

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

A Regular Meeting of the River Ridge Community Development District's Board of Supervisors was 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.**

Present at the meeting were:

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

Also present were:

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Joyce Lenart	Pinehurst Board of Directors
Steve Bolte	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

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

SECOND ORDER OF BUSINESS

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

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Continued Discussion: Fiscal Year 2016
Proposed Budget**

Mr. Adams reported that, on Page 1 of the proposed budget, the headers at the top of the first three columns and across the top were changed to reflect the Fiscal Year 2015 budget and not the Fiscal Year 2016 budget.

Mr. Adams advised that the proposed budget was revised to increase “Roadway resurfacing” from \$150,000 to \$200,000 and includes the first year of the three-year “Capital outlay-reimbursement to PSGRC”. He noted that these items are specific to Pelican Sound and would be spread over the 1,299 units within Pelican Sound.

Regarding the assessment levels, Mr. Adams reported that the table at the bottom of Page 2 showed an increase of \$140,000, which is spread over four years.

In response to Mr. Mountford’s question, Mr. Adams indicated that “Capital outlay-reimbursement to PSGRC” was for the three-year reimbursement of the golf course pump, per the agreement, on January 15 of 2016, 2017 and 2018.

Mr. Adams reported that the assessments for “Non Pelican Sound”, also known as The Meadows, and commercial properties outside of the gate, were decreasing by approximately \$54 per unit, based on completion of the lake bank erosion repairs.

Mr. Adams referred to the ten-year Capital Improvement Plan (CIP), which was revised to reflect the proposed Fiscal Year 2016 annual operating budget with the Pelican Sound assessment level, net of capital items, such as the “Capital outlay-reimbursement and “Roadway resurfacing”.

Mr. Adams addressed the following changes:

- “Wholesale landscape material replacement” was moved from 2017 through 2020 to 2020 through 2023, due to the completion of the lake bank erosion project, which was anticipated to take two years and was completed in one year.
- “Roadway resurfacing” was moved to the beginning of the timeline.

Mr. Adams explained that \$791,000 was estimated for resurfacing the entire community, based on the Roadway Inspection Report, prepared by Hole Montes, Inc. (Hole Montes), minus the Island Sound work, which was completed. \$200,000 per year, for four years, was budgeted for “Roadway resurfacing”, starting in Fiscal Year 2016 through Fiscal Year 2019.

Mr. Mountford asked if sufficient funds were budgeted for Mr. Krebs’ time. Mr. Adams recommended creating a line item in the Pelican Sound budget titled “Engineering/roadway

project oversight”, to track monies assignable to the roadway project and engineering consultations. Mr. Mountford agreed but questioned if the \$2,000 “Engineering” line item, on Page 2, could be used for this purpose. Mr. Adams indicated that the \$2,000 was for general engineering items and Mr. Krebs’ time was included in the \$200,000.

In response to Mr. Schoenheider’s question, Mr. Adams indicated that \$200,000 was allocated for four years, for a total of \$800,000, for the roadways and \$1.4 million was the total amount for the CIP program.

Mr. Adams reported that new traffic signage was included under the roadways; this will include refinishing traffic sign poles or replacing signage. He anticipated refinishing the traffic signs and including new inserts.

Mr. Mountford requested an explanation of the “Capital outlay-reimbursement to PSGRC”. Mr. Adams will email a copy of the revised ten-year CIP to the Board.

Mr. Adams stated that, since assessments were increasing, a separate mailed notice must be sent to each property owner. He requested authorization to send the mailed notice to all property owners specifying a not-to-exceed assessment amount of \$399.

Mr. Schoenheider recalled discussion about changing the walkway on Corkscrew Road and that the CIP includes \$38,000 for the maintenance of Pelican Sound Drive, from U.S. 41 to the guardhouse. He asked if changes to the walkway were included in the \$38,000. Mr. Adams indicated that \$38,000 was allocated for landscaping and hardscape lighting for Pelican Sound Drive; this cost, and the \$5,000 budgeted for roadway repairs, was shared between Pelican Sound, The Meadows and the commercial properties.

Mr. Adams advised that work on Corkscrew Road is a specific benefit to Pelican Sound. Mr. Schoenheider asked if funds should be budgeted for changes to Corkscrew Road. Mr. Adams stated that changes were included in the \$200,000; his understanding, from Lee County, was that no right-of-way (ROW) permit would be granted to repair the sidewalk and Staff was waiting to see if a ROW permit would be granted for restriping.

Mr. Mountford voiced concern about spending the \$200,000 before the roadways are repaired, as money was to be expended for Mr. Krebs’ time and resurfacing and restriping. Mr. Adams indicated that, at the last meeting, the Board approved the concrete repair work, on the sidewalk along Corkscrew Road, in the amount of \$1,500, and \$6,900 to replace the striping outside of the gatehouse on Corkscrew Road, between the gatehouse and U.S. 41, for a total of \$8,400.

Mr. Schoenheider asked if the District assumes ownership of the road by completing this work. Mr. Pires advised that, without the county’s permission, the District was performing their maintenance responsibility and could be acknowledging ownership; it is a public road and the District could send a letter to the county to inform them that the District was volunteering to complete this work, since the county indicated that a permit was not required. Mr. Adams noted that this work could be paid from the Fiscal Year 2015 budget.

Mr. Mountford questioned the cost for the raised pavement markers (RPMs). Mr. Adams advised that the cost for removal of the existing RPMs and replacing with new RPMs was included in the \$8,400.

Mr. Adams will proceed with the striping and RPM replacements in July.

Mr. Mountford asked if a motion was necessary, as the Board approved the proposals for the work, at the last meeting, based on Mr. Krebs obtaining the permits. Mr. Adams stated that the Board authorized the contractors to obtain the Lee County ROW permits but the county indicated that no permit was required. Mr. Adams requested that the Board authorize Staff to proceed with the work, without the permit, and send a letter to Lee County, indicating that the District is proceeding with the work, as a contribution, and not accepting ownership or ongoing maintenance responsibility.

On MOTION by Mr. Mountford and seconded by Mr. Schoenheider, with all in favor, authorization for South Florida Excavation to proceed with the concrete repair work on the sidewalk along Corkscrew Road and Southern Striping to remove and replace RPMs and restripe, outside of the gatehouse on Corkscrew Road, between the gatehouse and U.S. 41, and authorization for Mr. Pires to send a letter to Lee County indicating that the District was proceeding with the work, without a permit, as a contribution, and not accepting ownership or ongoing maintenance responsibility, were approved.

FOURTH ORDER OF BUSINESS

Continued Discussion: Traffic Calming

This item was discussed under the Fifth Order of Business.

FIFTH ORDER OF BUSINESS

Discussion: Location and Scope for Road Resurfacing Bids

Mr. Adams indicated that the purpose of this item is for the Board to discuss priorities for Fiscal Year 2016 and how to spend the \$200,000 budgeted for "Roadway resurfacing".

Mr. Krebs provided a table of the CDD owned roadways and a pavement resurfacing schedule. He noted that, after the last meeting, he reviewed the pricing for different communities and grouped them, based on the amount of the resurfacing, not exceeding \$200,000 per year.

Mr. Krebs reported that Pinehurst and Gleneagles were proposed for the first year, and since Pinehurst and Gleneagles only total \$60,000, the roundabout modifications could be included. Based on the estimate, the modifications could be reduced or eliminated, altogether, and Torrey Pines, which is in the same area, could be included and still fall below the budget of \$200,000. As each year progresses, based on annual road inspections, communities could be moved up or down one year. Mr. Krebs pointed out that, in year four, Pelican Sound Drive to U.S. 41 is proposed and, in year five, the portions of Island Sound Circle that were repaired and Pelican Sound Boulevard are proposed. By scheduling the work in this manner, construction traffic would use the old surface during resurfacing, leaving a clean, new roadway.

Mr. Mountford asked if the two or three large depressions, on Masters Circle, would be repaired at the same time as the resurfacing. Mr. Krebs replied affirmatively and noted that the schedule was based on the Roadway Inspection Report and all, or portions, of the damaged curbs could be included, in a lump sum price. If prices are good, due to a reduction in the price of asphalt, additional curbing could be included; for example, the paver repair in Palmetto Dunes. Based on the first year pricing, Mr. Krebs will revise the scope, accordingly.

Mr. Mountford requested a list of critical roads and recommended that roads with large depressions that hold water, such as The Masters, be addressed this year. Mr. Krebs indicated that if money is in the budget, the depressions could be addressed. Mr. Adams confirmed that \$25,000 was still available in the Fiscal Year 2015 budget. Mr. Gilman recalled that 20 curb repairs cost \$6,000. Mr. Krebs estimated \$15 per linear foot to saw cut the valley gutter and reinstall and \$20 per linear foot to repair the 3' valley gutter in Island Sound, near the dumpster. Mr. Krebs will determine how many curbs can be repaired, based on the funds remaining in the budget and forward this information to Mr. Adams.

Mr. Mountford noted that many areas have broken curbs, causing the pavement to sink; he preferred to repair those areas before resurfacing and suggested repairing the curbs in Pinehurst and Gleneagles, first. Mr. Krebs proposed going out for bids for the Pinehurst and Gleneagles roads, since repaving is planned for the fall. Mr. Adams suggested performing the

work after the season, prior to the rainy season, as cash will not be available until tax receipts flow in. Mr. Krebs will observe the curbs holding water in Pinehurst and Gleneagles and provide a list of locations for necessary repairs. Mr. Adams will submit the list to Ajax, to obtain prices.

Mr. Gilman recalled that, at the last meeting, Mr. Krebs estimated the curb repairs to cost between \$10 to \$12 per foot and \$5 to \$10 per foot for removal and recommended budgeting \$20 per foot for 15' of curbing, \$3,000 for 10 curb repairs or \$6,000 for 20 curb repairs. Mr. Krebs re-calculated the number of curb repairs and the revised total was 800'; based on \$20 per linear foot, the total cost is \$16,000. Mr. Krebs suggested prioritizing the curb repairs, if sufficient funds were not in the Fiscal Year 2015 budget, or making pavement repairs to address sinkholes and curbing.

Regarding the Corkscrew Road roundabout modification, Mr. Mountford recalled that, at the last meeting, the Board agreed to observe the effectiveness of the permanent speed hump before considering modifications. Mr. Krebs explained that the purpose of putting the speed hump out for bid was to obtain pricing; the Board may decide whether to spend the money, based on the proposed price. Mr. Krebs believed that contractors could provide better prices if they are aware of the Board's five-year budget plan, knowing that the CDD could contract with them for five years.

Mr. Adams advised that, in the Fiscal Year 2015 budget, after roadway repairs, striping and RPMs, in addition to the \$8,500 spent for Corkscrew Road, \$25,000 remains, of the \$50,000 budgeted. There was a \$60,000 savings for lake bank erosion repairs, which could be utilized to complete all curb repairs during Fiscal Year 2015.

▪ **Continued Discussion: Traffic Calming**

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

Ms. Crismond provided a revised proposal from South Florida Excavation, Inc. (SFE), for the permanent speed hump at the Corkscrew Roundabout; the width was reduced to 2', the height from 3" to 1.5", and the color of the reflective markings was changed to yellow.

Mr. Adams recalled estimating \$3,000 for the speed hump and the actual amount was \$3,593.

