

**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, 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.

Present at the meeting were:

Bob Schultz	Chair
Terry Mountford	Vice Chair
Judy Haase	Assistant Secretary
Larry Fiesel	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Charlie Krebs	District Engineer
Tony Pires	District Counsel
Jim Dougherty	LakeMasters Aquatic Weed Control, Inc.
Jim Whitmore	PSGRC General Manager
Bill Elsea	Resident
Jim Gilman	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:01 p.m., and noted, for the record, that Supervisors Schultz, Mountford, Haase and Fiesel were present, in person. Supervisor Schoenheider was not present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Mr. Bill Elsea, a resident, requested to shorten the speed bump at the Corkscrew entrance by 12", for biker safety. Mr. Krebs suggested a 12" gap in the middle of the speed bump, for bikers to use. Mr. Adams recommended directing bikers to the side of the road rather than into traffic. Mr. Whitmore suggested removing about 10" and yellow paint all the way to the curb.

Mr. Elsea stated that the speed indicator sign would be more effective if the speed limit was above it. Mr. Krebs recommended signs with numbers that flip to change the speed, which could be permanently mounted on the mobile unit. Mr. Elsea inquired about moving the pond between Hammock Greens and the tennis courts to the dry retention area and repurposing the property for tennis, pickleball or golf. Mr. Krebs stated that the pond could not be moved to the wetland and, if the lake were removed, another lake must be established in the same basin. Discussion ensued regarding what moving the pond would entail. Mr. Krebs stated that the best alternative would be to find two acres on the south side of the golf course.

Mr. Jim Gilman, a resident, stated that many unit owners in the Meadows were concerned about speeding on Pelican Sound Boulevard and wanted the CDD to consider installing a crosswalk. Mr. Adams suggested LED markings on the crosswalk to draw drivers' attention. Mr. Adams would obtain a proposal from Southern Striping and Mr. Krebs would provide a sketch showing the signs and the pedestrian crossing. At Mr. Schultz's suggestion, Mr. Whitmore would place a mobile radar sign in the area.

THIRD ORDER OF BUSINESS

Continued Discussion: Traffic Calming

This item was discussed during the Second Order of Business.

FOURTH ORDER OF BUSINESS

Continued Discussion: Water Quality in Lake E4A

Mrs. Adams stated that Mr. Kurth sent an email indicating that application of the new bacteria would continue on Lake E4-A.

Mr. Schultz reported an algae buildup in Lake H1-B, 3' to 4' from the spikerush.

FIFTH ORDER OF BUSINESS

Continued Discussion: Potential Improvements to Corkscrew Road Entrance Vehicle Stacking

Mr. Krebs did not contact the Village of Estero but contacted Lee County Utilities (LCU) and they were willing to work with the CDD regarding improvements to expand the utilities. Mr. Schultz stated that the Village Council suggested waiting until the projected development was completed. Mr. Krebs would contact Mr. Walter McCarthy, a resident.

SIXTH ORDER OF BUSINESS

Update: Roadway Resurfacing Project

Mr. Krebs presented an estimate from Bonness Inc. (Bonness), for outstanding items, including remilling around the manhole to remove the bump in front of the Clubhouse, repairing the sinkhole in Turnberry, installing strips in front of Pinehurst and inspecting two pavement areas on Pinehurst, in front of 814.

Mr. Schultz forwarded a resident email to Mr. Krebs regarding cracking occurring in front of their house, at the end of Pinehurst. Curbing was starting to lift, which may be the result of a tree root. A spot on the other side had a small crack, which would be inspected to ensure that it would not become larger and was not the result of the pavement curing.

With regard to the sinkhole, Mr. Krebs stated that Bonness provided a proposal to inspect the area and, if there was an issue with the irrigation main, it would be repaired. Bonness would mill out a section of the pavement, from the edge of the curb to the center line, to prevent it from looking like a patch. The seams would blend in with the rest of the pavement.

With regard to the speed humps, Mr. Schultz requested information for the MVR.

On MOTION by Mr. Schultz and seconded by Ms. Haase, with all in favor, the Bonness Inc., proposal, for repairs on Pelican Sound Boulevard, in a not-to-exceed amount of \$23,728.09, was approved.

SEVENTH ORDER OF BUSINESS

Discussion: Golfer Access into District Preserves

Mr. Schultz stated that The Club removed Palmettos and bushes during the mitigation project and, now, the area where the golf course borders the conservation area is accessible to golfers. The area should be inspected to ensure that the District was in compliance. Mr. Adams stated that Staff would also include the perimeters, as part of the next lake tour. Once Staff reviewed the area and regulatory signage was installed, Mr. Schultz asked Staff to update the community. At the next Golf Committee meeting, Mr. Whitmore would clarify that the conservation areas still exist and access is prohibited.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Boardwalk or Observation Deck to Facilitate Nature Tours

Mr. Krebs spoke with Ms. Jillian Harris, of the South Florida Water Management District (SFWMD), regarding construction of a boardwalk in the conservation area. SFWMD would only approve the boardwalk if the CDD submitted an application. SFWMD would review the application and, as part of the review, there would be impacts; therefore, some type of wetland mitigation must be performed, through on site or off site credits. Mr. Adams noted the requirement for a plan and a modification of the conservation easement. Mr. Krebs stated that a SFWMD permit and an Army Corps of Engineers (Corps) permit would be necessary. The Corps would consider the pillars as fill.

Discussion ensued regarding access to the boardwalk. Mr. Krebs recommended having an Ecologist, such as Ms. Kim Ruiz, of EcoPlanz, perform a study of the wetland, determine which areas would result in the fewest impacts and provide suggestions. Mr. Whitmore suggested having Ms. Brenda Brooks, who conducts nature tours, assist with the layout.

Mr. Fiesel inquired about financing the project. Mr. Schultz stated that financing would be discussed in May, during the budget deliberations.

NINTH ORDER OF BUSINESS

Discussion: District SOPs

This item was deferred.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2017

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2017. Assessment revenue collections were at 91%. There were several one-time expenses, such as special assessment preparation and insurance. Under "Field services", seasonal items such as "Aquascaping" and "Street sweeping" were not yet invoiced. Ms. Haase inquired about the \$67,934, under "Capital outlay – reimbursement to PSGRC", which was reflected on the December, 2016 Check Register, as a check written to Bonness. Mr. Adams would research. In response to questions from Mr. Mountford, Mr. Adams would modify the layout of the Unaudited Financial Statements.

ELEVENTH ORDER OF BUSINESS

Approval of January 24, 2017 Regular Meeting Minutes

Mr. Adams presented the January 24, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 51: Add “along the road that intersects” after “maintenance”

Line 270: Change “portion” to “Koreshan”

Line 223: Change “not addressed” to “addressed” during the Sixth Order of Business after

Line 200: Capitalize “Conservancy”

Line 212 and throughout: Change “Corp” to “Corps”

Line 247: Add “Schultz” to “Schultz’s”

Line 283: Change “District” to “SFWMD”

On MOTION by Mr. Schultz and seconded by Ms. Haase, with all in favor, the January 24, 2017 Regular Meeting Minutes, as amended, were approved.

A. Action/Agenda Items

Items 5 and 7 were removed.

Item 4 would be modified to add “when discovered” after “meeting”.

With regard to Item 11, Mr. Krebs reviewed the SFWMD permit and Lee County Development Order (DO) approval for Palmetto Dunes and found nothing in the SFWMD or approved landscape plan addressing Cypress trees or shade trees being required for Lake H1-A. At question for all communities was whether permits required trees around the lakes, which Mr. Krebs would verify. Typically, shade trees around the lake are only required for a lake deeper than 12’ or as a replacement for a certain number of littoral plants. Mrs. Adams stated that the tree was replaced by the individual who had it removed. With regard to ownership of the trees, Mrs. Adams stated that the trees were on PSGRC property but in the CDD’s easement.

Mr. Schultz added the following item to the list:

- Mrs. Adams to implement adding color to replace the arboricola

Mrs. Adams stated that the signage contract with Lykins-Signtek was executed.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****i. Opinion: Tennis Facility Potential Land Swap**

Referring to a map, Mr. Whitmore stated that the yellow and red swap areas were a large part of the conservation easement, which was where the parking lot would be built; the land would be compensated for in the green section. Mr. Pires stated that 94,000+ sq. ft. would be given to the CDD in exchange for the CDD giving 64,000+ sq. ft. to the PSGRC.

Mr. Pires presented a draft memo detailing his opinion that the CDD may legally engage in the land swap, based upon the Board making certain determinations as to the best interests of the District, that it was not arbitrary or capricious, there was additional conservation area controlled by the District, whether operation and maintenance (O&M) costs would increase or decrease, whether obligations would increase, etc. The Statutes provided no guidance in this regard. If the Board chose to proceed, a greater indication as to the condition of the properties was necessary and the legal description must be clarified. Mr. Pires asked Mr. Whitmore to obtain a formal resolution from the PSGRC Board authorizing and requesting the exchange, indicating the nature of the property as to its access and condition, and that it is comparable or better. Mr. Pires suggested an option for the District to lease the yellow area to the PSGRC, rather than convey it. Mr. Krebs stated that the CDD would obtain permits from SWFMD and the Village of Estero to remove the restrictions for the conservation easement and address all mitigation.

B. District Engineer

There being nothing additional to report, the next item followed.

C. District Manager

There being no report, the next item followed.

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

The next meeting will be held on March 28, 2017 at 1:00 p.m., at this location.

THIRTEENTH ORDER OF BUSINESS**Supervisors' Requests and Public Comments (5 minutes per speaker)**

Mr. Fiesel received several inquiries about installing fountains in three lakes. Mr. Adams stated that the first step was an agreement between the District and the Association, allowing the

use and entry into the lake for the purposes of installing, operating and maintaining a fountain, at the Association's cost. The agreement would hold harmless and indemnify the District if any issues, injuries or fatalities resulted during the installation and operation of the fountain.

Ms. Haase asked how she and Mr. Fiesel should handle CDD topics or questions that arise at PSGRC or other board meetings they attend. Mr. Adams advised them to refer to the monthly CDD meetings for topics related to District business or to leave the room. Mr. Pires suggested posting a notice on the CDD website that two or more CDD Board Members would be attending an Association meeting but would not be interacting.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Fiesel and seconded by Mr. Schultz, with all in favor, the meeting adjourned at 3:00 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair