

RIVER RIDGE
COMMUNITY DEVELOPMENT
DISTRICT

REGULAR MEETING
AGENDA

February 28, 2017

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

February 20, 2017

| |
|---|
| <p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p> |
|---|

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, February 28, 2017 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. Continued Discussion: Water Quality in Lake E4A
5. Continued Discussion: Potential Improvements to Corkscrew Road Entrance Vehicle Stacking
6. Update: Roadway Resurfacing Project
7. Discussion: Golfer Access into District Preserves
8. Continued Discussion: Boardwalk or Observation Deck to Facilitate Nature Tours
9. Discussion: District SOPs
10. Acceptance of Unaudited Financial Statements as of January 31, 2017
11. Approval of **January 24, 2017** Regular Meeting Minutes
 - A. Action/Agenda Items
12. Staff Reports
 - A. District Counsel
 - i. Opinion: Tennis Facility Potential Land Swap

B. District Engineer

C. District Manager

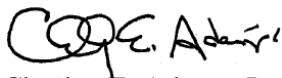
i. **NEXT MEETING DATE: March 28, 2017 at 1:00 P.M.**

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

14. 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
JANUARY 31, 2017**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2017**

| | Balance |
|------------------------------------|------------|
| ASSETS | |
| Cash | |
| SunTrust | |
| Operating | \$ 614,116 |
| Note 2016 | 79,099 |
| Florida Community Bank | |
| Note reserve | 10,000 |
| Total assets | \$ 703,215 |
| LIABILITIES | |
| Retainage payable | \$ 55,983 |
| Total liabilities | 55,983 |
| FUND BALANCE | |
| Committed | 76,121 |
| Unassigned | 571,111 |
| Total fund balance | 647,232 |
| Total liabilities and fund balance | \$ 703,215 |

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2017**

| | Current Month | Year to Date | Budget | % of Budget |
|--------------------------------------|------------------|-----------------|----------------|----------------|
| REVENUES | | | | |
| Assessment levy | \$ 15,546 | \$ 496,576 | \$ 543,084 | 91% |
| Miscellaneous: Pelican Sound | - | - | 500 | 0% |
| Interest & miscellaneous | 34 | 113 | 750 | 15% |
| Total revenues | <u>15,580</u> | <u>496,689</u> | <u>544,334</u> | 91% |
| EXPENDITURES | | | | |
| Administrative | | | | |
| Supervisors | 1,077 | 4,306 | 10,918 | 39% |
| Management/accounting | 4,284 | 17,136 | 51,408 | 33% |
| Audit | - | - | 7,100 | 0% |
| Special assessment preparation | - | 6,500 | 6,500 | 100% |
| Legal | 179 | 3,177 | 10,000 | 32% |
| Engineering | 3,184 | 4,251 | 10,000 | 43% |
| NPDES reporting filing | 1,413 | 1,413 | 15,000 | 9% |
| Telephone | 33 | 133 | 400 | 33% |
| Postage | 103 | 389 | 750 | 52% |
| Insurance | - | 6,874 | 6,986 | 98% |
| Printing & binding | 63 | 250 | 750 | 33% |
| Legal advertising | - | - | 1,000 | 0% |
| Contingencies | 172 | 373 | 4,000 | 9% |
| Subscriptions & memberships | - | 175 | 175 | 100% |
| Website maintenance | - | - | 650 | 0% |
| Property taxes | - | 9 | - | N/A |
| Total administrative | <u>10,508</u> | <u>44,986</u> | <u>125,637</u> | 36% |
| Debt service | | | | |
| Loan commitment fee | - | 3,050 | - | N/A |
| Bank counsel | - | 12,000 | - | N/A |
| District counsel | - | 2,000 | - | N/A |
| | <u>-</u> | <u>17,050</u> | <u>-</u> | N/A |
| Field services | | | | |
| Other contractual - field management | | | | |
| Q & A | 217 | 867 | 2,601 | 33% |
| Contingencies | - | 43 | 1,000 | 4% |
| Other contractual | 1,589 | 3,704 | 40,000 | 9% |
| Street lighting | 274 | 822 | 3,000 | 27% |
| Plant replacement | - | - | 4,000 | 0% |
| Street sweeping | - | - | 10,000 | 0% |
| Roadway repairs | - | 295 | 5,000 | 6% |
| Aquascaping | - | - | 20,000 | 0% |
| Total field services | <u>2,080</u> | <u>5,731</u> | <u>85,601</u> | 7% |

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2017**

| | <u>Current Month</u> | <u>Year to Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|---|--------------------------|-------------------------|-------------------|------------------------|
| Other fees and charges | | | | |
| Property appraiser | - | - | 1,725 | 0% |
| Tax collector | - | 2,200 | 2,588 | 85% |
| Total other fees and charges | - | 2,200 | 4,313 | 51% |
| Subtotal expenditures: general | 12,588 | 69,967 | 215,551 | 32% |
| Pelican Sound program (lake & wetland maintenance) | | | | |
| Professional services | | | | |
| Audit | - | - | 4,000 | 0% |
| Legal | - | - | 2,000 | 0% |
| Engineering | - | - | 2,000 | 0% |
| Total professional services | - | - | 8,000 | 0% |
| Field services | | | | |
| Other contractual | | | | |
| Field management | 417 | 1,667 | 5,000 | 33% |
| Lake/wetland | 5,907 | 25,540 | 58,000 | 44% |
| Capital outlay - reimbursement to PSGRC | - | 67,934 | 56,283 | 121% |
| Roadway resurfacing | 559,834 | 562,906 | 200,000 | 281% |
| Contingencies | - | - | 1,500 | 0% |
| Total field services | 566,158 | 658,047 | 320,783 | 205% |
| Subtotal expenditures: Pelican Sound | 566,158 | 658,047 | 328,783 | 200% |
| Total expenditures | 578,746 | 728,014 | 544,334 | 134% |
| OTHER FINANCING SOURCES | | | | |
| Loan proceeds | - | 610,000 | - | N/A |
| Total other financing sources | - | 610,000 | - | N/A |
| Net change in fund balances | (563,166) | 378,675 | - | |
| Fund balances - beginning | | | | |
| Committed | | | | |
| Pelican Sound program | 989,830 | 180,504 | 76,121 | |
| Unassigned | 220,568 | 88,053 | 118,148 | |
| Fund balances - ending | | | | |
| Committed | | | | |
| Pelican Sound program | 433,084 | 433,084 | 76,121 | |
| Unassigned | 214,148 | 214,148 | 118,148 | |
| Fund balances - ending | <u>\$ 647,232</u> | <u>\$ 647,232</u> | <u>\$ 194,269</u> | |

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
JANUARY 31, 2017**

River Ridge Community Development District Check Detail January 2017

| Num | Date | Name | Account | Paid Amount | Original Amount |
|-------------------|------------|-----------------------------------|--------------------------------------|-------------|-----------------|
| DD | 01/27/2017 | LARRY J. FIESEL | 151.002 · Suntrust Operating Account | | -184.70 |
| | | | 511.00 · Supervisor's Fees | -184.70 | 184.70 |
| TOTAL | | | | -184.70 | 184.70 |
| DD | 01/27/2017 | 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 | 01/27/2017 | 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 | 01/27/2017 | 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 |
| 307 | 01/27/2017 | ROBERT SCHULTZ {Employee} | 151.002 · Suntrust Operating Account | | -184.70 |
| | | | 511.00 · Supervisor's Fees | -184.70 | 184.70 |
| TOTAL | | | | -184.70 | 184.70 |
| 5321 | 01/06/2017 | CRISMOND, CLEO | 151.002 · Suntrust Operating Account | | -111.25 |
| 010517 | 01/05/2017 | | 519.491 · Contingencies | -111.25 | 111.25 |
| TOTAL | | | | -111.25 | 111.25 |
| 5322 | 01/06/2017 | F P L | 151.002 · Suntrust Operating Account | | -273.79 |
| 55697-04520 12... | 01/05/2017 | | 538.431 · Street Lighting | -273.79 | 273.79 |
| TOTAL | | | | -273.79 | 273.79 |
| 5323 | 01/06/2017 | FEDEX | 151.002 · Suntrust Operating Account | | -113.23 |
| 5-633-79125 | 01/05/2017 | | 519.410 · Postage | -6.13 | 6.13 |
| 5-648-44624 | 01/05/2017 | | 519.410 · Postage | -6.54 | 6.54 |
| 5-640-47442 | 01/05/2017 | | 519.410 · Postage | -100.56 | 100.56 |
| TOTAL | | | | -113.23 | 113.23 |

River Ridge Community Development District
Check Detail
 January 2017

| Num | Date | Name | Account | Paid Amount | Original Amount |
|----------------|------------|--|--------------------------------------|-------------|-----------------|
| 5324 | 01/06/2017 | GIRARD ENVIRONMENTAL SERVICES, INC. | 151.002 · Suntrust Operating Account | | 0.00 |
| TOTAL | | | | 0.00 | 0.00 |
| 5325 | 01/06/2017 | HOLE, MONTES, INC. | 151.002 · Suntrust Operating Account | | -3,183.52 |
| 75047 | 01/05/2017 | | 519.320 · Engineering | -3,183.52 | 3,183.52 |
| TOTAL | | | | -3,183.52 | 3,183.52 |
| 5326 | 01/06/2017 | JOHNSON ENGINEERING, INC. | 151.002 · Suntrust Operating Account | | -852.50 |
| 20044471-015 1 | 01/05/2017 | | 538.300 · NPDES Program | -852.50 | 852.50 |
| TOTAL | | | | -852.50 | 852.50 |
| 5327 | 01/06/2017 | LAKE MASTERS AQUATIC WEED CONTROL, INC. | 151.002 · Suntrust Operating Account | | -5,907.00 |
| 16-09892 | 01/05/2017 | | 539.021 · Lake/Wetland | -5,907.00 | 5,907.00 |
| TOTAL | | | | -5,907.00 | 5,907.00 |
| 5328 | 01/06/2017 | LEE COUNTY BOARD OF COUNTY COMMISSIONERS | 151.002 · Suntrust Operating Account | | -560.00 |
| 2037 | 01/05/2017 | | 538.300 · NPDES Program | -560.00 | 560.00 |
| TOTAL | | | | -560.00 | 560.00 |
| 5329 | 01/06/2017 | WOODWARD, PIRES AND LOMBARDO. P.A. | 151.002 · Suntrust Operating Account | | -2,179.35 |
| 8606.000M 245 | 01/05/2017 | | 514.310 · Legal Fees | -2,179.35 | 2,179.35 |
| TOTAL | | | | -2,179.35 | 2,179.35 |
| 5330 | 01/06/2017 | WRATHELL, HUNT AND ASSOCIATES, LLC | 151.002 · Suntrust Operating Account | | -5,013.25 |
| 2006-10054 | 01/05/2017 | | 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 |
| 5331 | 01/11/2017 | BONNESS, INC. | 151.200 · Suntrust - Loan account | | -503,850.53 |
| 15717 | 01/10/2017 | | 539.465 · Roadway Resurfacing | -503,850.53 | 503,850.53 |
| TOTAL | | | | -503,850.53 | 503,850.53 |
| 5332 | 01/24/2017 | BAYSIDE IMPROVEMENT DISTRICT | 151.002 · Suntrust Operating Account | | -10,000.00 |

3:54 PM

02/21/17

River Ridge Community Development District
Check Detail
January 2017

| <u>Num</u> | <u>Date</u> | <u>Name</u> | <u>Account</u> | <u>Paid Amount</u> | <u>Original Amount</u> |
|--------------|-------------------|-------------------|---|--------------------|------------------------|
| 093016 | 09/30/2016 | | 538.500 · Street Sweeping | -10,000.00 | 10,000.00 |
| TOTAL | | | | -10,000.00 | 10,000.00 |
| 5333 | 01/24/2017 | NEWS PRESS | 151.002 · Suntrust Operating Account | | -282.44 |
| 0000169102-1 | 09/30/2016 | | 519.480 · Legal Advertising | -282.44 | 282.44 |
| TOTAL | | | | -282.44 | 282.44 |

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, January 24, 2017 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 | Bob Schultz | Chair |
| 13 | Terry Mountford | Vice Chair |
| 14 | Judy Haase | Assistant Secretary |
| 15 | Tom Schoenheider | Assistant Secretary |
| 16 | Larry Fiesel | Assistant Secretary |

17 **Also present were:**

| | | |
|----|---------------|--|
| 18 | | |
| 19 | | |
| 20 | Chuck Adams | District Manager |
| 21 | Cleo Adams | Assistant Regional Manager |
| 22 | Charlie Krebs | District Engineer |
| 23 | Tony Pires | District Counsel |
| 24 | Jim Dougherty | LakeMasters Aquatic Weed Control, Inc. |
| 25 | Jim Whitmore | PSGRC General Manager |
| 26 | Bill Reno | Resident |

27
28
29 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

30
31 Mr. Adams called the meeting to order at 1:03 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 Mr. Bill Reno, a resident and former Board Member, recalled the Board being told that
38 the roadways would last 20 to 25 years before requiring more than occasional maintenance and
39 questioned why the paving was done now rather than after the 20th year. Mr. Krebs stated that
40 the roads were evaluated, annually and, over the years, raveling, potholes and deterioration were
41 occurring. The cost of phasing the project over multiple years was examined and there was a

42 cost savings by completing the entire project at once. Options were considered and it was
43 determined that milling and resurfacing would provide a longer lifespan. In response to Mr.
44 Reno's question about why the roadway that led to the main gate was not paved, Mr. Krebs
45 stated that the road was not part of the bid, as the focus was on internal resident roadways;
46 however, if the Board wished, a bid would be submitted to address the area. Mr. Schoenheider
47 stated that the price of oil had decreased, which significantly impacted the total cost of the
48 project.

49 Regarding landscape maintenance, Mr. Reno stated that the trees along the roadway
50 outside the main gate, past The Meadows, down to Walgreens, were not properly maintained and
51 hazardous for motorists. Mr. Schultz stated that tree maintenance along the main gate road was
52 the Village of Estero's responsibility. He submitted a request on the Village's website and was
53 awaiting a response. Mr. Adams was aware of the landscaping issue and contacted the Estero
54 Fire Department, who are very strict, in terms of clearances for fire trucks.

55 ▪ **Continued Discussion: Water Quality in Lake E4A.**

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

57 Mr. Jim Dougherty, of LakeMasters Aquatic Weed Control, Inc. (LakeMasters), read the
58 following e-mail from Mr. Bill Kurth into the record:

59 *"At the last board meeting there was discussion of two proposals Lake*
60 *Masters had offered:*

- 61
- 62 1) *The first was for the application of Phoslock to*
63 *deactivate phosphorus in the muck and the water*
 - 64 2) *The second option was for a bacteria grower and*
65 *bacteria cultures for one year. The grower was to*
66 *be located near the irrigation pumphouse, and*
67 *because of the difficulty of running a direct line to*
68 *the lake, our applicator would every week, empty*
69 *live bacteria from the grower into a spray system*
70 *and then apply it to the lake.*

71

72 *It appeared that the option to be considered was phoslock, however,*
73 *Bill commented that there was no guarantee how long the results would*
74 *last because additional phosphorus was added to the lake daily. The*
75 *board asked Bill to research how much phosphorus was added daily so*
76 *that we could estimate how effective a phoslock treatment would be.*
77 *Lake Masters pulled a water sample directly from the effluent source*
78 *and had it tested for Total Phosphorus and Total Nitrogen. The results*
79 *were:*

80 *Total Phosphorus: 741.4 micrograms/liter*
81 *Total Nitrogen: 2.348 milligrams/liter*

82
83 *Typical Total Nitrogen levels are typically 1-2, but when the levels get*
84 *much over 1.25, we tend to see high algae growth. Any lake that has a*
85 *total phosphorus level above 100 is considered hypereutrophic, which*
86 *means it has excessive nutrient loading that will cause excessive algae*
87 *growth and lake health issues. So, the water added is 7 times what is*
88 *considered very bad. The lake basically turns over once a week based*
89 *upon an average use of 750,000 gallons per day. We were shocked to*
90 *see levels so high, but have found that for discharge of effluent into an*
91 *irrigation lake the required parameter is below 1000 ug/l, and this was*
92 *confirmed by Chuck Adams discussion with engineers. The high levels*
93 *should have no impact on other lakes within the community because*
94 *typically without a very adverse event, no water leaves this lake and*
95 *enters other lakes within the system. The excessive nutrient levels*
96 *would not be damaging to turf, and may significantly minimize the need*
97 *for additional fertilizer. The two potential negative impacts would be:*

- 98
99
100 1) *Excessive algae growth in lake E4A*
101 2) *There is some potential that golf course*
102 *irrigation heads that spent an excessive time*
103 *spraying over a lake might impact it in the long*
104 *run. In many lakes, positioning of heads may not*
105 *contribute to much nutrient loading of the lakes,*
106 *however in some lakes it could be significant. All*
107 *this means is the golf course should make every*
108 *effort to minimize the time that irrigation water*
109 *hits a lake surface wherever possible.*

110 *We cannot recommend moving forward with a phoslock application.*
111 *The calculated input of phosphorus is about 4.5 lbs. per day. It takes*
112 *approximately 100 lbs. of phoslock to remove 1 lb. of phosphorous, so*
113 *we would need 450 lbs. per day to keep up with what is coming in.*
114 *That equates to \$1500 per day to try and minimize algae growth on one*
115 *lake. Obviously, that may not be a good option.*

116
117 *Although phosphorous seems to be the main culprit, Nitrogen is also*
118 *high. The bacteria grower was meant to combat both, although*
119 *bacteria typically is more effective on Nitrogen. LakeMasters has not*
120 *proceeded on any more work on providing a new solution to this*
121 *problem, because the loading is so high that efforts to control it may*
122 *have no impact, or very little. We do not know if there is a good*
123 *option.*

124

125 *With that being said, doing nothing may not be an acceptable option*
126 *for residents that live on this lake, or golfers that come into contact*
127 *with this lake. So even though there may be nothing that can be done*
128 *to solve this problem, perhaps we should try some things that might at*
129 *least make some improvement. LakeMasters on it's own has been*
130 *running the same bacteria cultures into the lake as the grower would*
131 *grow. It is contained in burlap bags that we have installed near where*
132 *the effluent water enters the lake so that some of the flow of nutrient*
133 *laden water goes through the bags. Lake E4A has not been as*
134 *problematic as it has been in the past, but we are treating it every*
135 *week, and it is winter when algae growth is slower, so it is difficult to*
136 *analyze the benefit of the bacteria bags, but we will continue this effort*
137 *for a few more months.*

138
139 *LakeMasters believes that considering a grower may still be the best*
140 *long term result for a reasonable cost. I believe now, however, with*
141 *what we have learned that it would be necessary to install the system*
142 *close to the lake so it could dump into the lake daily, not weekly. In*
143 *order to make this happen effectively we would need to be provided a*
144 *location at the lake edge to install the tank, and would need power*
145 *there. If it is possible that this will be considered, we will work to*
146 *provide a quote."*

147
148 Mrs. Adams stated that LakeMasters would continue to run the bacteria cultures into the
149 lake with burlap bags, as mentioned in the communication. They would also perform surface
150 removal, if necessary. In response to a question on whether copper sulfate was still being
151 utilized, Mr. Dougherty stated that LakeMasters primarily utilized chelated copper. Mr.
152 Mountford felt that options should be explored, such as a bacteria station.

154 **THIRD ORDER OF BUSINESS**

Continued Discussion: Traffic Calming

155
156 Mr. Adams stated that the speed hump was removed and redone. With regard to
157 repairing the rumble strip, Mr. Krebs was awaiting a proposal, as well as estimates for repairing
158 the pavers at the entrances, the manhole and possibly rebuilding both sides of the road. Mrs.
159 Adams stated that all of the contractors were a challenge with regard to completing projects. Mr.
160 Krebs would follow up with the contractor. In response to a question on the size of the new
161 speed hump, Mr. Krebs stated the size was the same as the previous speed hump but it was much
162 smoother and provided an easier transition for motorists. Three proposals would be presented at
163 the next meeting.

164 **FOURTH ORDER OF BUSINESS**

Water Quality in Lake E4A

165

166 This item was presented following the Second Order of Business.

167

168 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: Ownership
Transfer of Roadway from Torrey Pines
Court to River Club Parking Lot**

169

170

171

172 Mr. Whitmore stated that, after previous discussions, the Board decided to retain
173 ownership of the roadway from Torrey Pines Court to the River Club parking lot. The process
174 was too time-consuming and costly to be worthwhile.

175

176 **SIXTH ORDER OF BUSINESS**

**Continued Discussion: Potential
Improvements to Corkscrew Road
Entrance Vehicle Stacking**

177

178

179

180 Mr. Krebs contacted Lee County Utilities and sent them the Option One exhibit, which
181 was the least extreme, involving only three vehicles. Lee County was currently going through a
182 staff turnover, where the former engineer was now the Director of Community Development,
183 and a new engineer was hired. Mr. Krebs sent the exhibits, along with an email, requesting a
184 meeting. Mr. Krebs would contact Mr. Walter McCarthy to find out who was in charge of the
185 Village roadways and schedule a meeting with that individual. Mr. Schulz requested that the
186 utility question be resolved to avoid any future issues.

187 Mr. Schultz recalled that the Village agreed to modify the Interlocal Agreement, which
188 was signed off on December 22nd, and effective as of January 7. Even though the Village now
189 owned Corkscrew West (41 to the Gatehouse), the issue of who would assume maintenance
190 responsibilities for that section of road, landscaping and sidewalks was still unresolved. Upon
191 speaking to Mr. Howard Levitan, Vice Mayor of the Village of Estero, Mr. Schultz learned that
192 the activity for developing south side land would be elevated, significantly and, within a year or
193 two, the land would be purchased and developed. Mr. Schultz asked that this item be deferred
194 until then because, at that time, all of the parties involved would be interested in solving the
195 stacking problem. Discussion ensued about buffers, maintenance fees, road improvements,
196 future developments in the community, building fees and zoning. Mr. Whitmore stated that there
197 was a federal conservancy lien on the road. In response to a question about the amount of the

198 lien, Mr. Whitmore stated that it was not monetary and a deal was in the works where the
199 Developer would contribute funds to buy new 2020 land on Corkscrew Road, to pay off
200 approximately \$3 million to the conservancy to release the lien, which the Village would receive.

201 ■ **Nature tours**

202 ****This item was an addition to the agenda.****

203 Mr. Schulz stated that, four or five times a season, the Club sponsors nature tours where
204 40-50 residents observe wildlife from golf carts, guided by Ms. Brenda Brooks and Mr. Brian
205 Norder. The tours begin at 7:00 a.m., before the golfers arrive. In an effort to increase safety for
206 residents, Mr. Schultz suggested constructing a boardwalk or observation area at or near Tracts
207 12 and 13 (Wetland 9), to create a pathway, where tourists were not at risk of being struck by
208 golf balls.

209 In response to a question about whether the SFWMD would require a permit for this
210 project, Mr. Krebs stated that the wetland permit must be reviewed to see if passive recreation
211 was allowed in that particular wetland and, if not, the SFWMD permit must be modified. The
212 CDD might have to acquire a Corp permit from the U.S. Army Corp. of Engineers (The Corp),
213 because something would be placed in the wetland and a conservation inspection would be
214 needed, as well. A Land Development Order (LDO) from the Village of Estero would also be
215 required to construct the boardwalk. Mr. Krebs would research whether a Corp permit was
216 required before the next meeting. Mr. Schultz wanted to begin researching what the
217 requirements were and identify resources and environmental agencies to eventually commence
218 work on the project and asked to add this item to the next agenda, for further discussion.

220 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Village Assuming
Ownership of Corkscrew Road Extension**

221
222
223 This item was not addressed.

225 **EIGHTH ORDER OF BUSINESS**

Update: Roadway Resurfacing

226
227 Mr. Krebs stated that the project was completed by the contractor and Bonness addressed
228 all of the items on the punch list. The final pavement markings were placed and there were
229 RPMs throughout the entire community.

230 In response to a question about the speed limit within the community, Mr. Whitmore
231 stated that it was 25 mph on all of the auxiliary roads and 15 mph in the neighborhoods. In
232 response to Mr. Adams’ question about a final inspection on all punch list items, Mr. Krebs
233 stated that, once he was assured that everything was completed, he would perform an inspection
234 to make sure that everything was addressed. With regard to payment, Mr. Krebs stated that the
235 first progress payment was made in November and approximately \$100,000 was outstanding. In
236 response to Mr. Schultz’s question about whether the rumble strips at Pinehurst were in the
237 contract, Mr. Krebs stated that a number of change orders were processed and the rumble strips
238 were among them, along with the milling for the manhole and the provision of an estimate of the
239 cost of installing the pavers in all of the residential neighborhoods, similar to Palmetto Dunes. In
240 response to Mr. Adams’ question about whether the contractor was replacing all of the existing
241 rumble strips and adding some for continuity, Mr. Krebs stated that part of that estimate was to
242 address the cul-de-sacs and working the other pavers, which would be billed separately.

243
244 **NINTH ORDER OF BUSINESS**

**Presentation/Discussion: Indigenous
Preserve Management Plan**

245
246
247 In response to Mr. Schultz’ request for an update on the Indigenous Preserve
248 Management Plan, Mr. Whitmore stated that, through the palmetto mitigation process, 20 acres
249 of palmettos were removed about 30 years ago. Under the original preserve management plan,
250 the preserves were trimmed every three years, by hand. This process cost the District \$300,000
251 every three years. In an attempt to cut costs and offer a solution, Mr. Whitmore began working
252 with the Village of Estero. He hired Ms. Kim Reyes, who worked for the County and was now
253 self-employed, and highly involved with the Village. In October of 2016, a test plot was created
254 behind Glen Eagles. The area was overgrown with Palmettos and other vegetation that had not
255 been trimmed in years. A flush-cut mulching unit was used to cut everything down, as a test site.
256 This process was much more aggressive and mimicked the aftermath of a fire. The Village
257 accepted the approach and methodology and approved the new plan, which entailed trimming a
258 major section of the preserves with the mulching unit, on an annual basis. In response to a
259 question about whether permits were necessary, Mr. Whitmore stated that certain trimming
260 operations required a permit from the SFWMD because the trimming was done mechanically.
261 Mr. Pires stated that, from a District perspective, if the Board approved a license agreement,

262 certain activity may take place for a certain period of time. In response to a question about
263 jurisdiction, Mr. Whitmore stated that the Corp had jurisdiction over most of the preservation
264 areas and, unlike the State, the Village was more receptive to negotiations related to trimming
265 the preserves.

266

267 **TENTH ORDER OF BUSINESS**

**Presentation/Consideration: Tennis
268 Facility Potential Land Swap**

269

270 Mr. Whitmore recalled that, in the original master site plan for developing the portion
271 property, the parking was parallel to Pelican Sound Boulevard, across from Torrey Pines.
272 During the time when potential development was being considered, there was a lot of push-back
273 from residents and from a traffic perspective. The parking lot was then moved to the area
274 adjacent to the current overflow parking of the River Club, which was more sensible, at the time.
275 Currently, there was a parking shortage at the River Club and an additional parking lot was
276 needed. The new parking lot would be developed where the conservation easement was located,
277 which is owned by the District; therefore, a conservation swap of two parcels was being
278 proposed. Since some of the area is owned by the CDD and some is owned by the PSGRC, it
279 was a question of who owned what and a quit-claim deed would be necessary. Mr. Pires stated
280 that, if the area was District property, the process must be analyzed. Further discussion ensued.

281 Mr. Schultz stated that Mr. Whitmore was seeking advice and consent from the Board
282 and had no issues with consent if it was an even swap. Mr. Krebs stated that, from an
283 engineering point of view, if all of the approvals from the District and the Corp were acquired
284 and the community remained whole with respect to conservation and preserve lands, he saw no
285 reason to withhold consent. Mr. Pires stated that, from a legal perspective, with the Board's
286 authorization, he would research the potential land swap and provide an opinion at the next
287 meeting. Mr. Pires stated that, at the pleasure of the Board, he would work with Mr. Whitmore
288 to try to facilitate the land swap.

289 Mr. Whitmore stated that the parking lot was a necessity and if the community did not
290 support the proposals, he would still pursue an LDO for the parking lot and, for the parking lot,
291 he needed the swap. This would be an action item for Mr. Pires and Mr. Krebs.

292

293 **ELEVENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of December 31, 2016

294
295
296
297
298
299
300
301

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2016. Assessment revenue collections were at 89% and expenditures were at 27%.

Ms. Haase questioned if the capital outlay payment was intended for roadway resurfacing instead of the PSGRC. Mr. Adams agreed that the reimbursement was for the roadway resurfacing and would be re-classed.

302 **TWELFTH ORDER OF BUSINESS**

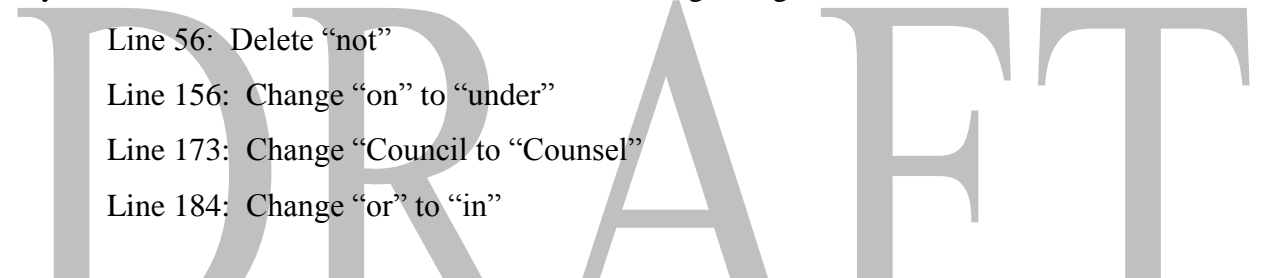
Approval of Minutes

303
304

A. November 15, 2016 Regular Meeting

Mr. Adams presented the November 15, 2016, Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

- Line 56: Delete “not”
- Line 156: Change “on” to “under”
- Line 173: Change “Council to “Counsel”
- Line 184: Change “or” to “in”



On MOTION by Ms. Haase and seconded by Mr. Fiesel, with all in favor, the November 15, 2016, Regular Meeting Minutes, as amended, were approved.

311
312
313
314
315
316

- **Action/Agenda Items**
- Items 5, 6, 7, 8 and 9 were removed.
- Item 10 would be modified.

320 **B. December 13, 2016 Regular Meeting**

Mr. Adams presented the December 13, 2016, Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

- Line 184: Add “TV line” after “cable”
- Line 217: Change “District” to “PSGRC”
- Line 218: Change “it” to “The CDD”
- Line 282: Change “would be removed” to “could be moved”

321
322
323
324
325
326

On MOTION by Ms. Haase and seconded by Mr. Fiesel, with all in favor, the December 13, 2016, Regular Meeting Minutes, as amended, were approved.

327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360

- **Action/Agenda Items**
 Items 5, 6, 7, 9, 13, 16 and 17 were removed.
 Item 8 would remain, as amended.
 Item 11 would remain with the modified language.

Mrs. Adams stated that Mr. Dale Katz, a CDD landscaper, authorized the removal of a cedar tree in Palmetto Dunes. Ms. Haase suggested that the tree be replaced. Mr. Adams stated that Mr. Krebs would confirm whether it was part of the stormwater lake planting plan. If Mr. Krebs determined that it was part of the plan, the CDD could potentially require replacing the tree. If it was not required as a part of that plan, then the CDD could not pursue a requirement to replace.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel**
 There being no report, the next item followed.
- B. District Engineer**
 There being no report, the next item followed.

- B. District Manager**
 - i. NEXT MEETING DATE: February 28, 2017 at 1:00 P.M.**

Mr. Adams indicated that the next meeting will be held February 28, 2017 at 1:00 p.m., at this location.

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

Mrs. Adams stated that hard pruning was scheduled for next week. She noticed that the landscaping crews missed several palms that should have been pruned in December, so she would mention that, along with the yellow turf that existed in certain areas. In response to a question about the terms of the landscaping contract, Mrs. Adams stated that the contract was for

361 one year, with a second year option and a 30-day out. She planned on eventually entering into an
362 agreement with the contractor that maintained The Brooks. She would ask them to maintain the
363 River Ridge CDD, as well, since it was such a small area. Mr. Adams stated that there was real
364 stability in the contract for several contract periods as a result of the CDD’s proximity to The
365 Brooks.

366 In response to a request, Mrs. Adams would look into sprucing up the median at the CDD
367 entrance. With regard to trimming the dead pine trees, Mrs. Adams received a proposal;
368 however, certain revisions were needed. As soon as the contractor revised the paperwork, she
369 would finalize the agreement.

370 In response to a request to include the recurring action items behind the minutes, Mr.
371 Adams stated that Management provided an annual Standard Activity List, in date order, for
372 other clients and would develop a similar list for this CDD.

373 Mr. Schultz stated that his River Ridge email account was inundated with spam emails
374 and requested that Management change the email address on the website.

375 Ms. Haase was unsure if she could golf in certain sections of the golf course and
376 requested clarification of two areas in particular. There were “Do Not Enter” signs at River No.
377 5 and Lake No. 2, yet the stakes for the hazard areas were plain red instead of green, which
378 signified a conservation area. Mrs. Adams would confer with Mr. Whitmore on this issue.

379 Mr. Schoenheider noticed that several golfers were damaging the littoral shelves near
380 River Sound and filed a complaint with the Club. Mr. Schultz stated that the Club provided an
381 instructional video on golf rules and the residents who golf should watch it since replacing the
382 littoral shelves was costly.

383

384 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

385

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

387

388 **On MOTION by Mr. Schultz and seconded by Ms. Haase, with**
389 **all in favor, the meeting adjourned at 3:08 p.m.**

390

391

392

393

394
395
396
397
398
399
400
401
402
403
404

Secretary/Assistant Secretary

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. Mr. Krebs will inspect the sidewalks in the spring and the PSGRC will inspect in the fall. Sidewalk issues would be handled, per occurrence. **STATUS: ONGOING**
5. **ACTION/AGENDA:** Mr. Krebs will meet with Bonness to expedite the removal/replacement of the speed bump, reinstall the rumble strip at Pinehurst, complete the installation of RPM's and obtain a price for reconfiguration of the roundabout on Pinehurst Greens Drive and Pelican Sound Boulevard. Include on the punch list that RPMs should form a Y at the islands. **STATUS: ONGOING**
6. **ACTION:** Mr. Krebs will contact Mr. Walter McCarthy to find who was in charge of the Village roadways and schedule a meeting. **STATUS: ONGOING**
7. **ACTION:** Mr. Krebs will work with Bonness on repairing the bump in the pavement next to the manhole in front of the east parking lot at the Clubhouse. **STATUS: ONGOING**
8. **ACTION:** Mr. Whitmore will inform Mr. Adams when pressure washing would occur. **STATUS: ONGOING**
9. **ACTION:** Mr. Whitmore will inform Mr. Adams when additional street sweeping was necessary. **STATUS: ONGOING**
10. **ACTION:** Mr. Krebs will obtain prices for refurbishing existing pavers and additional pavers. Include an option for completing all neighborhoods at once. **STATUS: ONGOING**
11. **ACTION:** Ms. Crismond will investigate who cut down a bald cypress tree in Palmetto Dunes, at the intersection of Classics Court and Palmetto Dunes Drive, on the edge of Lake H1-A. **STATUS: ONGOING**