Mr. Steve Bolte, a resident and Vice President of the Pelican Sound Golf & River Club (PSGRC) Board of Directors, referred to the Roadway Design Data and noted that Pinehurst and Gleneagles roads have a 1" top surface and 6" of limerock. He asked if this makes a difference in the durability of the roads. Mr. Krebs replied no, as those were the specifications on the plans

approved by the county and the minimum that the county allowed in the Land Development Code (LDC). Mr. Bolte questioned why 1" of asphalt was used on the top surface versus 1.5". Mr. Krebs indicated that 1.5" of asphalt can be applied in two layers; it is more difficult to apply two layers of .5" asphalt and probably two lifts of asphalt was planned for other communities, which equates to 1.5". Mr. Krebs noted that the 1" thickness is the minimum county requirement for private roads

Mr. Bolte asked if the Roadway Design Data would be revised. Mr. Krebs replied affirmatively, as the purpose of the Roadway Design Data was to specify what was approved in each community. In Pinehurst and Gleneagles, the contractor will mill out the first .75" to 1" of existing asphalt and replace with the same thickness. In response to Mr. Bolte's question, Mr. Adams indicated that, unless there is an obvious failure of the subsurface, a leveling course will be applied in the low areas and the high points cut off, as part of the milling process to hopefully achieve a uniform .75" of asphalt.

Mr. Bolte questioned how a raised area at the parking lot entrance on Pelican Sound Boulevard can be remedied. Mr. Krebs indicated that the area will be milled and removed and asphalt will be reapplied. Additional asphalt will be added at manholes to make sure it is flush with the road. Mr. Bolte asked if the contractor will try to flush it out by changing the depth of the top surface. Mr. Krebs replied affirmatively and recalled that Island Sound had poor compaction, after years of driving over the road; after the road was milled, areas where the limerock was weak could not be found and the contractor had to use additional asphalt to smooth out the area. Mr. Bolte asked if this type of repair was sufficient, versus modifying the limerock. Mr. Krebs indicated that it depends on the type of damage and each location must be inspected to determine what caused the depression. If it was poor compaction of limerock, the contractor may be able to level it but, if the limerock failed, the contractor must rework it and restore it to the required compaction level before applying asphalt.

Mr. Gilman noted that contractors use a type S-III overlay, versus a superpave overlay, and asked if this is a Florida Department of Transportation (FDOT) requirement. Mr. Krebs indicated that the county requires a type S-III overlay, which is still available but FDOT uses a different mixture. Mr. Gilman questioned whether the S-III overlay can be applied over the superpave. Mr. Adams replied affirmatively. Mr. Krebs explained that all roads have an S-III overlay because superpave is expensive. Mr. Adams noted that there is no benefit to using a

superpave on local roads. Mr. Krebs did not believe it would improve the longevity of the roads, as these are local roads; arterial roads require a different thickness.

In response to Mr. Mountford’s question, Mr. Adams indicated that arterial roads for the community are Pelican Sound Drive and Sound Way. Mr. Pires advised that, from the standpoint of the LDC and traffic plan, Corkscrew Road, east of U.S. 41, is not a true arterial but an “arterial” for the community. Mr. Krebs reported that Pelican Sound Drive will be resurfaced in year four and the remainder of Island Sound Circle and Pelican Sound Boulevard in year five, to minimize the amount of construction traffic using the new surface.

SIXTH ORDER OF BUSINESS

Approval of May 26, 2015 Regular Meeting Minutes

Mr. Adams presented the May 26, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following changes were made:

Line 23: Remove “Matt Flores”

Line 81: Change “HOA” to “Condo Association”

Line 458: Change “increasing” to “decreasing”

Line 160: Change “an” to “the” and “is required” to “requires”

Line 121: Change “gates,” to “gates and” and remove “and a guardhouse”

Line 186: Insert “providing a Letter of No Objection” after “District”

Line 192: Change “directed” to “suggested that”

Line 220: Change “marketed” to “marked”

Line 264: Change “decrease” to “increase”

Line 266: Remove “I” before “not”

Line 672: Change “HOA” to “District’s”

Line 697: Change “acknowledge to the county that they have” to “have the county acknowledge that the county has”

Line 709: Change “District” to “district”

Line 843: Change “Land Development Code” to “Limited Review Development Order (LRDO)”

Line 31: Change “Judy” to “Joyce”

On MOTION by Mr. Gilman and seconded by Mr. Mountford, with all in favor, the May 26, 2015 Regular Meeting Minutes, as amended, were approved.

- **Action/Agenda Items**

Mr. Adams presented the Action/Agenda Items.

Items 1, 2, 3, 6, 13, 15, 16, 18, 20 and 21 were continued.

Items 4, 5, 7, 8, 9, 10, 11, 12, 14, 17 and 19 were completed.

Regarding Item 3, Mr. Krebs reported that he received an email from the Estero Fire Department about the worn blue reflectors, along Pelican Sound Drive and Pelican Sound Boulevard, and the Fire Department recommended speaking to Pelican Sound maintenance staff. Mr. Adams disagreed, as this was Estero Fire Department's hydrant marker system. Mr. Krebs will forward the email to Mr. Adams. Mr. Adams indicated that he will have the stripers replace the reflectors. Mr. Mountford suggested speaking to Mr. Whitmore about maintenance staff replacing worn RPMs.

Regarding Item 6, Mr. Krebs reported that he did not have an opportunity to drive through Pinehurst in the rain but noted that Bonness was not responsible, as they did not perform the paving; the work Bonness completed has not deteriorated.

Mr. Mountford asked Mr. Krebs to drive around Master Circle with him to point out areas of deterioration. Mr. Krebs indicated that many areas around Master Circle hold water and must be surveyed to locate the break. Mr. Krebs will create a list of areas holding water and provide it to a surveyor to identify breaks in the slope and the amount of curb that must be removed to repair the breaks.

Regarding Item 13, Mr. Krebs obtained the DOT standards on the required length of yellow curb markings. DOT requires standard yellow reflective paint but provided options for placing a "No Parking" sign in front of the yellow curb, stenciling the words "No Parking" on the yellow curb or simply a yellow curb. Mr. Krebs recalled that the Board preferred painting the curbs at entrances to the club yellow, to prevent people from parking along Pelican Sound Boulevard.

Mr. Schultz clarified that the Board did not object to the club painting the curbs yellow but wanted the club to comply with requirements. He asked Mr. Krebs to transmit the DOT standards to Mr. Whitmore. Mr. Adams will provide to Mr. Whitmore this afternoon.

Regarding Item 14, Mr. Pires reported that he researched the District's ability to tow vehicles on a public road, if the vehicle caused a line-of-sight safety issue, and advised that this is a traffic enforcement issue. Since the Village of Estero is now a municipality, Mr. Pires questioned the validity of the Interlocal Agreement between the District and Lee County for traffic enforcement, as the District was no longer in the unincorporated area of Lee County. He suggested that the District enter into a new agreement with the Village of Estero and determine the relationship between the Village of Estero and the Lee County Sheriff's Department.

Mr. Mountford indicated that this was not a District issue but a PSGRC issue because the PSGRC requested approval from the CDD to provide yellow curb markings to designate 'No Parking' areas along Pelican Sound Boulevard. Mr. Mountford suggested that Mr. Whitmore contact the Sheriff's Department to provide enforcement. Mr. Krebs asked if the Sheriff's Department can write tickets, since there are "No Parking" signs posted. Mr. Adams replied affirmatively, if the vehicle is creating a safety issue by blocking traffic. Mr. Pires agreed because Pelican Sound Boulevard is a two-lane road and the vehicle would be obstructing a travel lane.

