

**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, December 15, 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.**

Present at the meeting were:

Terry Mountford	Chair
Bob Schultz	Vice Chair
George (Tom) Schoenheider	Assistant Secretary
Judy Haase	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
Jim Whitmore	PSGRC Assistant General Manager
Dan Howell	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m., and noted, for the record, that all Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Mr. Dan Howell, a resident, stated that he has been in the asphalt, paving and land development business for 35 years and wanted to speak about the proposal to resurface the asphalt roads. He distributed information and spoke of different options and costs for this project. He explained the life cycle of asphalt and reason that this may not be the best solution, due to fading, climate, and ultraviolet factors, which cause deterioration; also, stones may peel

off the surface. Asphalt starts out black but, after a year or two, it starts to turn gray because it dries out. Since these issues can occur, repaving would be necessary. Mr. Howell inspected the roads and found them to be sound. Some sinking, minor cracking and water damage, will require attention but is minimal; less than 1% of the total project. The surface texture is very sound. There are alternative solutions to the paving, such as microsurfacing, which is used on state highways, is approximately 3/8" thick, dries in two hours and extends the life of the pavement by seven to ten years, or longer, depending on the traffic conditions and weather. The cost is \$3.60 per square yard. The job would require 87,500 square yards, for a total cost of \$315,000 to pave all of the roads, at once. Another option is emulsion rejuvenation at \$1.10 to \$1.50 per square yard. This process consists of the asphalt penetrating the surface 1/8" to 1/4" deep, to extend the life of the road. It lasts three to five years and cost \$110,000. The last process Mr. Howell suggested was milling the asphalt at a cost of \$10 to \$16 per square yard. Instead of tearing up the asphalt, milling can be performed along the curbs and then paved over to increase the thickness; the cost would be \$1 million.

Mr. Mountford asked about microsurfacing and if the price includes the cost for all roads. Mr. Howell replied affirmatively but there would be additional costs for reflectors, patching and crack filling, for an additional \$50,000. Mr. Mountford asked Mr. Krebs the total amount of the estimate his contractors provided. Mr. Krebs reported approximately \$800,000, over four to five years. This would include the Dunes, where severe cracking must be repaired and potholes must be repaired and covered. Pinehurst would be milled out. Mr. Mountford stated that main roads are in decent shape. Mr. Krebs advised of gravelling in the cul-de-sacs and turns, due to trash trucks making hard turns and causing the areas to tear. Mr. Howell explained that microsurfacing would solve the problem. Mr. Howell asked if the entire road would be milled. Mr. Krebs reported that 3/4" pavement is milled off the existing roads. In some cases, roads would be stripped down to the lime rock and resurfaced. Mr. Howell stated that, since there is only minor cracking, it seems like an extreme expense to tear it down and start over when minor patching can be performed. Mr. Adams reiterated that Mr. Howell quoted, including sub-grade repairs, \$365,000, with seven to ten years of life expectancy. Mr. Howell's contractors would be willing to look at the project. Mr. Mountford commented that this is an extremely complex situation and a major expense, therefore, would like the Board to further study the information. This subject will be discussed at the next meeting.

THIRD ORDER OF BUSINESS

Continued Discussion: Traffic Calming

Mr. Adams spoke with Mr. Mike Weaver, the owner of Southern Striping Solutions, and Mr. Weaver completion of the following by this Friday: stripe the Torrey Pines stop bar, extend the raised pavement markers (RPMs) from Pelican Sound Drive to the median in front of the Masters and install white RPMs across the stop bar from entering into Island Sound. Mr. Adams is having difficulty downloading reports from the radar sign and is waiting for the proper computer software. Reports will be provided at the January meeting.

FOURTH ORDER OF BUSINESS

Consideration of Traffic Signal Installation at US 41/Pelican Sound Drive

Mr. Adams asked Mr. Gilman to discuss concerns regarding traffic signal installation at US 41/Pelican Sound Drive. Mr. Gilman spoke with the president of the Meadows Association, Mr. Mike Danza, about the danger at this cross section and the potential for fatalities. Mr. Danza asked Mr. Gilman to obtain suggestions from the CDD. Mr. Mountford asked if anything can be done about this situation. Mr. Krebs will contact the traffic engineers to obtain a proposal for a scheduled traffic count. This is completed by a warrant analysis to determine the amount of traffic entering and exiting that area. If the analysis meets certain turning warrants, the analysis will be presented to the Department of Transportation, (DOT), advising that the particular warrants were met and requesting approval to install a light at this intersection. If approved, the intersection must be re-designed with a signal pole, directional, or a turning lane, depending on health and safety issues. The DOT will determine what is needed. Mr. Mountford asked about the cost for the warrant study. Mr. Krebs estimated approximately \$5,000. Mr. Krebs stated that the District can notify the DOT that most residents use the Corkscrew Road gate because there is a light there but it becomes very congested and backed up. There is also an entrance and exit at Williams Road but it is a right turn only lane. It is very difficult to travel in the opposite direction because it is impossible to make a “U” turn without traveling to the intersection. Mr. Krebs stated that could be relieved traffic at Corkscrew Road if this light was placed at the US 41 exit. Mr. Krebs reported that the State grants approval for the signal installation but Lee County is responsible for the maintenance agreement. Staff will provide an update.

FIFTH ORDER OF BUSINESS

Approval of November 17, 2015 Regular Meeting Minutes

Mr. Adams presented the November 17, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following edits were made:

Line 53: Change “Mrs. Knoble” to “Ms. Haase”

Lines 172 and 173: Delete “Mr. Krebs pointed out that the curb repairs are from Island Sound to The Masters and Pinehurst”

Line 179: Change “will” to “with”

On MOTION by Mr. Schoenheider and seconded by Ms. Haase, with all in favor, the November 17, 2015 Regular Meeting Minutes, as amended, were approved.

- **Action/Agenda Items**

Mr. Adams presented the Action/Agenda Items.

Item 4, as previously stated by Mr. Adams will be completed by Friday.

Items 7 and 8 were completed.

Items 6, 9, 10, and 11 were continued.

Regarding Item 7, Mr. Adams advised that a follow-up proposal from Collier Concrete was not obtained. Bonness, Inc. (Bonness) confirmed that the ADA mats were included in their proposal. Mr. Krebs forwarded the contract to the contractor and expected to receive it, executed, with the Certificate of Insurance and W-9 form. Bonness will begin the work in January.

Regarding Item 8, Mr. Adams is trying to obtain a confirmation from Iberia Bank for extending lines of credit. No other banks interested. A Board Member asked the cost for a line of credit. Mr. Adams noted that the bank quoted ¼ of a point \$500,000, which is \$1,250 per year but Mr. Adams is trying to get that waived. The attorney’s costs were originally anticipated at \$9,500; Mr. Adams is requesting a reduction on the second one since the template was already built.

With regard to Item 10, Mr. Adams will obtain a draft of the January minutes, prior to the meeting, for the Board to finalize and do mailbox stuffers in February.

With regard to Item 11, Ms. Crismond spoke of installation of plants by the lakes. The work is not completed yet but will be, this week. Ms. Crismond stated that the cost will be a few thousand dollars but did not have an exact figure. The contract was executed. Mr. Mountford would have liked an estimate and felt there should have been more discussion about this project. Mr. Mountford asked how low the Bacopa plant is. Ms. Crismond explained that it is about 6” tall and will not be visible outside of the water. Residents were concerned that the height of the plant would obstruct the view of the lake. Ms. Crismond was not sure of the exact cost and reiterated it would be a few thousand dollars. Mr. Mountford noted that there are no Canna Lilies on the lake now. Mr. Adams advised that the Canna Lilies were installed after the lake bank erosion repair performed last spring and are new plants. The Board agreed to proceed with the project. There was continued discussion about the plants around the lakes.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Whitmore met with Mr. Knoble, a resident, last week, concerning gaps by the Masters between the lakes and the property lines. Mr. Whitmore stated that these areas are not a continuation of the property, they are small pockets. In section 5-3, in the declaration, Mr. Whitmore found the statement “The owners fronting on the water’s edge or upon Green Belt buffer, fronting the waters of any lake or any other body of water shall maintain all landscaping and irrigating between the lot boundary and the water’s edge at their own expense”. Mr. Mountford reiterated that, even though it is the club’s property, the owner is responsible all the way to the water’s edge. Mr. Mountford asked if the owner must obtain club permission to work on it. Mr. Whitmore explained that the owner must provide notification to the club, for review. Mr. Whitmore stated that, in Mr. Knoble’s case, one tree is 10’ to 12’ from the water’s edge. Ms. Haase advised that, due to the water level dropping, you can see the space and how far out the land extended. Mr. Mountford noted that this is a receding shoreline and not the way it was when originally surveyed. Mr. Adams clarified that the concern is in compliance with the permit and that area is in compliance.

Mr. Whitmore had concerns about how many lots would be worked on; he cannot choose who to help. Mr. Adams added the CDD cannot restore private property. The edges can be

repaired, if the area is out of compliance with the drainage permit, which is what was done. In this particular case, the District is not out of compliance with the drainage permit, and cannot restore private property. There was a question about a maintenance easement. Mr. Krebs stated that there is a 20' lake maintenance easement. Mr. Krebs did not feel that there is an immediate concern with erosion but the properties on the lakes should be addressed no later than March. This item will be discussed at the next meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pires discussed the Master's easement lines, along with the extent of the easement, there appears to be two access easements. Mr. Adams asked him to discuss this with Mr. Krebs and to have Mr. Krebs view the stakes and take pictures. Ms. Crismond asked if the District has a work order for Canna Lilly and Blue Flag. This area has not been planted in a few years. Mr. Adams can contact the contractor.

B. Engineer

An e-mail was sent to the Board regarding the design of the golf cart ramp, from the street to the path in Country Creek, which may have been installed over the existing curb. A Board member asked Mr. Krebs to inspect it and give a recommendation. Mr. Krebs explained that it is a raised curb and not a valley gutter curb. Previously, there was a suggestion to install a 2' valley gutter and narrow it to 2" where the water would have to funnel through. During storms, water would either stack up north or move into the road; traffic will drive on the road and would have a detrimental effect on the pavement. Mr. Krebs did not recommend this option. Another option is an open grate with a steel plate that would cross the ramp. Ms. Haase asked about the area in front of the dumpster. Mr. Krebs indicated that there is a high point in the dumpster that is holding water back. Mr. Krebs will research other solutions.

C. Manager

i. Approval of Unaudited Financial Statements as of November 30, 2015

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2015. Assessments started to accrue. There were no red flags for expenses, the Fiscal Year had just commenced. A Board Member wanted to know what \$128,000 of the \$242,000 fund balance represented and asked if that is excess funds. Mr. Adams responded affirmatively.

ii. **NEXT MEETING DATE: January 26, 2016 at 1:00 P.M.**

Mr. Adams indicated that the next meeting will be held on January 26, 2016 at 1:00 p.m., at this location.

EIGHTH ORDER OF BUSINESS

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

Ms. Crismond advised that Florida Power & Light (FP&L) requires a 3' area around the boxes at the entry, for access. Mr. Mountford asked to place plants around the area. Ms. Crismond advised that FP&L can remove plants, at any time, if access is required. Mr. Mountford asked that shrubbery be installed, anyway. Ms. Crismond will take care of it.

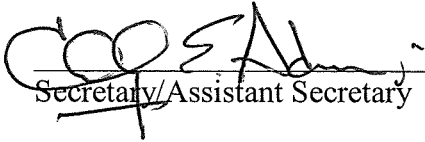
NINTH ORDER OF BUSINESS

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 2:22 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair