schultz' concern was "if the speed hump is too wide, it is too  
584 easy". Mr. Schultz' replied affirmatively. Mr. Mountford agreed and pointed out that the speed  
585 humps in front of Publix were not wide but raised. Mr. Adams indicated that those are speed  
586 humps. Mr. Mountford preferred speed humps that slowed vehicles to a walking speed, versus  
587 the speed hump in Pinehurst, which is more of a "decoration". Ms. Crismond agreed. Ms.  
588 Bachrach suggested installing a three-way stop sign. Mr. Krebs advised that warrants were  
589 necessary to install a stop sign; stop signs were not meant to be a traffic calming device. Mr.  
590 Mountford believed that stop signs were more dangerous because people cannot be counted on to  
591 stop. Mr. Schultz suggested measuring the speed hump and reducing the height by half.

592 Mr. Adams suggested reducing the width of the speed hump to 2' and the height from 3"  
593 to 1.5". Ms. Crismond will obtain a revised proposal from South Florida Excavation. Mr.  
594 Whitmore suggested changing the white markings to yellow reflective markings.

595 Mr. Gilman questioned whether there will be a reduction in the cost of the speed hump.  
596 Mr. Adams replied affirmatively and estimated \$3,000, which includes mobilization of traffic.

597

**On MOTION by Mr. Mountford and seconded by Mr. Gilman, with all in favor, the South Florida Excavation, Inc. proposal for the installation of a 1.5” x 2’ permanent speed hump, with FDOT approved yellow paint, at the Corkscrew Roundabout, as amended, was approved.**

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**FIFTH ORDER OF BUSINESS**

**Report: Ad Hoc Parking Committee**

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Mr. Whitmore indicated that an Ad Hoc Parking Committee was established to address parking problems within Pelican Sound. They identified an issue with people double parking at the PSGRC, even when the overflow parking lot has plenty of parking spaces, which creates a safety concern. Mr. Whitmore pointed out that the District’s only area of concern is the first main clubhouse along Pelican Sound Boulevard; when the parking lot is full, people are parking on both sides of the road, blocking traffic coming down from other roads. One solution, discussed by the Ad Hoc Parking Committee, is to provide yellow curb markings to designate ‘no parking’ areas. Mr. Whitmore requested approval from the CDD Board, of the yellow curb markings, along Pelican Sound Boulevard, which will be placed this summer.

In response to a question, Mr. Whitmore indicated that the double parking occurs during shotgun golf, when players for one shotgun time arrive before players from the prior shotgun leave, and during concerts on the driving range. He pointed out that the intent of the yellow curb markings is to keep “blind spots” open.

Mr. Mountford pointed out that this issue is with the PSGRC and asked how this will be enforced. Mr. Whitmore indicated that he can tell people that they cannot park where the markings are. Mr. Krebs believed that there were “No Parking” signs along Pelican Sound Boulevard. Mr. Schultz indicated that the signs were removed by the District.

Mr. Whitmore discussed another option, to place small signs in the sidewalk stating “no parking from here to here” but, in his opinion, this is not as effective as the yellow curb markings.

Mr. Pires questioned enforcement, from the District’s perspective. Mr. Whitmore indicated that only the PSGRC can enforce parking. Ms. Crismond suggested calling the Sheriff. Mr. Pires expressed concern that the roads are public and the reference in the PSGRC Rules and

630 Regulations regarding towing on District roads and whether that authority exists; there may need  
631 to be a District rule or regulation in place providing for towing.

632 Mr. Whitmore pointed out that the PSGRC Rules and Regulations allow for fining and  
633 the District does not have the ability to fine. Mr. Pires confirmed that the District cannot fine  
634 and the PSGRC cannot fine for traffic law violations, including parking violations. Mr.  
635 Whitmore indicated that, if this area is dedicated for ‘no parking’ and a member parks there, the  
636 member can be fined. Mr. Pires advised that this could be challenged by an attorney. Mr.  
637 Mountford noted that the PSGRC can enforce parking in their areas but not in the CDD area.  
638 Mr. Whitmore explained that areas with the yellow curb markings were selected due to safety  
639 concerns. Mr. Mountford did not disagree. Mr. Pires also did not disagree but questioned,  
640 whether the PSGRC can enforce parking based on the absence of law enforcement and  
641 appropriate signage.

642 Mr. Whitmore asked if the Sheriff can enforce, if signs were posted and there were  
643 yellow curb markings. Mr. Pires replied affirmatively, if a vehicle is obstructing a public road.  
644 Mr. Pires recommended having discussions with the Sheriff on parking enforcement.

645 Mr. Pires advised that he did not have an issue with the placement of the yellow curb  
646 markings; his concern was with the repercussions.

647 Mr. Schultz asked if there are specifications on the length of the yellow curb markings on  
648 Pelican Sound Boulevard. Mr. Krebs did not know of any minimum but will verify. Mr.  
649 Whitmore pointed out that the yellow curb markings will stop three cars from parking against the  
650 turns.

651 Mr. Pires will confirm whether or not a vehicle could be towed from District property for  
652 a line-of-sight safety issue.

653

**On MOTION by Mr. Schoenheider and seconded by Ms. Haase, with all in favor, authorization to allow the Pelican Sound Golf and River Club to provide yellow curb markings and “No Parking” signs, in the clubhouse parking lot and along Pelican Sound Boulevard, was approved.**

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**SIXTH ORDER OF BUSINESS**

**Consideration of Estimate 15-227 rev 1 from Southern Striping for Removal and Replacement of RPMs and Centerline Restriping**

665 This item was discussed under the Fourth and Seventh Orders of Business.

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667 **SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from South  
668 Florida Excavation, Inc., for Concrete  
669 Repair on Sidewalk Along Corkscrew  
670 Road**

671

672 Mr. Mountford reported meeting with Mr. Howard Levitan, the HOA attorney and the  
673 Vice Chair of the Estero Council of Community Leaders, regarding the ownership of a segment  
674 of Corkscrew Road, west from US 41 to the gatehouse. According to Mr. Levitan, no one  
675 “technically” owns the road because the county is not accepting ownership and, therefore, cannot  
676 turn ownership over to Estero. Mr. Levitan provided maps showing roads to be turned over to  
677 Estero and roads to be maintained and this road was not shown to be maintained. Furthermore, if  
678 Estero takes over the road, Estero will not maintain it because it is not going to maintain any  
679 roads that the county does not maintain.

680 Mr. Mountford recalled that, when the Development Order (DO) was prepared, there was  
681 an agreement that the developer of the land would assume maintenance of the road. The  
682 District’s portion was more complicated because of the state park and the lot on the south that is  
683 not currently owned by the District but has the potential to be developed. Mr. Mountford  
684 indicated that the Board discussed directing Mr. Pires to prepare a resolution, for Estero and the  
685 county, to allow the District to maintain the road, as it will not be known whether Estero or the  
686 county owns the road until the full turnover. Mr. Mountford asked if the resolution can be  
687 adopted because the road needs to be maintained, as drivers can barely see traffic lane and turn  
688 lane markings.

689 Mr. Pires indicated that the county is not taking ownership or passing ownership to other  
690 entities. He questioned under what authority the county had to require WCI to enter into a  
691 maintenance agreement for a road they are now saying they do not own which, at the time, was a  
692 condition of issuing the DO. Mr. Pires pointed out that, at the meeting with county staff, the  
693 county thought that the District was initiating the process for the county to turn the road over to  
694 the District but, if the county is not accepting ownership of the road, he questioned how the  
695 county can turn it over to the District.

696 If the District wants to enter into maintenance activities to do the striping, Mr. Pires  
697 suggested that the District acknowledge to the county that they have control of the road, either by  
698 easement or other interest, or request a ROW permit. If the county denies the ROW permit, the

699 District can then apply for a DO, listing the owner as Lee County and this will inform the county  
700 that this is not a District road, it is a public road but the District wants to help the entity that is  
701 responsible for the road to maintain it, for the safety of the overall public. Mr. Whitmore agreed,  
702 as it could push the issue and asked if the Board would authorize Mr. Krebs to commence with  
703 the permitting and approve the permitting costs. Mr. Pires replied affirmatively.

704 Mr. Schoenheider asked if the District can charge someone who purchases the land and  
705 installs an access road. Mr. Pires replied not if the District does not own the road.

