

RIVER RIDGE
COMMUNITY DEVELOPMENT
DISTRICT

REGULAR MEETING
AGENDA

September 22, 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

September 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, September 22, 2015 at 1:00 p.m.**, in the **Sound Room** at the **River Club Conference Center (Second Floor of Fitness Center), 4784 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: Traffic Calming
4. Consideration of Cost Estimate for Sidewalk Installation (*District Engineer to provide under separate cover*)
5. Approval of **August 25, 2015** Public Hearings and Regular Meeting Minutes
 - Action/Agenda Items
6. Other Business
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Approval of Unaudited Financial Statements as of August 31, 2015
 - ii. **NEXT MEETING DATE: October 27, 2015 at 1:00 P.M.**
8. Supervisors' Requests and Public Comments (*5 minutes per speaker*)
9. 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
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2015**

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

	Balance
ASSETS	
Cash	\$219,222
Total assets	\$219,222
 LIABILITIES AND FUND BALANCE	
Liabilities	
Accounts payable	\$ -
Total liabilities	-
 Fund balance	
Unassigned	219,222
Total fund balance	219,222
 Total liabilities and fund balance	 \$219,222

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 388,278	\$ 388,229	100%
Miscellaneous: Pelican Sound	-	-	500	0%
Interest & miscellaneous	9	209	750	28%
Total revenues	<u>9</u>	<u>388,487</u>	<u>389,479</u>	100%
EXPENDITURES				
Administrative				
Supervisors	1,076	10,334	10,918	95%
Management/accounting	4,200	46,200	50,400	92%
Audit	-	4,544	7,100	64%
Special assessment preparation	-	6,500	6,500	100%
Legal	819	24,233	10,000	242%
Engineering	3,651	20,843	10,000	208%
Telephone	34	367	400	92%
Postage	-	593	1,000	59%
Insurance	-	6,653	6,893	97%
Printing & binding	62	687	750	92%
Legal advertising	-	547	1,000	55%
Contingencies	666	2,443	2,500	98%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	170	500	34%
NPDES program	500	12,725	20,000	64%
Total administrative	<u>11,008</u>	<u>137,014</u>	<u>128,136</u>	107%
Field services				
Other contractual - field management				
Q & A	213	2,338	2,550	92%
Contingencies	-	-	1,500	0%
Other contractual	-	30,583	40,000	76%
Street lighting	271	2,716	2,300	118%
Plant replacement	-	-	2,500	0%
Street sweeping	-	-	10,000	0%
Roadway repairs	4,815	30,488	50,000	61%
Rentals & leases	-	551	-	N/A
Capital outlay-lake bank erosion repairs	-	147,624	195,000	76%
Aquascaping	-	-	25,000	0%
Total field services	<u>5,299</u>	<u>214,300</u>	<u>328,850</u>	65%

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

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
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	16,307	352,889	461,299	76%
Pelican Sound program (lake & wetland maintenance)				
Professional services				
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%
Field services				
Other contractual				
Field management	417	4,584	5,000	92%
Lake/wetland	4,660	52,731	69,000	76%
Contingencies	-	-	2,500	0%
Total field services	5,077	57,315	76,500	75%
Subtotal expenditures: Pelican Sound	5,077	60,091	85,000	71%
Total expenditures	21,384	412,980	546,299	76%
Net change in fund balances	(21,375)	(24,493)	(156,820)	
Fund balances - beginning				
Committed				
Pelican Sound program	51,394	21,397	27,362	
Unassigned	189,203	222,318	160,891	
Fund balances - ending				
Committed				
Pelican Sound program	46,317	46,317	27,362	
Unassigned	172,905	172,905	4,071	
Fund balances - ending	\$ 219,222	\$ 219,222	\$ 31,433	

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

3:27 PM

09/11/15

River Ridge Community Development District
Check Detail
AUGUST 2015

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	5124	08/03/2015	PHASE V OF SOUTHWEST FLORIDA, INC.	151.002 · Suntrust Operating Account		-607.22
Bill	20249	08/03/2015		519.491 · Contingencies	-607.22	607.22
TOTAL					-607.22	607.22
Bill Pmt -Check	5125	08/04/2015	F P L	151.002 · Suntrust Operating Account		-271.74
Bill	55697-04520...	08/04/2015		538.431 · Street Lighting	-271.74	271.74
TOTAL					-271.74	271.74
Bill Pmt -Check	5126	08/04/2015	HOLE, MONTES, INC.	151.002 · Suntrust Operating Account		-3,650.88
Bill	72170	08/04/2015		519.320 · Engineering	-611.55	611.55
Bill	72069	08/04/2015		519.320 · Engineering	-3,039.33	3,039.33
TOTAL					-3,650.88	3,650.88
Bill Pmt -Check	5127	08/04/2015	JOHNSON ENGINEERING, INC.	151.002 · Suntrust Operating Account		-500.00
Bill	20044471-01...	08/04/2015		538.300 · NPDES Program	-500.00	500.00
TOTAL					-500.00	500.00
Bill Pmt -Check	5128	08/04/2015	LAKE & WETLAND MANAGEMENT	151.002 · Suntrust Operating Account		-4,660.16
Bill	1747	08/04/2015		539.021 · Lake/Wetland	-4,660.16	4,660.16
TOTAL					-4,660.16	4,660.16
Bill Pmt -Check	5129	08/04/2015	LYKINS SIGNTEK, INC.	151.002 · Suntrust Operating Account		-75.00
Bill	84287	08/04/2015		538.465 · Roadway Repairs	-75.00	75.00
TOTAL					-75.00	75.00
Bill Pmt -Check	5130	08/04/2015	SOUTH FLORIDA EXCAVATION, INC.	151.002 · Suntrust Operating Account		-1,700.00
Bill	12024	08/04/2015		538.465 · Roadway Repairs	-1,700.00	1,700.00
TOTAL					-1,700.00	1,700.00
Bill Pmt -Check	5131	08/04/2015	SOUTHERN STRIPING SOLUTIONS, LLC.	151.002 · Suntrust Operating Account		-3,040.00
Bill	1474	08/04/2015		538.465 · Roadway Repairs	-3,040.00	3,040.00
TOTAL					-3,040.00	3,040.00

3:27 PM
09/11/15

River Ridge Community Development District
Check Detail
AUGUST 2015

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	5132	08/04/2015	WOODWARD, PIRES AND LOMBARDO. P.A.	151.002 · Suntrust Operating Account		-819.00
Bill	8606-000M 2...	08/04/2015		514.310 · Legal Fees	-819.00	819.00
TOTAL					-819.00	819.00
Bill Pmt -Check	5133	08/04/2015	WRATHELL, HUNT AND ASSOCIATES, LLC	151.002 · Suntrust Operating Account		-4,925.00
Bill	2006-8692	08/04/2015		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
Check	279	08/28/2015	JAMES E. GILMAN JR.	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	280	08/28/2015	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	08/28/2015	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	08/28/2015	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	08/28/2015	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

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

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Public Hearings and a Regular Meeting of the River Ridge Community Development District's Board of Supervisors were held on **Tuesday, August 25, 2015 at 1:00 p.m.**, in the **Sound Room** at the **River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard, Estero, Florida 33928.**

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Present at the meeting were:

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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

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Also present were:

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Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Jim Whitmore	PSGRC General Manager
Joyce Lenart	Pinehurst Board of Directors
Ken Pryor	Resident, Torrey Pines NVR
Anina Bachrach	Resident
Howard Levitan	Resident
Loretta Pasterski	Resident
Chuck Rhodes	Resident

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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Mr. Adams called the meeting to order at 1:04 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.

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

44 **SECOND ORDER OF BUSINESS**

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

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47 Mr. Ken Pryor, a resident and Torrey Pines NVR, indicated that he has lived in the
48 community for 15 years and was familiar with the drainage design of Island Sound Road. He
49 reported that the drainage pipes under Island Sound Road, along the power line easement to the
50 river, are clogged, due to silt and vegetation. Mr. Pryor noted that, according to Mr. Whitmore,
51 the pipes are the responsibility of the CDD.

52 Mr. Adams advised that Mr. Whitmore was on jury duty.

53 In response to a request from Mr. Schoenheider, Mr. Pryor pointed out the location of the
54 power line easement on a map and explained that water accumulates in the lake and flows across
55 the fairway, into the driving range lake, ending in a weir at the fifth tee in the Tract 12
56 conservation area. The weir controls the amount of water on the property for treatment but the
57 water was currently over the weir and flowing across the fairway, down the power line easement
58 and into the conservation area, which is overgrown and silted.

59 Mr. Adams reported that there is an open ditch and recalled that silt was removed from
60 the pipe, at some point.

61 Ms. Loretta Pasterski, a resident, reported a drainage issue in the street in front of 20844
62 Gleneagles Links Drive, causing a portion of the street to flood after a heavy rainfall.

63 Mr. Adams will ask the contractor to clean out the vegetation and silt from the Island
64 Sound Drive drainage pipe and examine the drainage pipes on Gleneagles Links Drive.

65 Mr. Schultz believed that Ms. Pasterski was referring to the lifted gutter by the oak tree in
66 front of the residence.

67 Mr. Krebs advised that the raised curb was holding water back, which will be addressed
68 by the contractor, who will remove the curb and install a tree barrier.

69
70 **THIRD ORDER OF BUSINESS** **Public Hearing to Hear Comments and**
71 **Objections on the Adoption of the**
72 **District’s Final Budget for Fiscal Year**
73 **2015/2016, Pursuant to Florida Law**
74

75 **A. Affidavit of Publication**

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

78 **B. Consideration of Resolution 2015-6, Relating to the Annual Appropriations and**
79 **Adopting the Budget for the Fiscal Year Beginning October 1, 2015, and Ending**
80 **September 30, 2016; Authorizing Budget Amendments; and Providing an Effective**
81 **Date**

82 Mr. Adams presented Resolution 2015-6 for the Board's consideration. He indicated that
83 the most recent proposed Fiscal Year 2016 budget, which corrected the dates at the top of the
84 header for the current year, was not included in the agenda package. Prior to the meeting, Mr.
85 Adams spoke with the Chair and the titles of each section will be revised.

86 Mr. Adams pointed out that the operation and maintenance (O&M) assessments are
87 increasing for Pelican Sound communities but decreasing for non-Pelican Sound communities.

88 Mr. Adams reviewed the following changes:

- 89 • "Capital outlay-Lake Bank Erosion Repairs" was reduced from \$195,000 to \$0,
90 due to completion of the lake bank erosion project. The Meadows received a
91 reduction because of their participation in the cost, as part of their storm water
92 management program.
- 93 • "Roadway resurfacing" was added with a budget of \$200,000 per year. The roads
94 will be resurfaced in phases, over four to five years, based on priority, as
95 determined by the District Engineer.
- 96 • "Capital outlay-reimbursement to PSGRC" was added with a budget of \$56,216,
97 representing one-third repayment by January 15, over the next three years, due to
98 expenses incurred by the Pelican Sound Golf & River Club (PSGRC), earlier this
99 year, to replace the pumps, motors and controls within the irrigation pump house.

100 Based on these changes, Mr. Adams reported a Fiscal Year 2016 assessment increase in
101 the Pelican Sound units from \$251.13 to \$393.89 and a decrease in the non-Pelican Sound units
102 from \$183.27 to \$129.90.

103 Mr. Schoenheider asked why Mr. Krebs recommended increasing "Roadway
104 resurfacing", as many residents felt there was no damage to the roads. Mr. Krebs indicated that
105 Pinehurst, Gleneagles and Torrey Pines are badly in need of road resurfacing; the roundabout
106 modifications would be included, if monies are available. Mr. Schoenheider inquired if the
107 existing roadway was being removed and repaved. Mr. Krebs indicated that the repair would be
108 similar to the Island Sound sanitary sewer repairs, where the damaged surface areas were milled
109 and replaced; however, in this case, entire neighborhoods would be milled to the base rock and
110 resurfaced with new asphalt.

111 In response to Mr. Schoenheider’s question, Mr. Krebs confirmed that curbs identified
112 for repair would be completed at the same time as the resurfacing. Mr. Mountford requested
113 that all sinkholes and curbs be repaired, prior to the resurfacing. Mr. Krebs concurred.

114 Mr. Gilman requested an explanation of the proposed work. Mr. Krebs reported that the
115 contractor will mill the first 1” to 1.5” of asphalt, down to the limerock base and, once exposed,
116 the contractor would repair any problems in the limerock base, such as settling or damage from
117 groundwater, and then resurface the roads with 1” to 1.5” of asphalt to bring the road back up to
118 its original grade. The new roads will have a 15 to 20-year lifespan.

119 Ms. Anina Bachrach, a resident, felt that the road was not dredged correctly in Island
120 Sound. Mr. Krebs advised that the repair of the curbing was expected to be included in the road
121 resurfacing because Island Sound was identified as one of the worst areas for curbs holding
122 water. Ms. Bachrach pointed out that this area should have been addressed during the first
123 repaving; she wanted assurance that it would be completed correctly this time. Mr. Krebs
124 reported that Island Sound had depressions in the road but was not aware that curbs were holding
125 water and, when Pinehurst, Gleneagles and Turnberry roads are repaired, the Island Sound curbs
126 would be repaired. Mr. Krebs pointed out that additional curbs would be repaired in the next
127 phase and, over five years, the plan is to resurface the entire community and repair any damaged
128 curbs; the worst ones will be repaired first.

129 Mr. Chuck Rhodes, a resident, indicated that he lives in Palmetto Dunes and served on
130 the Pelican Sound Board. Mr. Rhodes asked if the District can reserve funds for the roads
131 instead of issuing a special assessment. Mr. Schoenheider recalled that the Board decided,
132 several years ago, not to reserve for roads. Mr. Mountford felt that the cost to resurface the roads
133 was modest. Mr. Rhodes estimated a 57% increase in assessments. Mr. Mountford stated that
134 the Board was able to budget year-to-year and keep assessments level. Mr. Rhodes suggested
135 that the Board building a reserve, as the roads are the District’s biggest asset.

136 Mr. Adams advised that the District was not required, by statute to reserve, unlike the
137 Association but, if the Board chose to reserve, the money would be collected from residents who
138 potentially would not benefit from the replacement program in future years. He pointed out that,
139 with the current road resurfacing, all construction is completed, so the roads should last a long
140 time and current owners would benefit. Mr. Adams believed that, if it was a large enough
141 number and there was a need to resurface all roads at once, the District could secure financing

142 and spread the cost over five years by assessing current owners; by phasing the work over five
143 years, the District would not incur the cost of borrowing the money.

144 Mr. Howard Levitan, a resident, asked if the costs would increase by not bidding the
145 entire project at one time. Mr. Adams explained that this depends on the price of asphalt, which
146 is based heavily on the oil price, at the time that the project is let. Several years ago, prices were
147 higher because oil prices were high but, today, oil prices are relatively low. Mr. Adams advised
148 that the purpose was to avoid borrowing money, recognizing that not all roads must be
149 resurfaced at this time and the project is incumbent upon an annual review of the roadway
150 system by the District Engineer. The side, or priority, roads will be resurfaced first, with the
151 remaining roads completed in phases; the collector roads, such as the main Boulevard and
152 Drives, would be resurfaced last. Mr. Adams noted no further resurfacing for at least 15 years
153 following completion.

154 In response to Mr. Levitan's question, Mr. Adams indicated that the District Engineer
155 reviewed all roads and identified the priority roads for the first year, which are the roads in the
156 worst condition that have structural and sub-grade issues, such as the Pinehurst roads; this made
157 sense since Pinehurst was the first community constructed in Pelican Sound. Mr. Levitan asked
158 when resurfacing will occur. Mr. Adams replied after Easter and prior to the rainy season, when
159 the majority of residents leave, so there is less traffic and inconvenience.

160 Mr. Gilman recalled that Pinehurst and Gleneagles would be completed first. Mr. Adams
161 concurred, as Pinehurst and Gleneagles roads received a poor to fair rating. Mr. Krebs reiterated
162 that Pinehurst, Gleneagles and Torrey Pines roads would be completed first, followed by
163 Turnberry, The Masters and Palmetto Dunes roads. Mr. Mountford pointed out that Pinehurst
164 Drive is the worst road in Pelican Sound, as there are broken chunks of asphalt; however, most
165 of the main roads are holding up remarkably well.

166 Ms. Pasterski commented that it was difficult to obtain budget feedback from residents,
167 as most were up north. Mr. Adams noted that the budget cycle is to provide a proposed budget
168 to the Board by June 15; the Board was required to adopt the budget no earlier than 60 days from
169 the draft budget presentation and staff must transmit the adopted budget to the tax collector no
170 later than September 15, to place assessments on the property tax bill. The new budget
171 commences on October 1. He reported that, due to the assessment increase, notices were sent to
172 every property owner and any written comments would have been included in this agenda
173 package. No written comments were provided but several phone inquiries were made regarding

174 the amount of the assessment and purpose. Mr. Adams believed that the written notice did a
175 respectable job of explaining the Board’s primary reason for the proposed increase and, based on
176 the comments received, the majority of residents were supportive.

177 Mr. Pryor announced that the PSGRC 2016 budget would be published in six days and he
178 did not expect any changes.

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

180 There were no public comments.

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

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183 **On MOTION by Mr. Schoenheider and seconded by Mr.**
184 **Gilman, with all in favor, Resolution 2015-6, Relating to the**
185 **Annual Appropriations and Adopting the Budget for the Fiscal**
186 **Year Beginning October 1, 2015, and Ending September 30,**
187 **2016; Authorizing Budget Amendments; and Providing an**
188 **Effective Date, was adopted.**

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191 **FOURTH ORDER OF BUSINESS**

Public Hearing to Hear Comments and
Objections on the Imposition of Special
Assessments to Fund the Budget for
Fiscal Year 2015/2016, Pursuant to
Florida Law

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197 **A. Mailed Notice to Property Owners**

198 This item was provided for informational purposes.

199 **B. Consideration of Resolution 2015-7, Imposing Special Assessments and Certifying**
200 **an Assessment Roll; Providing a Severability Clause; and Providing an Effective**
201 **Date**

202 Mr. Adams presented Resolution 2015-7 for the Board’s consideration. He explained
203 that this resolution considers the adopted Fiscal Year 2016 budget and the assessment levels
204 within the budget, directs Staff to finalize the lien roll and submit the lien roll to the tax collector
205 for collection of on-roll assessments.

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

207 Mr. Rhodes asked if assessments can be included in the truth in millage (TRIM) notices.
208 Mr. Adams indicated that to the extent there is an assessment increase, the District was required,
209 by law, to notice the property owners. Most counties allow utilization of the TRIM process but

210 Lee County does not, primarily, because Lee County has more CDDs than any other county in
211 the state.

212 Mr. Pires advised that the assessment was separate from the TRIM process because these
213 are O&M assessments, which are non-ad valorem special assessments.

214 In response to Ms. Pasterski’s question, Mr. Adams explained that TRIM notices are
215 mailed by the county regarding the upcoming property tax bill.

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

217

On MOTION by Mr. Mountford and seconded by Mr. Schoenheider, with all in favor, Resolution 2015-7, Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2015-8, Adopting the Annual Meeting Schedule for Fiscal Year 2015/2016

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Mr. Adams presented Resolution 2015-8 for the Board’s consideration. He reported that the meeting schedule follows the same schedule as prior years, which is the fourth Tuesday of each month, at 1:00 p.m., at this location. Mr. Adams noted that the December meeting was moved up a week, due to Christmas.

233

On MOTION by Mr. Mountford and seconded by Mr. Gilman, with all in favor, Resolution 2015-8, Adopting the Annual Meeting Schedule for Fiscal Year 2015/2016 and authorizing Staff to advertise, accordingly, was adopted.

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SIXTH ORDER OF BUSINESS

Continued Discussion: Traffic Calming

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Mr. Adams reported that the permanent speed hump was installed; it is well marked in bright yellow paint. He noted that the raised pavement markers (RPMs) were installed on curbs and some straightaways.

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Mr. Adams indicated that the radar sign was moved to different locations. He pointed out that, even with a black face, the radar sign was still recording; this is a test to see if people drive

247 faster when the speed is not blinking at the driver. Mr. Adams anticipated that Mr. Whitmore
248 would provide data at the next meeting.

249 In response to Mr. Mountford’s question, Mr. Adams indicated that RPMs were supposed
250 to be replaced on Corkscrew Road, from the gate to U.S. 41 but the contractor had scheduling
251 conflicts. He will remind the contractor, as the plan was to complete this work by the end of this
252 month. Mr. Adams reported that new striping would be installed. The arrows and stop bars at
253 U.S. 41 will be in thermoplastic. Mr. Mountford requested RPMs on parts of main roads,
254 through Pelican Sound, especially on Pelican Sound Boulevard, along the curb past the islands,
255 after the main gate. Mr. Adams thought that the RPMs were installed and will complete a full
256 inventory when the contractor is on site.

257 Mr. Levitan reported that The Village of Estero will not develop their road until Fiscal
258 Year 2017. He noted that the county was taking the position that they do not maintain the road,
259 so it is a local road.

260 Mr. Pires advised that Mr. Adams provided a letter to the Lee County Transportation
261 Department, for the Chair’s execution, indicating that the District was proceeding with removal
262 and replacement of RPMs and restriping outside of the gatehouse on Corkscrew Road, between
263 the gatehouse and U.S. 41, without a permit, as a contribution, and not accepting ownership or
264 ongoing maintenance responsibility.

265 Mr. Rhodes questioned the ownership of this portion of Corkscrew Road, as there was a
266 traffic congestion problem in front of the gate. He recalled that the developer installed the
267 sidewalk but it only reaches the State Park. Mr. Rhodes suggested extending the right turn lane
268 to alleviate traffic issues, versus striping. Mr. Mountford recalled that Mr. Whitmore was
269 researching this matter, from a cost standpoint, to widen the entrance.

270 Mr. Pires advised that, several meetings ago, he presented a memorandum regarding the
271 ownership issue, stating his opinion that Lee County owns the roadway segment of Corkscrew
272 Road from the U.S. 41 right-of-way (ROW) to the District property, before the gatehouse on the
273 Corkscrew Road Extension, which Lee County disagreed with. Furthermore, Mr. Pires reported
274 that the turn lanes at the intersection of U.S. 41 and Corkscrew Road Extension are in the U.S. 41
275 state ROW and any expansion would require state approval.

276 Mr. Levitan indicated that Lee County advised that the road is not laid out correctly, as
277 the plans shows a straight road before the guardhouse, rather than curving north. He believed
278 that WCI built the road incorrectly. Mr. Rhodes asked if the county inspected the road prior to

279 issuing the permit. Mr. Levitan stated that the county does not want to discuss the road. Mr.
280 Pires agreed. Mr. Pryor pointed out that WCI failed to install sidewalks on Estero Parkway,
281 which were required by the permit. Mr. Levitan recommended waiting until ownership of the
282 road was established, so these issues could be worked out. Ms. Bachrach suggested that Staff
283 speak with the city about extending the sidewalk from the State Park to U.S. 41. Mr. Levitan
284 agreed, as well as resolving the problem at the gatehouse.

285 Mr. Schoenheider reported that the stop bar at the end of Torrey Pines was not repainted.

286 Mr. Schultz asked if the Corkscrew Road sidewalk was repaired. Mr. Adams replied
287 affirmatively.

288 In response to Mr. Schultz' question, Mr. Adams indicated that he had not received
289 feedback regarding the Corkscrew Circle permanent speed hump. Ms. Bachrach noted that
290 Island Sound residents love it. Mr. Adams commented that the speed hump was less aggressive
291 than the temporary speed hump previously utilized. Mr. Mountford heard that residents love it
292 because it is not temporary or severe.

294 **SEVENTH ORDER OF BUSINESS**

**Presentation of Annual Quality
Assurance Audit: Dry Detention**

297 **A. Memorandum**

298 Ms. Crismond reviewed the memorandum regarding the yearly review of the dry
299 detention area, which Staff conducted on August 3, 2015. She indicated that areas of invasive
300 weeds and an area of Bulrush were documented and the contractor was notified. Ms. Crismond
301 will search for areas of Thalia, in the next review, as requested by Mr. Mountford.

302 Ms. Crismond recommended no further plantings in the dry detention area.

303 In response to a resident's question, Ms. Crismond indicated that the Bulrush will be
304 treated and removed. The resident recalled a Lee County requirement to not remove Bulrush.
305 Mr. Adams reported enough population and diversity with other plantings. Mr. Krebs clarified
306 that these are supplemental plants.

307 Mr. Pryor pointed out that, across the fairway, along Torrey Pines, there are invasive
308 weeds growing into the turf and landscaped areas behind homes and asked if this was Bulrush.
309 Mr. Crismond replied that Bulrush is a 6' tall straight reed. Mr. Adams wondered if it was
310 Spikerush. Mr. Pryor indicated that Greenscapes and the PSGRC told him that they are unable to
311 control the invasive weeds and it must be controlled at the edge of the dry detention area. Ms.

312 Crismond noted that, if invasive weeds are growing into residents’ lawns, the owner has the right
313 to remove the weeds but, weeds growing within the dry detention must remain.

314 Mr. Adams will tour this area with Mr. Pryor to determine the type of invasive weed.

315 **B. Photos**

316 Ms. Crismond presented photos of the dry detention area.

317 Mr. Mountford referred to a photo of Thalia on the River 6 Tee. Ms. Crismond noted that
318 there was no Thalia but a Leather Fern and some Torpedo grass.

319

320 **EIGHTH ORDER OF BUSINESS**

Presentation of Annual Quality Assurance Audit: Lake Maintenance

321

322

323 **A. Memorandum**

324 Ms. Crismond reviewed the memorandum regarding the yearly on-site audit review of the
325 District-owned lakes, which Staff conducted on August 3, 2015. She noted that Staff was unable
326 to review Lake H2-A because the golf course was closed; this lake will be reviewed during the
327 follow-up tour. All of the lake bank erosion areas receiving littoral plantings were listed in the
328 memorandum, which included Golden and Orange Canna Lily; however, the Orange Canna Lily
329 is not available until next year.

330 Mr. Mountford noted erosion in several areas where the lake bank was repaired. Ms.
331 Crismond reported that an erosion repair was completed at Lake E1-E in Edgewater IV,
332 according to the first page of the memorandum but the HOA has no intention of installing
333 gutters, as recommended by Staff. The District paid for the initial repair and the HOA will be
334 responsible for future repairs.

335 *****Mr. Whitmore arrived at approximately 2:04 p.m.*****

336 Mr. Mountford referred to Page 2, and questioned Mr. Whitmore about erosion concerns
337 on Lake E1-A. Mr. Whitmore advised that this lake is a major problem because the golf course
338 drains down the cart path and directly into Lake E1-A; installing riprap may solve the problem.
339 Mr. Adams suggested installing curb to direct the water into a box. Mr. Whitmore identified
340 three boxes along the sidewalk but noted that the water does not reach the boxes and a deflector
341 may be necessary to push the water out into the fairway. Mr. Whitmore acknowledged that the
342 onus was on the golf course to make the repairs.

343 In response to Mr. Mountford’s question, Ms. Crismond reported that the contractor
344 wanted to wait for the water level to drop slightly before installing littoral plantings around the

345 lakes. Mr. Adams estimated October. Mr. Mountford referred to Page 3, and read the following
346 paragraph:

347 *“It is the opinion of Management, that at the time of this Audit, these lakes*
348 *are in compliance with the SFWMD, with the exception of those lakes requiring*
349 *lake bank restoration. The District has budgeted for these repairs.”*

350 Ms. Crismond will remove this paragraph, as all lakes were in compliance.

351 **B. Evaluation Sheets/Photos**

352 This report was provided for informational purposes.

353 **C. Detailed Specifications**

354 This report was provided for informational purposes.

355

356 **NINTH ORDER OF BUSINESS**

Approval of June 23, 2015 Regular Meeting Minutes

357

358

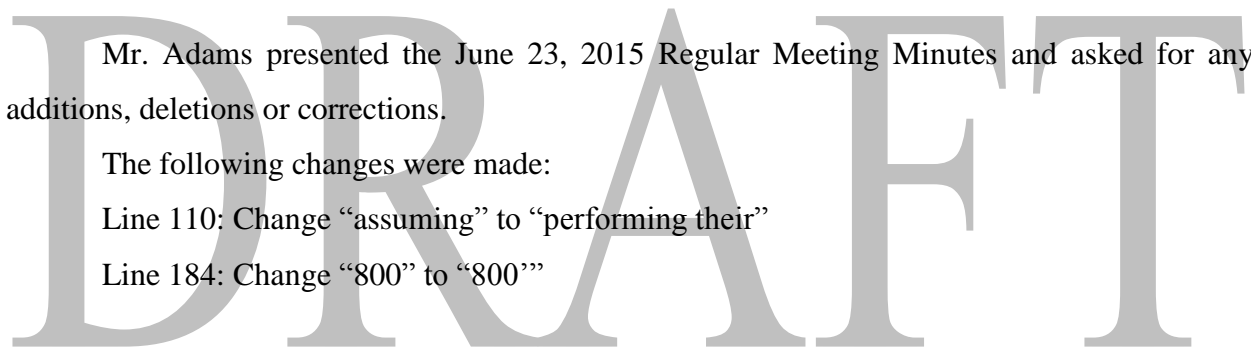
359 Mr. Adams presented the June 23, 2015 Regular Meeting Minutes and asked for any
360 additions, deletions or corrections.

361 The following changes were made:

362 Line 110: Change “assuming” to “performing their”

363 Line 184: Change “800” to “800”

364



On MOTION by Mr. Schoenheider and seconded by Mr. Gilman, with all in favor, the June 23, 2015 Regular Meeting Minutes, as amended, were approved.

365

366

367

368

369

370 • **Action/Agenda Items**

371 Mr. Adams presented the Action/Agenda Items.

372 Items 1, 2, 3, 7 and 9 were continued.

373 Items 4, 5, 6, 8 and 10 were completed.

374 Regarding Item 3, Mr. Whitmore recalled that the Estero Fire Department replaced the
375 worn blue reflectors along Pelican Sound Drive and Pelican Sound Boulevard but he will verify
376 this with maintenance staff.

377 Regarding Item 4, Mr. Adams will provide the letter to Lee County to the Chair for
378 execution.

379 Regarding Item 5, Mr. Adams reported that Mr. Krebs will report on the curbs during his
380 report.

381 Regarding Item 6, Mr. Krebs reported that, after the last meeting, he and Mr. Mountford
382 toured The Masters to address Mr. Mountford’s concerns. After the last rain, Mr. Krebs drove
383 Pinehurst to observe the potholes but felt that the areas delineated in the report were the critical
384 areas.

385 Regarding Item 8, Mr. Adams advised that agreements for the line of credit with Iberia
386 Bank, for the other CDD, are being executed tomorrow; he will provide draft financing
387 documents for the River Ridge CDD in the next agenda package.

388 Regarding Item 9, Mr. Adams stated that the Pinehurst and Gleneagles landscaping plans
389 will be provided to Mr. Schultz upon his return.

390 Regarding Item 10, Mr. Krebs provided a revised “To-Do” list to Mr. Mountford.

391 Mr. Schultz recalled that the following items were ongoing at the June meeting but never
392 resolved:

- 393 1. *Administrative Staff will revise Section 3 of Resolution 2015-5 to include the*
- 394 *transmittal of the budget to The Village of Estero.*

395 Mr. Adams confirmed that Resolution 2015-5 was revised and the budget was transmitted
396 to The Village of Estero.

- 397 2. *Mr. Krebs will take a picture of the speed limit sign in Island Sound, which was*
- 398 *incorrectly placed directly behind the stop sign and provide to Ms. Crismond to*
- 399 *forward to Lykins Signtek, Inc. (Lykins).*

400 Ms. Crismond confirmed that this item was completed.

- 401 3. *Sidewalk replacement required at 21730 Unit 101/201 Oak Run.*

402 Mr. Adams confirmed that this item was completed.

403

404 **TENTH ORDER OF BUSINESS**

Other Business

405

406 Mr. Krebs reported that, as he entered the community today, he noticed county staff
407 installing reflectors and striping on Corkscrew Road.

408 Mr. Krebs requested a drainage map for Island Sound. Mr. Adams will provide the map
409 but noted that Mr. Mike Radford, of MRI, will examine the pipes running under the road.

410 Mr. Krebs indicated that metal grates are getting loose and making noise along eight or
411 nine areas where the cart path crosses the road. He will look into concrete bridges that Country

412 Creek uses, which provide a smoother crossing from the cart path to the road. Mr. Adams
413 suggested finding other options, as concrete impedes drainage. Mr. Whitmore suggested
414 widening the valley gutter to 3' or 4', at these locations.

415 Mr. Pryor noted that the worst situation was in Phase 1, from Pinehurst Court to Pelican
416 Sound Boulevard.

417

418 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

419

420 **A. Attorney**

421 There being no report, the next item followed.

422 **B. Engineer**

423 Mr. Adams reported that Mr. Krebs provided a memorandum regarding the curb repairs
424 and replacements. Mr. Schultz and Ms. Haase received the memorandum by email.

425 Mr. Krebs explained that the curbs in the worst condition were listed by address. In total,
426 he reported replacement of 462 linear feet of 2' valley gutters and 186 linear feet of 3' valley
427 gutters.

428 In response to Mr. Gilman's question, Mr. Krebs estimated a total cost of \$11,000, based
429 on a current project under construction, not including mobilization or root barrier costs; this
430 equates to \$7 per linear foot for the 2' valley gutters and \$10 per linear foot for the 3' valley
431 gutters. Mr. Krebs noted that, if a grade is damaged, there will be an additional cost to set the
432 grade; one possible location is in The Masters.

433 Mr. Mountford believed that there were more curb repairs. Mr. Krebs clarified that these
434 were the worst curbs that were raised, broken and affected by trees. Mr. Krebs will inspect the
435 marked curbs that were not listed and revise the list, if necessary.

436 Mr. Krebs advised that the curbs listed in the memorandum will be marked with red paint
437 prior to contractors arriving on site to bid the road resurfacing. The curbs will be repaired during
438 the road resurfacing for that particular area. Ms. Crismond noted that this made sense.

439 Mr. Schoenheider expressed concern about golf course equipment impeding the road
440 resurfacing. Mr. Whitmore stated that all of the heavy equipment will be removed by July, 2016.
441 Mr. Krebs asked if any of equipment will cross neighborhood roads. Mr. Whitmore pointed out
442 one access point in Pinehurst. Mr. Adams advised that the window to complete the road
443 resurfacing is April and May. Mr. Whitmore indicated that all heavy equipment will be moved,
444 once the grass is sliced and, if the River course is completed first, the contractor will be off the

445 site at the end of May. Mr. Adams verified that it will be tight but it should work. Mr. Adams
446 will coordinate the road resurfacing schedule with the golf course closer to the start date.

447 Ms. Bachrach referred to “Sheet No. 4 of 8” and pointed out that the curb to the south, in
448 front of the dumpster, was not highlighted. Mr. Whitmore agreed that it should be addressed, as
449 this area has held water since the beginning of summer. Mr. Krebs confirmed that the curb
450 replacement will extend past the dumpster pad. Mr. Adams suggested additional considerations
451 to take into account the weight of garbage trucks accessing the dumpster. Mr. Krebs will
452 consider a thicker curb and re-compacting the limerock for further stabilization; he will discuss
453 this with the contractor. Ms. Bachrach stated that Island Sound requested no garbage trucks
454 from May 1 until October.

455 Mr. Schultz asked if the plan is to complete the repairs on the list during the first year of
456 the road resurfacing. Mr. Adams replied affirmatively.

457 Mr. Krebs spoke to Ms. Mary Gibbs, of The Village of Estero, regarding the application
458 for the District’s roundabout modifications and sidewalk installation for the Corkscrew Road
459 entrance. Ms. Gibbs was told that the application was still being reviewed and approved by Lee
460 County Development Services; there was a request by The Village of Estero Council to have all
461 applications brought before the Council, prior to review and approval by the county. Mr. Krebs
462 provided the original plans and sidewalk modifications to Ms. Gibbs and it was her opinion that
463 these improvements were integral to the community, this was a minor change from the original
464 approval for the roundabout modification and an additional sidewalk should not have to be
465 provided to The Village of Estero Council for approval. Ms. Gibbs pointed out that this decision
466 may be reversed, if The Village of Estero Council asks to review everything. She hoped to
467 convince the Council that simple projects, like the addition of a sidewalk on a previously
468 approved permit, was not worthy of the Council’s time. Mr. Pires concurred, based on his
469 communications with The Village of Estero.

470 Mr. Schultz asked about the current plan for the sidewalk installation. Mr. Krebs
471 indicated that he provided the plans to a contractor he worked with in the past to obtain a quote,
472 and anticipated providing a cost estimate to Mr. Adams for inclusion in the next agenda package.

473 **C. Manager**

474 **i. Approval of Unaudited Financial Statements as of July 31, 2015**

475 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2015. He
476 reported that 100% of assessment revenues were collected and total expenditures were 72% of
477 budget, through July.

478 On Page 1 of the check register, Mr. Schoenheider questioned a bill payment for
479 Fiddler’s Creek. Mr. Adams explained that he manages Fiddler’s Creek, which meets the fourth
480 Wednesday of every month and, typically, meeting files for clients that meet close to one another
481 are placed in one box, to obtain a better postage rate, and the cost is shared between all Districts
482 included.

483 Mr. Schoenheider inquired about what services Lykins and The Brickman Group Ltd,
484 LLC (Brickman) provided. Mr. Adams explained that Lykins provided the decorative signage
485 and were involved in relocation of the speed limit sign. Brickman provides landscape services
486 on the entire ROW, from U.S. 41 to the gate on Pelican Sound Drive.

487 **ii. NEXT MEETING DATE: September 22, 2015 at 1:00 P.M.**

488 Mr. Adams indicated that the next meeting will be held on September 22, 2015 at 1:00
489 p.m., at this location.

490 Mr. Schultz and Mr. Gilman will not be present.

491
492 **TWELFTH ORDER OF BUSINESS**

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

493
494
495 There being no Supervisors’ request and public comments, the next item followed.

496
497 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

498
499 There being nothing further to discuss, the meeting adjourned.

500
501 **On MOTION by Mr. Schoenheider and seconded by Mr.**
502 **Gilman, with all in favor, the meeting adjourned at 2:35 p.m.**

503
504
505 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT