

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

**REGULAR MEETING**  
**AGENDA**

**November 15, 2016**

**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

November 7, 2016

**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, November 15, 2016 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. Update: Ownership Transfer of Roadway from Torrey Pines Court to River Club Parking Lot
5. Discussion: Potential Improvements to Corkscrew Road Entrance Vehicle Stacking
6. Update: Roadway Resurfacing
7. Acceptance of Unaudited Financial Statements as of October 31, 2016
8. Approval of **October 25, 2016** Regular Meeting Minutes
  - Action/Agenda Items
9. Other Business
10. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. **NEXT MEETING DATE: December 13, 2016 at 1:00 P.M.**

11. Supervisors' Requests and Public Comments (*5 minutes per speaker*)
12. 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  
OCTOBER 31, 2016**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
OCTOBER 31, 2016**

	<u>Balance</u>
<b>ASSETS</b>	
Cash	\$851,466
Total assets	<u>\$851,466</u>
<b>LIABILITIES</b>	
Accounts payable	<u>\$ 1,644</u>
Total liabilities	<u>1,644</u>
<b>FUND BALANCE</b>	
Unassigned	<u>849,822</u>
Total fund balance	<u>849,822</u>
Total liabilities and fund balance	<u>\$851,466</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2016**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ -	\$ 543,084	0%
Miscellaneous: Pelican Sound	-	-	500	0%
Interest & miscellaneous	14	14	750	2%
Total revenues	<u>14</u>	<u>14</u>	<u>544,334</u>	0%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,077	1,077	10,918	10%
Management/accounting	4,284	4,284	51,408	8%
Audit	-	-	7,100	0%
Special assessment preparation	-	-	6,500	0%
Legal	-	-	10,000	0%
Engineering	-	-	10,000	0%
NPDES reporting filing	-	-	15,000	0%
Telephone	33	33	400	8%
Postage	-	-	750	0%
Insurance	6,874	6,874	6,986	98%
Printing & binding	63	63	750	8%
Legal advertising	-	-	1,000	0%
Contingencies	60	60	4,000	2%
Subscriptions & memberships	175	175	175	100%
Website maintenance	-	-	650	0%
Total administrative	<u>12,566</u>	<u>12,566</u>	<u>125,637</u>	10%
<b>Field services</b>				
Other contractual - field management				
Q & A	217	217	2,601	8%
Contingencies	-	-	1,000	0%
Other contractual	-	-	40,000	0%
Street lighting	-	-	3,000	0%
Plant replacement	-	-	4,000	0%
Street sweeping	-	-	10,000	0%
Roadway repairs	-	-	5,000	0%
Aquascaping	-	-	20,000	0%
Total field services	<u>217</u>	<u>217</u>	<u>85,601</u>	0%

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2016**

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees and charges</b>				
Property appraiser	-	-	1,725	0%
Tax collector	-	-	2,588	0%
Total other fees and charges	-	-	4,313	0%
Subtotal expenditures: general	12,783	12,783	215,551	6%
<b>Pelican Sound program (lake &amp; wetland maintenance)</b>				
<b>Professional services</b>				
Audit	-	-	4,000	0%
Legal	-	-	2,000	0%
Engineering	-	-	2,000	0%
Total professional services	-	-	8,000	0%
<b>Field services</b>				
Other contractual				
Field management	417	417	5,000	8%
Lake/wetland	-	-	58,000	0%
Capital outlay - reimbursement to PSGRC	-	-	56,283	0%
Roadway resurfacing	-	-	200,000	0%
Contingencies	-	-	1,500	0%
Total field services	417	417	320,783	0%
Subtotal expenditures: Pelican Sound	417	417	328,783	0%
Total expenditures	13,200	13,200	544,334	2%
<b>OTHER FINANCING SOURCES</b>				
Loan proceeds	582,950	582,950	-	N/A
Total other financing sources	582,950	582,950	-	N/A
Net change in fund balances	569,764	569,764	-	
Fund balances - beginning				
Committed				
Pelican Sound program	180,504	180,504	76,121	
Unassigned	99,554	99,554	118,148	
Fund balances - ending				
Committed				
Pelican Sound program	180,087	180,087	76,121	
Unassigned	669,735	669,735	118,148	
Fund balances - ending	\$ 849,822	\$ 849,822	\$ 194,269	

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
OCTOBER 31, 2016**



## River Ridge Community Development District Check Register October 2016

Num	Date	Name	Account	Paid Amount	Original Amount
DD	10/05/2016	Judy Haase {Employee}	151.002 - Suntrust Operating Account		-184.70
			511.00 - Supervisor's Fees	-184.70	184.70
TOTAL				-184.70	184.70
DD	10/05/2016	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
DD	10/28/2016	Judy Haase {Employee}	151.002 - Suntrust Operating Account		-184.70
			511.00 - Supervisor's Fees	-184.70	184.70
TOTAL				-184.70	184.70
DD	10/28/2016	TERRY MOUNTFORD {Employee}	151.002 - Suntrust Operating Account		-184.70
			511.00 - Supervisor's Fees	-184.70	184.70
TOTAL				-184.70	184.70
DD	10/28/2016	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
300	10/05/2016	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
301	10/05/2016	ROBERT SCHULTZ {Employee}	151.002 - Suntrust Operating Account		-184.70
			511.00 - Supervisor's Fees	-184.70	184.70
TOTAL				-184.70	184.70
302	10/28/2016	JAMES E. GILMAN JR.	151.002 - Suntrust Operating Account		-184.70

## River Ridge Community Development District Check Register October 2016

Num	Date	Name	Account	Paid Amount	Original Amount
			511.00 · Supervisor's Fees	-184.70	184.70
TOTAL				-184.70	184.70
<b>303</b>	<b>10/28/2016</b>	<b>ROBERT SCHULTZ {Employee}</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
<b>5289</b>	<b>10/10/2016</b>	<b>EGIS INSURANCE &amp; RISK ADVISORS</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-6,874.00</b>
4747	10/04/2016		519.450 · Insurance	-6,874.00	6,874.00
TOTAL				-6,874.00	6,874.00
<b>5290</b>	<b>10/10/2016</b>	<b>F P L</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-274.18</b>
55697-04520 0928...	09/30/2016		538.431 · Street Lighting	-274.18	274.18
TOTAL				-274.18	274.18
<b>5291</b>	<b>10/10/2016</b>	<b>FEDEX</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-88.09</b>
5-558-90286	09/30/2016		519.410 · Postage	-88.09	88.09
TOTAL				-88.09	88.09
<b>5292</b>	<b>10/10/2016</b>	<b>WOODWARD, PIRES AND LOMBARDO. P.A.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-736.20</b>
8606 239	09/30/2016		514.310 · Legal Fees	-736.20	736.20
TOTAL				-736.20	736.20
<b>5293</b>	<b>10/10/2016</b>	<b>WRATHELL, HUNT AND ASSOCIATES, LLC</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-5,013.25</b>
2006-9814	10/04/2016		513.311 · Management	-4,284.00	4,284.00
			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	-216.75	216.75
TOTAL				-5,013.25	5,013.25

**River Ridge Community Development District**  
**Check Register**  
 October 2016

Num	Date	Name	Account	Paid Amount	Original Amount
<b>5294</b>	<b>10/25/2016</b>	<b>DEPARTMENT OF ECONOMIC OPPORTUNITY</b>	<b>151.002 - Suntrust Operating Account</b>		<b>-175.00</b>
38724	10/17/2016		519.540 · Annual District Filing Fee	-175.00	175.00
TOTAL				-175.00	175.00
<b>5295</b>	<b>10/25/2016</b>	<b>GIRARD ENVIRONMENTAL SERVICES, INC.</b>	<b>151.002 - Suntrust Operating Account</b>		<b>-1,256.00</b>
165582	09/30/2016		538.340 · Other Contractual Services	-1,256.00	1,256.00
TOTAL				-1,256.00	1,256.00
<b>5296</b>	<b>10/25/2016</b>	<b>GIS SOLUTIONS</b>	<b>151.002 - Suntrust Operating Account</b>		<b>-320.00</b>
2858	09/30/2016		519.320 · Engineering	-320.00	320.00
TOTAL				-320.00	320.00
<b>5297</b>	<b>10/25/2016</b>	<b>LAKE MASTERS AQUATIC WEED CONTROL, I...</b>	<b>151.002 - Suntrust Operating Account</b>		<b>-3,039.76</b>
16-07545	09/30/2016		539.021 · Lake/Wetland	-3,039.76	3,039.76
TOTAL				-3,039.76	3,039.76
<b>5298</b>	<b>10/25/2016</b>	<b>NEWS PRESS</b>	<b>151.002 - Suntrust Operating Account</b>		<b>-230.78</b>
0000169102	09/30/2016		519.480 · Legal Advertising	-230.78	230.78
TOTAL				-230.78	230.78

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, October 25, 2016 at 1:00 p.m.**, in the **Sound Room** at the  
7 **River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound**  
8 **Boulevard, Estero, Florida 33928.**  
9

10 **Present at the meeting were:**

11		
12	Terry Mountford	Chair
13	Bob Schultz	Vice Chair
14	James Gilman	Assistant Secretary
15	Judy Haase	Assistant Secretary
16	Tom Schoenheider	Assistant Secretary

17 **Also present were:**

18		
19		
20	Chuck Adams	District Manager
21	Cleo Crismond	Assistant Regional Manager
22	Charlie Krebs	District Engineer
23	Lenore Brakefield	District Counsel
24	Jim Whitmore	PSGRC General Manager
25	Jim Mitchell	Florida Community Bank
26	Bill Kurth	Lake Masters Aquatic Weed Control, Inc.

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28  
29 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

30  
31 Mr. Adams called the meeting to order at 1:00 p.m., and noted, for the record, that all  
32 Supervisors were present, in person.  
33

34 **SECOND ORDER OF BUSINESS**

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

35  
36  
37 There being no public comments, the next item followed.  
38

39 **THIRD ORDER OF BUSINESS**

**Continued Discussion: Traffic Calming**

40  
41 Mr. Schoenheider inquired about the status of the software. Mr. Adams stated the  
42 software for the new Android system was not available. Mr. Whitmore stated that one of the

43 units was not working and must be returned for repairs. Mr. Adams stated that the box would  
44 arrive soon.

45

46 **FOURTH ORDER OF BUSINESS**

**Discussion: Potential Ownership  
47 Transfer of Roadway from Torrey Pines  
48 Court to River Club Parking Lot  
49**

50 Mr. Adams recalled that, at the last meeting, Mr. Krebs indicated that Torrey Pines Court  
51 was constructed to a public roadway standard and, therefore, could be transferred to the District.  
52 As to why the roadway was not initially transferred to the District, there was discussion about  
53 that section of road potentially being kept private to keep the public from traveling over it to  
54 reach the boat ramp and parking lot; however, the CDD is required to allow access through the  
55 gatehouse. The Pelican Sound Golf and River Club (PSGRC) subsequently requested that the  
56 CDD consider accepting ownership of that section of road.

57 Ms. Haase commented that, once the roadway was transferred to the District, it would be  
58 a public road. Mr. Adams stated that the transfer would occur after the repaving because  
59 repaving and striping were already scheduled with the CDD's contractor. Acceptance would be  
60 considered at that time. Mr. Whitmore noted that the survey markings and the line on the road  
61 were different from the exhibit that was used for the bid. The line was half way down between  
62 Torrey Pines Court and the River Club. Mr. Whitmore asked if the surveyor was provided with  
63 an exhibit showing the PSGRC owning from the other side of Torrey Pines Court, outside of the  
64 original scope, to the River Club. Mr. Adams stated that the line appeared to be a little further  
65 down the road than anticipated. Mr. Krebs would ask Bonness.

66 Mr. Gilman questioned whether there was truly public access because people riding  
67 bicycles were turned around. Mr. Adams stated that this must be addressed because the public  
68 has the right to access. The Post Orders mandate that guards go through an interview process,  
69 i.e., name, identification, vehicle make, model, color and license tag but access cannot be denied.  
70 In response to a question from Mr. Mountford, Mr. Adams stated that the parking lot and ramp  
71 would remain under private ownership.

72 Mr. Adams asked if Staff should begin preparing the documentation, sketch and legal  
73 description so that the actual transfer process could proceed, once the paving was completed.  
74 The Board concurred.

75 Ms. Brakefield stated that Mr. Pires would develop a checklist and work with the PSGRC  
76 to accomplish what the Board desired; however, it would probably involve an inspection and  
77 preliminary title work.

78 Mr. Mountford stated that, this year, the PSGRC would pay for that part of the paving.  
79 He inquired about the legal fees, as the CDD did not budget for them. Mr. Adams anticipated  
80 that the cost would not be high; a final inspection would be performed after the resurface was  
81 completed, and a sketch and legal description were necessary, from a surveying perspective.

82

**On MOTION by Mr. Mountford and seconded by Mr. Schultz, with all in favor, authorization for Staff to prepare the necessary paperwork to transfer the roadway, from Torrey Pines Court to the River Club parking lot, from the Pelican Sound Golf and River Club to the River Ridge CDD, was approved.**

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**FIFTH ORDER OF BUSINESS** **Consideration of Roadway Resurfacing Loan and Documents with Florida Community Bank**

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**A. Resolution 2017-1, Authorizing the Issuance of its Improvement Revenue Note, Series 2016, in the Principal Amount Not to Exceed \$610,000 to Provide Funds for Improvements to District Streets and Related Costs; Providing That Such Note Shall Be Payable From Maintenance Special Assessments Upon Benefitted Properties in the District as Provided Herein; Awarding the Note to Florida Community Bank, N.A., By Negotiated Sale; Authorizing the District to Enter Into a Loan Agreement With Florida Community Bank, N.A.; Providing for the Rights, Security and Remedies for the Owner of Such Note; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection Therewith; Declaring the Issuer’s Official Intent to Pay for the Project or a Portion Thereof Prior to the Issuance of the Note and to Issue the Note and to Use a Portion of the Proceeds Thereof to Reimburse Expenditures Paid or Incurred Prior to the Date of Issuance Thereof; and Providing an Effective Date**

Mr. Adams stated that the resurfacing contract was \$578,000; however, a slightly larger note was applied for to cover contingencies. Unused funds would be returned and the principal outstanding would be reduced.

Ms. Brakefield stated that all the documents were reviewed and changes were requested. The finalized documents were reviewed and approved, as to form, and were legally sufficient.

113 Mr. Mitchell expressed his appreciation and stated that the resurfacing was a well  
114 deserved project. The interest rate was set on Monday, at 3.82%, which was a good rate, in the  
115 current market. Mr. Mountford asked if the CDD could draw from the loan, as needed. Mr.  
116 Adams stated that the loan was project specific. The previous line of credit request must be  
117 closed. Mr. Mitchell confirmed that there was no prepayment penalty. In response to a question,  
118 Mr. Adams stated that the project would take 10 to 12 days and no drawdown payments were  
119 anticipated; a lump sum payment would be made after project completion.

120 Ms. Haase asked if, under ARTICLE VI., “Funds and Accounts”, a separate “Revenue  
121 Fund” and “Reserve Fund” must be established. Mr. Adams stated that collections would be  
122 placed in the “Revenue Fund”, to make the payment, and the “Reserve Fund” would be for the  
123 \$10,000 security, which would be used to make the final payment.

124

125 **On MOTION by Mr. Mountford and seconded by Mr. Schultz,**  
126 **with all in favor, Resolution 2017-1, Authorizing the Issuance**  
127 **of its Improvement Revenue Note, Series 2016, in the Principal**  
128 **Amount Not to Exceed \$610,000 to Provide Funds for**  
129 **Improvements to District Streets and Related Costs; Providing**  
130 **That Such Note Shall Be Payable From Maintenance Special**  
131 **Assessments Upon Benefitted Properties in the District as**  
132 **Provided Herein; Awarding the Note to Florida Community**  
133 **Bank, N.A., By Negotiated Sale; Authorizing the District to**  
134 **Enter Into a Loan Agreement With Florida Community Bank,**  
135 **N.A.; Providing for the Rights, Security and Remedies for the**  
136 **Owner of Such Note; Providing for the Creation of Certain**  
137 **Funds; Making Certain Covenants and Agreements in**  
138 **Connection Therewith; Declaring the Issuer’s Official Intent to**  
139 **Pay for the Project or a Portion Thereof Prior to the Issuance**  
140 **of the Note and to Issue the Note and to Use a Portion of the**  
141 **Proceeds Thereof to Reimburse Expenditures Paid or Incurred**  
142 **Prior to the Date of Issuance Thereof; and Providing an**  
143 **Effective Date, was adopted.**

144

145

146 Mr. Krebs stated that Bonness would provide a schedule, tomorrow, by neighborhood.  
147 The plan was to begin next Tuesday, at the PSGRC. The parking lot would be milled and paved,  
148 Tuesday through Thursday, next week. The entire community would be milled and then  
149 repaved. Information would be disseminated, by neighborhood, advising when work would  
150 occur and updates regarding timing would be provided, accordingly. Milling and asphalt should

151 be completed in 10 to 12 days and it would probably take another week for the striping,  
152 reflectors, etc. The entire project would probably take three weeks.

153 In response to a question from Mr. Schultz, Mr. Krebs stated that four landscape vendors  
154 would be trimming trees and mulching and Bonness would work around their schedules.

155

156 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of September 30, 2016**

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159 Mr. Adams presented the Unaudited Financial Statements as of September 30, 2016.

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161 **SEVENTH ORDER OF BUSINESS**

**Approval of September 29, 2016 Regular  
Meeting Minutes**

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164 Mr. Adams presented the September 29, 2016 Regular Meeting Minutes and asked for  
165 any additions, deletions or corrections.

166 The following changes were made:

167 Line 72: Change “dry” to “draw”

168 Line 57: Change “solve” to “resolve”

169 Line 146: Insert “as drafted,” after “however”

170 Line 149: Insert “in the term sheet” after “loan”

171 Line 294: Change “obnoxious” to “noxious”

172 Line 345: Delete “of” after “condition”

173 Lines 345 & 346: Delete “six months prior to settling or denying the claim.”

174 Line 348: Change “lawsuit” to “Notice of Claim”

175

**On MOTION by Mr. Gilman and seconded by Ms. Haase, with  
all in favor, the September 29, 2016 Regular Meeting Minutes,  
as amended, were approved.**

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181 • **Action/Agenda Items**

182 Items 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 were completed.

183

184 **EIGHTH ORDER OF BUSINESS**

**Other Business**



185 Mr. Bill Kurth, of LakeMasters Aquatic Weed Control, Inc. (LakeMasters), stated that  
186 the growth of algae in Lake E4-A was out of control. Nutrient levels were extremely high and it  
187 was rare to see algae grow so quickly, even after raking and algaecides were applied. Typically,  
188 bacteria are added to the lakes to consume nitrogen. Enzymes are produced, as a function of the  
189 bacteria, to help make the phosphorus less bio available. If the nutrients were removed from the  
190 system, the amount of algae growth would be limited. The difficulty with Lake E4-A was that  
191 nutrients were constantly being added because it is an effluent charged lake. An average of  
192 750,000 gallons flows through the lake, every night, and it is a very small lake for the amount of  
193 land it irrigates. LakeMasters was considering using a grower, a 100-gallon tank that provides  
194 perfect conditions for bacteria to grow. A slow dissolving material is added to produce bacteria,  
195 constantly, as well as additional bacteria spores. The tank is heavily aerated so the environment  
196 is good. Water would be pumped out of the lake, into the tank and would overflow back in.  
197 There was no area, on the golf course side, to hide a 100-gallon tank; therefore, it may be better  
198 to place it on the homeowner side. One option may be to fill the tank through the irrigation  
199 system. In that case, electric would not be required, which would vary the cost. The price for a  
200 100-gallon system is approximately \$2,000 and it would cost about \$2,500 per year to maintain it  
201 and add bacteria. The system was highly recommended and used on many properties, with great  
202 success. Another option would be a 400-gallon tank. If live bacteria grew in a larger tank, when  
203 LakeMasters was on site, each week, some of the bacteria could be transferred to the H lakes,  
204 which were sometimes problematic.

205 Mr. Kurth suggested a detailed water analysis for several lakes. One lake would be used  
206 as a control, probably Lake H1-B, which was problematic, over the years. A full analysis was  
207 recommended for Lake E4-A, as well as an algae analysis, to determine what species of algae  
208 were present. A muck analysis should also be considered.

209 Mr. Kurth explained that, when nutrient levels are high, there is a lot of algae growth but,  
210 in many lakes, nutrient levels are low and muck is very bad; algae grows and coats the muck. A  
211 muck analysis and a water analysis would identify the issues. Testing for Lake H1-B and one  
212 other lake would be \$400, for a full analysis of all parameters. Lake E4-A would be \$500  
213 because algae analysis would be added. The muck analysis would be an additional \$500.  
214 LakeMasters would take core samples of the muck and the samples would be measured for  
215 thickness, fractionated and tested for nutrient levels. Based upon the results, a plan would be

216 devised. Bacteria was probably a good option but research would provide a better diagnosis and  
217 other options may be available.

218 Ms. Crismond asked the cost for a 400-gallon tank. Mr. Kurth advised that more bacteria  
219 would be added so it would cost about \$5,000 per year to operate; however, bacteria could be  
220 spread to other problem lakes in the community, which would have a very positive impact. The  
221 tank would cost about \$2,500. Mr. Whitmore asked if the tank could be placed near the pump  
222 house. Mr. Kurth replied affirmatively but a line must be dug through the turf. Mr. Whitmore  
223 stated that one piece of concrete could be cut out and re-poured, to avoid complaints.

224 Mr. Schultz asked about muck in Lake H1-B. Ms. Crismond suggested finding a cure for  
225 Lake E4-A and then determining a cure for H1-B, as all of the H Lakes were problematic. Mr.  
226 Kurth stated that H1-B looked good.

227 Mr. Gilman asked if a detailed analysis of all lakes was recommended. Ms. Crismond  
228 replied only for Lakes E4-A, H1-B and another lake, for comparison. The analysis for Lake E4-  
229 A would cost \$500; the muck analysis was an additional \$500. Testing for H1-B was \$400, plus  
230 one additional lake. Mr. Gilman stated that the lake behind Edgewater 3 and 4 was the best. Mr.  
231 Whitmore agreed that Lake E1-E rarely had algae.

232 Ms. Haase stated that, since LakeMasters was hired and began treating the algae, she  
233 noticed a reduction in algae but it never completely disappeared, which was why she sent a  
234 comment, last week, to Ms. Crismond; however, the lake was perfect after it was raked. Ms.  
235 Crismond stated it was a temporary fix. Mr. Kurth stated that one of the reasons for  
236 recommending a water quality analysis was that, in some lakes, because of the hardness of the  
237 water, copper-based algaecides may become inactive before reaching the bottom. Other  
238 parameters help to determine the treatment method. When a lake is 50% covered, most of the  
239 algaecide does not reach the bottom so a follow-up treatment was necessary. Some of the  
240 methods used in with hard water would be utilized because the bottom had 6 inches of algae on  
241 it, after several treatments and raking.

242 Mr. Schultz inquired about the cost, going forward. Ms. Crismond stated \$1,400 for the  
243 water analysis, testing and muck analysis on Lake E4-A. Mr. Kurth stated a decision must be  
244 made regarding a 100-gallon or 400-gallon tank and suggested the 400-gallon tank, if it could be  
245 hidden in the maintenance facility. If the Board wanted to proceed with the tank, a formal

246 proposal would be provided. Mr. Adams recommended proceeding with testing and purchasing  
247 the tank.

248 Mr. Whitmore would email salinity and water sampling results to Mr. Kurth and Ms.  
249 Crismond. Mr. Schultz recalled that the Grounds Committee obtained samples around 2007.  
250 Mr. Adams felt that the data would not include all of the parameters being considered; it was  
251 related to the Consumptive Use Permit and the monthly reporting. Mr. Adams asked if the  
252 sample results could be obtained in time for the November 15 meeting. Mr. Kurth stated if the  
253 Board approved testing today, water samples would be obtained next week; however, the muck  
254 sampling would not be performed until the middle of November.

255  
256 **On MOTION by Mr. Schultz and seconded by Ms. Haase, with**  
257 **all in favor, water and muck testing by LakeMasters, in a not-**  
258 **to-exceed amount of \$1,400, was approved.**

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260  
261 Mr. Adams stated the proposal for the bacteria tank would be presented at the next  
262 meeting. Mr. Kurth would coordinate the installation with Mr. Whitmore.

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264 **NINTH ORDER OF BUSINESS**

**Staff Reports**

265  
266 **A. District Counsel**

267 Ms. Brakefield stated Mr. Pires requested written questions from the Board and he would  
268 provide answers.

269 In response to a question from Mr. Schultz, Mr. Adams stated that the insurance carrier  
270 filed for a Notice of Claim extension, on the District’s behalf, for six months. The claim may be  
271 settled before then. Mr. Adams would forward the claim to the Board once it is received.

272 **B. District Engineer**

273 There being no report, the next item followed.

274 **C. District Manager**

275 **i. NEXT MEETING DATE: November 15, 2016 at 1:00 P.M.**

276 Mr. Adams indicated that the next meeting will be held November 15, 2016 at 1:00 p.m.,  
277 at this location.

278

279 TENTH ORDER OF BUSINESS

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

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282 Mr. Schultz stated that the next challenge was the backup at the Corkscrew Road gate.  
283 Visitors must stop at the guardhouse and three cars prevent residents with transponders from  
284 entering the right-hand lane to enter the gate. The issue occurs for about six months, each year,  
285 and Mr. Schultz asked if options could be researched. It would entail adding another right-hand  
286 lane, which would encroach on State Park property; however, it may be possible, with an  
287 easement, right-of-way (ROW) or small land purchase. Mr. Schultz suggested that Mr. Pires  
288 research what it would entail. Mr. Mountford stated that the CDD does not own the road. Mr.  
289 Schultz stated the ROW belonged to Lee County. Mr. Krebs stated that Lee County does not  
290 acknowledge owning the road. The CDD owns to the inlets, past the guardhouse. Mr.  
291 Mountford felt that ownership must be determined and the Board must decide whether to  
292 proceed. Mr. Schultz advised that The Village of Estero Transportation Committee may be  
293 willing to assist. Mr. Adams indicated that The Village of Estero had not taken ownership of the  
294 road. Mr. Schultz stated there was a “handshake agreement”.

295 Mr. Adams recalled Mr. Krebs preparing a proposed layout to determine the amount of  
296 square footage required. Mr. Krebs recalled researching a modification but the problem was the  
297 width of the ROW and the steep drop off. Mr. Adams asked Mr. Krebs to provide the overlay to  
298 determine how it matched up with the property lines. Mr. Pires would be asked to research what  
299 purchasing property from a state park would entail. The item would be placed on the next  
300 agenda.

301 Mr. Schultz expressed his appreciation for Mr. Gilman’s participation and contributions.

302 Mr. Gilman expressed his thanks to the Board and stated that it was a privilege and honor  
303 to serve. In the future, if a seat becomes available, he would like to be considered.

304

305 TENTH ORDER OF BUSINESS

Adjournment

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There being nothing further to discuss, the meeting adjourned.

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**On MOTION by Mr. Schoenheider and seconded by Mr. Schultz, with all in favor, the meeting adjourned at 2:00 p.m.**

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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 will copy NVRs on resident emails regarding concerns with their particular association. Provide copies of the NVR emails to Ms. Haase. **STATUS: ONGOING**
3. **AGENDA:** Traffic calming discussion. **STATUS: ONGOING**
4. **ACTION/AGENDA:** Mr. Whitmore will take pictures of sidewalk issues and provide to the Board at each meeting. **STATUS: ONGOING**
5. **ACTION:** Mr. Krebs to verify Exhibit used by surveyors for milling and paving. **STATUS: ONGOING**
6. **ACTION/AGENDA:** Staff to prepare the necessary paperwork to transfer the roadway, from Torrey Pines Court to the River Club parking lot, from the Pelican Sound Golf and River Club to the River Ridge CDD. **STATUS: ONGOING**
7. **ACTION:** Mr. Krebs to provide overlay of Corkscrew Road gate area to determine how it matches up with the property lines. **STATUS: ONGOING**
8. **ACTION:** Mr. Pires to research what purchasing property from a state park entails. **STATUS: ONGOING**
9. **AGENDA:** Discussion: Options for resolving backup at Corkscrew Road gate. **STATUS: ONGOING**