706 Mr. Pires proposed entering into a cost sharing arrangement with the Village of Estero to  
707 establish either a Municipal Service Taxing Unit (MSTU) or a Municipal Service Benefit Unit  
708 (MSBU), for the road, through a mechanism in the statutes. The property in Pelican Sound can  
709 be included and the District can collect revenues, either in the form of ad-valorem taxes or  
710 special assessments, so the Village of Estero can maintain the road or contract with the District  
711 to maintain it, using those funds.

712 Mr. Pires suggested that the Board authorize staff to apply for a ROW permit to engage  
713 in maintenance activities with Lee County for the striping and repair of the sidewalk that is  
714 within the District's ROW, which is the first 100' from the guardhouse. If the county denies the  
715 permit, he suggested that the Board not voluntarily engage in any maintenance activities.

716 Mr. Whitmore asked if the striping and sidewalk repair can be included on one permit.  
717 Mr. Krebs replied affirmatively and recommended having the contractor apply for a ROW  
718 permit. If the county approves the permit, the contractor can proceed with the work; if not, the  
719 District can apply for a DO.

720 Mr. Mountford questioned whether it was legal for the District to spend money on  
721 matters outside of the District's jurisdiction. Mr. Pires explained that it is a public improvement  
722 that provides access to the community. Mr. Whitmore noted that this affects the safety of the  
723 District's residents.

724 Mr. Pires suggested that District Staff contact the local commissioner representing this  
725 area, if the ROW permit and DO are denied by the county.

726 Mr. Adams provided proposals from South Florida Excavation, Inc. (South Florida  
727 Excavation), for concrete repair work on the sidewalk along Corkscrew Road, in the amount of  
728 \$1,500 and from Southern Striping, in the amount of \$6,900, to replace the striping outside of the  
729 gatehouse on Corkscrew Road, between the gatehouse and U.S. 41. The work from Southern  
730 Striping includes the removal of existing RPMs, replacing the RPMs down the yellow center



731 lines, stop bars, directional arrows, white traffic lane separators and crosswalk. Mr. Adams  
732 noted that the stop bars, directional arrows, white traffic lane separators and crosswalk are in  
733 thermoplastic so it will last longer.

734 Mr. Adams advised that the approval of the proposals is based on the contractors  
735 obtaining a Lee County ROW permit, prior to commencing the work.

736

**On MOTION by Mr. Schoenheider and seconded by Ms. Haase, with all in favor, the South Florida Excavation, Inc. proposal, in an amount not-to-exceed \$1,500, for concrete repair work on the sidewalk along Corkscrew Road, subject to the contractor obtaining a Lee County ROW permit, prior to commencing the work, was approved.**

743

**On MOTION by Ms. Haase and seconded by Mr. Schoenheider, with all in favor, the Southern Striping Estimate 15-227, rev 1, in an amount not-to-exceed \$6,900, for the removal and replacement of RPMs and restriping, outside of the gatehouse on Corkscrew Road, between the gatehouse and U.S. 41, subject to the contractor obtaining a Lee County ROW permit, prior to commencing the work, was approved.**

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**EIGHTH ORDER OF BUSINESS** **Consideration of Proposal from South Florida Excavation, Inc., for Installation of Permanent Speed Hump at Corkscrew Roundabout**

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This item was discussed under the Fourth Order of Business.

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**NINTH ORDER OF BUSINESS** **Consideration of Meadows Request to Construct Monuments and Landscape Upgrades Within District Right-of-Way of Pelican Sound Drive**

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This item was discussed after the Second Order of Business.

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**TENTH ORDER OF BUSINESS** **Approval of April 28, 2015 Regular Meeting Minutes**

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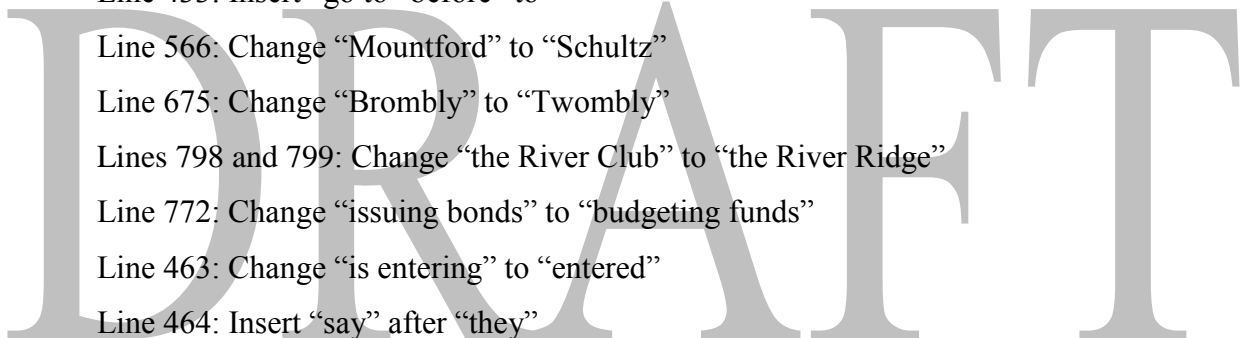
769

Mr. Adams presented the April 28, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections.

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771

- 772 The following changes were made:
- 773 Lines 21 and 22: Insert “Matt Flores”
- 774 Line 140: Remove “the curb”
- 775 Line 141: Change “are” to “which is”
- 776 Line 167: Change “jacks” to “jack”
- 777 Lines 222 and 223: Change “Rotary Club” to “River Club”
- 778 Line 236: Change “District” to “Pelican Sound”
- 779 Line 263: Change “Palm Meadow” to “Palmetto” and “4’ to 5” to “4” to 5”
- 780 Line 408: Change “Intro” to “Interim”
- 781 Line 414: Insert “staff” after “Lee County”
- 782 Lines 418 through 421: Remove italics
- 783 Line 425: Remove “is” and “to have”
- 784 Line 433: Insert “go to” before “to”
- 785 Line 566: Change “Mountford” to “Schultz”
- 786 Line 675: Change “Brombly” to “Twombly”
- 787 Lines 798 and 799: Change “the River Club” to “the River Ridge”
- 788 Line 772: Change “issuing bonds” to “budgeting funds”
- 789 Line 463: Change “is entering” to “entered”
- 790 Line 464: Insert “say” after “they”
- 791 Lines 810 and 818: Change “River Club” to “Pelican Sound”
- 792 Line 986: Change “meets” to “meats”
- 793 Line 996: Change “and” to “Lee County staff”
- 794 Line 1034: Change “Brombly” to “Twombly”



**On MOTION by Ms. Haase and seconded by Mr. Gilman, with all in favor, the April 28, 2015 Regular Meeting Minutes, as amended, were approved.**

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- 801 • **Action/Agenda Items**
- 802 Mr. Adams presented the Action/Agenda Items.
- 803 Items 1, 2, 3, 5, 10, 13 and 20 were continued.
- 804 Items 4, 6, 7, 8, 9, 11, 12, 14, 15, 16, 17, 18 and 19 were completed.

805 Regarding Item 7, Mr. Whitmore reported that the speed limit sign in Island Sound is  
806 directly behind the stop sign. Mr. Krebs indicated that the speed limit sign was supposed to be  
807 placed down the road; he will take a picture and provide to Ms. Crismond, to forward to Lykins-  
808 Signtek (Lykins).

809 Regarding Item 10, Mr. Adams reported that he will speak to Iberia bank regarding the  
810 line of credit.

811 Mr. Mountford commented that it would be “nice” to have a line of credit to fall back on.  
812 Mr. Adams anticipated that annual fees to maintain the line of credit were \$7,500.

813 Regarding Item 12, Mr. Krebs will verify that the hidden driveway sign is installed in the  
814 correct location. He believed that Lykins moved the speed limit sign toward the end of the road,  
815 instead of into the road.

816 Regarding Item 13, Mr. Krebs will provide the landscaping plans to Mr. Schultz upon his  
817 return.

818 Mr. Schultz requested that Mr. Adams place the ten-year plan on the next Action Item  
819 List.

820  
821 **ELEVENTH ORDER OF BUSINESS** **Other Business**

822  
823 Mr. Schoenheider asked if the June 23, 2015 meeting will be held. Mr. Adams indicated  
824 that it depends on whether there is a quorum. *It was noted that there is a quorum.*

825  
826 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

827  
828 **A. Attorney**

829 Mr. Pires reported that he prepared an easement to IT Solutions, LLC (IT Solutions), to  
830 replace a conduit for access control in The Meadows, as authorized by the Board at the last  
831 meeting. He will provide the easement to the Chair, for execution, and will record it when IT  
832 Solutions provides a legal description and metes and bounds sketch.

833 Mr. Pires suggested, for the next meeting, that the Board discuss going out for bid for the  
834 road resurfacing and consider having one contract over five years, or a yearly contract. Mr.  
835 Adams recommended a yearly contract, based on fuel fluctuations and noted that, once the  
836 locations and scope are determined, Staff will go out for proposals.

837 Mr. Gilman questioned the time frame for completing the resurfacing. Mr. Adams  
838 indicated after the rainy season and prior to the holidays.

839 Mr. Mountford asked if there were sufficient funds to complete projects for the remainder  
840 of Fiscal Year 2015. Mr. Adams replied affirmatively and suggested completing the curb repairs  
841 and potholes. Mr. Mountford requested a to-do-list from Mr. Krebs.

842 **B. Engineer**

843 Mr. Krebs reported that the Land Development Code (LDC) amendment was approved to  
844 add the sidewalk from Pinehurst Greens Drive to Pelican Sound Drive and will go out for bids.  
845 He noted that landscaping along Pinehurst Greens Drive conflicts with the sidewalk.  
846 Discussions will be held with the golf course, because the sidewalk must be separated from the  
847 golf cart path; they are not compatible uses. Mr. Krebs pointed out that some palms could be  
848 relocated. Mr. Whitmore would like some palms; he has the equipment to remove them.

849 Mr. Schoenheider asked if the sidewalk runs to the entrance to the club. Mr. Krebs  
850 indicated that the sidewalk will go to the west side of the intersection with Pelican Sound Drive  
851 and then there is a crosswalk. Mr. Schoenheider questioned whether Pinehurst residents know  
852 about the roundabout configuration. Mr. Krebs indicated that, when the Board first discussed the  
853 redesign of the roundabout, Mr. Schultz requested the sidewalk. Mr. Adams pointed out that  
854 there should have been a sidewalk there for pedestrian safety.

855 Mr. Schultz asked if there was an opportunity for changes, once this was approved. Mr.  
856 Krebs replied yes, as long as it is in the general location. Mr. Schultz noted that, between where  
857 it crosses the Boulevard back to the circle, there was opportunity to install a curb around existing  
858 landscaping. Mr. Krebs recommended keeping the curb inside of the ROW because if any of the  
859 curb falls outside of the ROW, an agreement may be required from the PSGRC to access their  
860 property. Mr. Schultz directed Mr. Krebs to do “whatever you think is right”. Mr. Pires  
861 suggested an easement.

862 Mr. Whitmore will investigate whether there are any irrigation lines and valve boxes.

863 Mr. Krebs indicated that replacing the landscaping is not included. Mr. Whitmore did not  
864 see an issue, as it was not a large area.

865 **C. Manager**

866 **i. Approval of Unaudited Financial Statements as of April 30, 2015**

867 Mr. Adams presented the Unaudited Financial Statements as of April 30, 2015.

868 **ii. NEXT MEETING DATE: June 23, 2015 at 1:00 P.M.**

869 The next meeting will be held on June 23, 2015 at 1:00 p.m., at this location.

870

871 **THIRTEENTH ORDER OF BUSINESS** **Supervisors’ Requests and Public**  
872 **Comments (5 minutes per speaker)**

873

874 Mr. Schultz questioned the status of the radar sign. Mr. Adams indicated that the order  
875 was placed but it is on backorder until mid-June. Mr. Schultz suggested having a training  
876 session on extracting data from the radar sign.

877 In response to Mr. Whitmore’s question, Mr. Adams indicated that one portable battery  
878 operated radar sign was ordered.

879 Mr. Schoenheider asked if there was a port to insert a thumb drive to transfer information  
880 to a computer. Mr. Adams advised that information can be transferred through hardware or  
881 Bluetooth.

882 Ms. Haase announced that she will be calling in to meetings during the summer. She  
883 asked if financials were provided to the Supervisor of Elections. Mr. Adams replied no but noted  
884 that an annual audit is transmitted to the state.

885 Mr. Adams reported that all Supervisors will receive their Form 1, Statement of Financial  
886 Interests Form, from the Supervisor of Elections, shortly.

887

888 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

889

890 There being nothing further to discuss, the meeting adjourned.

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**On MOTION by Mr. Mountford and seconded by Mr. Schoenheider, with all in favor, the meeting adjourned at 4:05 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT

## **ACTIVE ACTION AND AGENDA ITEMS**

1.     **ACTION:**                     Speakers to identify themselves.   **STATUS: ONGOING**
  
2.     **ACTION:**                     Ms. Crismond to copy NVRs on resident emails regarding concerns with their particular association. Provide copies of the NVR emails to Ms. Haase.   **STATUS: ONGOING**
  
3.     **ACTION:**                     Mr. Krebs will speak with the Estero Fire Department about worn blue reflectors along Pelican Sound Drive and Pelican Sound Boulevard.   **STATUS: ONGOING**
  
4.     **ACTION:**                     Ms. Crismond will have the landscaper trim the Arboricola plants on Pelican Sound Drive directly in front of Lansing Loop.   **STATUS: ONGOING**
  
5.     **ACTION:**                     Budget for road repairs in the Fiscal Year 2016 and 2017 budgets to complete any major repairs and build a reserve.   **STATUS: ONGOING**
  
6.     **ACTION:**                     Mr. Krebs will drive through Pinehurst, as there are potholes in the patches, after this last rain and look at the area referenced in Photo 11, as the road floods with 3” to 4” of water, causing a car to drive onto the median. Verify if there is a warranty with Bonness.   **STATUS: ONGOING**
  
7.     **ACTION:**                     The District Accountant will increase “Roadway resurfacing” from \$150,000 to \$200,000 in the Budget.   **STATUS: ONGOING**
  
8.     **ACTION:**                     Mr. Krebs will include road resurfacing in the Long Term Capital Improvement Plan. Create a table of what the \$200,000 will include, each year, based on the current estimate and email.   **STATUS: ONGOING**
  
9.     **ACTION:**                     Accounting will correct on Pages 1 and 2.   **STATUS: ONGOING**
  
10.    **ACTION:**                     Administrative Staff will revise Section 3 of Resolution 2015-5 to include the transmittal of the budget to the Village of Estero.   **STATUS: ONGOING**

**ACTIVE ACTION  
AND AGENDA ITEMS**

11. **AGENDA:** Traffic calming discussion. **STATUS: ONGOING**
12. **ACTION:** Ms. Crismond will obtain a revised proposal from South Florida Excavation, reducing the width of the speed hump to 2' and the height from 3" to 1.5" and changing the white markings to yellow reflective markings. **STATUS: ONGOING**
13. **ACTION:** Mr. Krebs will verify if there are specifications on the length of the yellow curb markings on Pelican Sound Boulevard. **STATUS: ONGOING**
14. **ACTION:** Mr. Pires will confirm whether or not a vehicle could be towed from District property for a line-of-sight safety issue. **STATUS: ONGOING**
15. **ACTION:** Mr. Krebs will take a picture of the speed limit sign in Island Sound, which was incorrectly placed directly behind the stop sign and provide to Ms. Crismond to forward to Lykins. **STATUS: ONGOING**
16. **ACTION:** Mr. Adams will speak to Mr. Jim Mitchell at Iberia Bank to see if there is any interest in providing a line of credit to the District. Review the Condition Report to determine the amount of the financing. **STATUS: ONGOING**
17. **ACTION:** Mr. Krebs will verify that the hidden driveway sign is installed in the correct location. **STATUS: ONGOING**
18. **ACTION:** Mr. Krebs will provide full sizes of the Pinehurst and Gleneagles landscaping plans to Mr. Schultz upon his return.
19. **AGENDA:** Include ten-year plan on the next agenda.
20. **ACTION:** Mr. Krebs will provide a To-Do List to Mr. Mountford.
21. **ACTION:** Sidewalk replacement required at 21730 Unit 101/201 Oak Run. **STATUS: ONGOING**



**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MAY 31, 2015**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MAY 31, 2015**

	<u>Balance</u>
<b>ASSETS</b>	
Cash	<u>\$420,285</u>
Total assets	<u><u>\$420,285</u></u>
<b>LIABILITIES AND FUND BALANCE</b>	
<b>Liabilities</b>	
Accounts payable	<u>\$ 52,189</u>
Total liabilities	<u>52,189</u>
<b>Fund balance</b>	
Unassigned	<u>368,096</u>
Total fund balance	<u><u>368,096</u></u>
Total liabilities and fund balance	<u><u>\$420,285</u></u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED MAY 31, 2015**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 3,800	\$ 385,334	\$ 388,229	99%
Miscellaneous: Pelican Sound	-	-	500	0%
Interest & miscellaneous	13	178	750	24%
Total revenues	<u>3,813</u>	<u>385,512</u>	<u>389,479</u>	99%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,077	8,182	10,918	75%
Management/accounting	4,200	33,600	50,400	67%
Audit	-	4,544	7,100	64%
Special assessment preparation	-	6,500	6,500	100%
Legal	-	16,352	10,000	164%
Engineering	1,163	12,257	10,000	123%
Telephone	33	266	400	67%
Postage	92	427	1,000	43%
Insurance	-	6,653	6,893	97%
Printing & binding	62	500	750	67%
Legal advertising	-	547	1,000	55%
Contingencies	59	1,658	2,500	66%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	75	500	15%
NPDES program	7,875	11,850	20,000	59%
Total administrative	<u>14,561</u>	<u>103,586</u>	<u>128,136</u>	81%
<b>Field services</b>				
Other contractual - field management				
Q & A	212	1,700	2,550	67%
Contingencies	-	-	1,500	0%
Other contractual	12,165	24,128	40,000	60%
Street lighting	547	1,902	2,300	83%
Plant replacement	-	-	2,500	0%
Street sweeping	-	-	10,000	0%
Roadway repairs	2,425	15,673	50,000	31%
Rentals & leases	-	551	-	N/A
Capital outlay-lake bank erosion repairs	16,390	67,281	195,000	35%
Aquascaping	-	-	25,000	0%
Total field services	<u>31,739</u>	<u>111,235</u>	<u>328,850</u>	34%

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED MAY 31, 2015**

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees and charges</b>				
Property appraiser	-	1,571	1,725	91%
Tax collector	-	4	2,588	0%
Total other fees and charges	-	1,575	4,313	37%
Subtotal expenditures: general	46,300	216,396	461,299	47%
<b>Pelican Sound program (lake &amp; wetland maintenance)</b>				
<b>Professional services</b>				
Audit	-	2,556	4,000	64%
Legal	-	220	2,000	11%
Engineering	-	-	2,000	0%
Contingencies	-	-	500	0%
Total professional services	-	2,776	8,500	33%
<b>Field services</b>				
Other contractual				
Field management	417	3,334	5,000	67%
Lake/wetland	4,752	38,625	69,000	56%
Contingencies	-	-	2,500	0%
Total field services	5,169	41,959	76,500	55%
Subtotal expenditures: Pelican Sound	5,169	44,735	85,000	53%
Total expenditures	51,469	261,131	546,299	48%
Net change in fund balances	(47,656)	124,381	(156,820)	
Fund balances - beginning				
Committed				
Pelican Sound program	65,365	21,397	27,362	
Unassigned	350,387	222,318	146,920	
Fund balances - ending				
Committed				
Pelican Sound program	61,028	61,028	27,362	
Unassigned	307,068	307,068	(9,900)	
Fund balances - ending	\$ 368,096	\$ 368,096	\$ 17,462	

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
MAY 2015**

12:07 PM

06/15/15

**River Ridge Community Development District**  
**Check Detail**  
**May 2015**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>5088</b>	<b>05/07/2015</b>	<b>ADVANTAGE MARINE SERVICES, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-16,390.00</b>
Bill	050715	05/07/2015		538.600 · Capital Outlay	-16,390.00	16,390.00
TOTAL					-16,390.00	16,390.00
<b>Bill Pmt -Check</b>	<b>5089</b>	<b>05/07/2015</b>	<b>AQUA-MATIC IRRIGATION SYSTEMS, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-6,500.00</b>
Bill	2051	05/07/2015		538.340 · Other Contractual Services	-6,500.00	6,500.00
TOTAL					-6,500.00	6,500.00
<b>Bill Pmt -Check</b>	<b>5090</b>	<b>05/07/2015</b>	<b>F P L</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-546.48</b>
Bill	55697-04520...	05/07/2015		538.431 · Street Lighting	-273.24	273.24
Bill	55697-04520...	05/07/2015		538.431 · Street Lighting	-273.24	273.24
TOTAL					-546.48	546.48
<b>Bill Pmt -Check</b>	<b>5091</b>	<b>05/07/2015</b>	<b>FEDEX</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-92.11</b>
Bill	2-978-63491	05/07/2015		519.410 · Postage	-41.14	41.14
Bill	5-000-54809	05/07/2015		519.410 · Postage	-5.97	5.97
Bill	5-015-41537	05/07/2015		519.410 · Postage	-45.00	45.00
TOTAL					-92.11	92.11
<b>Bill Pmt -Check</b>	<b>5092</b>	<b>05/07/2015</b>	<b>HOLE, MONTES, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-1,163.36</b>
Bill	71721	05/07/2015		519.320 · Engineering	-1,163.36	1,163.36
TOTAL					-1,163.36	1,163.36
<b>Bill Pmt -Check</b>	<b>5093</b>	<b>05/07/2015</b>	<b>JOHNSON ENGINEERING, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-7,875.00</b>
Bill	20044471-01...	05/07/2015		538.300 · NPDES Program	-7,875.00	7,875.00
TOTAL					-7,875.00	7,875.00
<b>Bill Pmt -Check</b>	<b>5094</b>	<b>05/07/2015</b>	<b>LAKE &amp; WETLAND MANAGEMENT</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-4,660.16</b>
Bill	1423	05/07/2015		539.021 · Lake/Wetland	-4,660.16	4,660.16
TOTAL					-4,660.16	4,660.16

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06/15/15

## River Ridge Community Development District Check Detail May 2015

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>5095</b>	<b>05/07/2015</b>	<b>LAKE MASTERS AQUATIC WEED CONTROL,...</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-92.50</b>
Bill	15-02438	05/07/2015		539.021 · Lake/Wetland	-92.50	92.50
TOTAL					-92.50	92.50
<b>Bill Pmt -Check</b>	<b>5096</b>	<b>05/07/2015</b>	<b>LYKINS SIGNTEK, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-850.00</b>
Bill	82275	05/07/2015		538.465 · Roadway Repairs	-265.00	265.00
Bill	82830	05/07/2015		538.465 · Roadway Repairs	-585.00	585.00
TOTAL					-850.00	850.00
<b>Bill Pmt -Check</b>	<b>5097</b>	<b>05/07/2015</b>	<b>NEWS PRESS</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-255.30</b>
Bill	1497655	04/02/2015		519.480 · Legal Advertising	-255.30	255.30
TOTAL					-255.30	255.30
<b>Bill Pmt -Check</b>	<b>5098</b>	<b>05/07/2015</b>	<b>SOUTH FLORIDA EXCAVATION, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-1,575.00</b>
Bill	11970	05/07/2015		538.465 · Roadway Repairs	-1,575.00	1,575.00
TOTAL					-1,575.00	1,575.00
<b>Bill Pmt -Check</b>	<b>5099</b>	<b>05/07/2015</b>	<b>THE BRICKMAN GROUP LTD, LLC</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-5,665.00</b>
Bill	1441541191	05/07/2015		538.340 · Other Contractual Services	-1,295.00	1,295.00
Bill	1441541192	05/07/2015		538.340 · Other Contractual Services	-1,004.00	1,004.00
Bill	1441621726	05/07/2015		538.340 · Other Contractual Services	-3,366.00	3,366.00
TOTAL					-5,665.00	5,665.00
<b>Bill Pmt -Check</b>	<b>5100</b>	<b>05/07/2015</b>	<b>WRATHELL, HUNT AND ASSOCIATES, LLC</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-4,925.00</b>
Bill	2006-8444	05/07/2015		513.311 · Management	-4,200.00	4,200.00
				519.411 · Telephone	-33.33	33.33
				519.470 · Printing and Binding	-62.50	62.50
				539.020 · Field Management	-416.67	416.67
				538.336 · Q & A	-212.50	212.50
TOTAL					-4,925.00	4,925.00
<b>Check</b>	<b>275</b>	<b>05/29/2015</b>	<b>JAMES E. GILMAN JR.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70

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06/15/15

**River Ridge Community Development District**  
**Check Detail**  
**May 2015**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	276	05/29/2015	ROBERT SCHULTZ {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	05/29/2015	Judy Haase {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	05/29/2015	TERRY MOUNTFORD {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	05/29/2015	GEORGE T. SCHOENHEIDER {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70