Mr. Pires suggested that the PSGRC seek agreement from the Sheriff's Department that Pelican Sound Boulevard is a public road, per the Interlocal Agreement, which references Pelican Sound Boulevard as a public road, and disclose the planned yellow curb markings to designate 'No Parking' areas, along Pelican Sound Boulevard, as opposed to waiting for an issue to arise. Mr. Adams agreed.

Regarding Item 16, Mr. Adams will discuss the line of credit with Iberia Bank, as soon as the financing with another CDD is finalized.

Mr. Mountford asked if the annual fees to maintain the line of credit were \$7,500. Mr. Adams indicated that Fifth-Third Bank charged \$7,500 and estimated that Iberia Bank would charge between \$250 and \$500. Mr. Schultz questioned when the District would use the line of credit versus an alternative mechanism. Mr. Adams indicated that a line of credit provides an immediate source of money for emergencies, like hurricane recovery and operational expenses, during the October through December time frame, prior to receipt of assessment revenues.

Regarding Item 21, Ms. Crismond reported that the sidewalk replacement will be completed, along with the Corkscrew Road sidewalk repair, which will save the District \$700.

Ms. Haase indicated that she sent an email to Mr. Adams about a broken sidewalk, at 21210 Pelican Sound Drive, which is right after the intersection of Pelican Sound Boulevard.

Mr. Adams will obtain a proposal to complete the repair with the Corkscrew Road sidewalk repair.

SEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

There being no report, the next item followed.

C. Manager

i. Approval of Unaudited Financial Statements as of May 31, 2015

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2015.

ii. NEXT MEETING DATE: July 28, 2015 at 1:00 P.M.

Mr. Adams reported that the meeting scheduled for July 28, 2015 at 1:00 p.m., will be cancelled due to lack of a quorum and the next scheduled meeting will be August 25, 2015 at 1:00 p.m., at this location. This will be the public hearing on the budget.

Ms. Crismond reported that she participated in a lake and dry retention pond tour on June 11, 2015. During the tour, Management witnessed the crew from Lake and Wetland Management, the District’s contractor, stealing littoral plants out of Tract 3. She took pictures and contacted the owner of the company, Mr. Stewart Fisher, who was shocked. Mr. Fisher contacted the District’s on-site foreman, Gonzalo, who informed Ms. Crismond that the littoral plants were moved by mistake. Ms. Crismond immediately demanded replanting of Tract 3 and informed Gonzalo that the next time this occurs, she will contact the Sheriff’s Department and have the crew arrested for theft.

Regarding lake maintenance, Ms. Crismond reported that, overall, the contractor was doing a good job maintaining the ponds, although, there was some plant damage to the H Lakes. She was unhappy with the aeration, which is outsourced, and noted a problem with the removal of the bulrush. Ms. Crismond will monitor the situation and report issues to the Board.

In response to Mr. Schultz' question, Ms. Crismond indicated that Tract 3 is by the river near the restroom structure.

Mr. Schoenheider asked if the contractor performing the lake bank work was installing sod. Ms. Crismond replied that the work was in progress. Mr. Schoenheider noted that the lake bank is starting to erode. Ms. Crismond reported that a small area, by Edgewater, eroded due to an irrigation break. Mr. Schoenheider referred to an area in Palmetto Dunes. Ms. Crismond indicated that the contractor raked the lake bank and cut the tube open; the next step is to install sod. In response to Mr. Mountford's question, Mr. Adams indicated that the contractor discovered that it was better to leave the unsightly black tubes in place until the sod was ready to be installed.

NINTH ORDER OF BUSINESS

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

Mr. Schultz requested that Mr. Krebs send him the road data information. Mr. Krebs will forward the data to Mr. Adams, to disseminate to the Board.

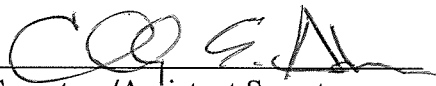
TENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Schoenheider and seconded by Mr. Gilman, with all in favor, the meeting adjourned at 2:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair