

**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, April 25, 2017 at 1:00 p.m.**, in the **Waterside Room at 4561 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
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Tony Grau ( <i>via telephone</i> )	Grau & Associates
John Yannielli	Resident
Jerry Shaw	Resident
Nick Hughes	Resident
Bob DeWolfe	Resident
Pat DeWolfe	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:02 p.m., and noted, for the record, that Supervisors Schultz, Haase and Fiesel were present, in person. Supervisor Schoenheider was not present. Supervisor Mountford was not present at roll call.

**SECOND ORDER OF BUSINESS**

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

Mr. John Yannielli, a resident, recalled discussion regarding installing speed bumps on Island Sound Circle. He felt that the issue was one of traffic calming rather than speeding. It

would be better to install speed bumps at the entrance to the community and the pool, as motorists sometimes ignored stop signs.

Mr. Bob DeWolfe, an Island Sound Circle resident, stated that he and his neighbors felt that, while there may be a speeding issue with people coming in and out of the condos, parking lots and hi-rises, speeding was not an issue in their section of the Circle.

Mr. Jerry Shaw, a resident, previously submitted emails regarding the aesthetics and lack of habitat in Island Sound Lake and the decline in property values, as a result.

**\*\*\*Mr. Mountford arrived at the meeting.\*\*\***

Mr. Shaw recalled a major fish kill in Island Sound Lake, four years ago, and another, on Sunday. Proactive measures should be taken, such as frequent testing of the lake. Testing costs \$450, per panel, plus the time needed to collect samples. There seemed to be two sets of regulations imposed by Lee County, for lakes and ponds. A lake is a self-contained entity and residents wanted Island Sound I to be a lake. Littoral plantings were non-existent. Mr. Shaw circulated photographs of Lakes H1A, H1Z, H1C and E7A. There was a question of whether Island Sound Lake was connected to the Estero River, underground. The source was crucial, because it may be that the genesis of the problem was contamination. In 2009, Boylan Environmental Consultants, Inc. (BEC) renovated Halfway Creek and restored a portion of the wetlands. The Board should consider hiring BEC for consulting services.

As to the speed bump issue, Mr. Schultz suggested that individual owners ask the Island Sound 1 and 2 NVRs to present a unified position regarding speed bumps. The Board could not react to individual comments without knowing what the entire community expected.

▪ **Continued Discussion: Potential Tennis/Pickleball Facility Land Swap**

**\*\*\*This item, previously the Seventh Order of Business, was presented out of order.\*\*\***

As a follow up to previous discussions about the property around the former Koreshan Cemetery, Mr. Pires stated that the Board discussed the difficulties, expense and issues associated with a transfer of title to any portion of the District's property. The possibility of leasing the area needed by the Pelican Sound Golf and River Club (PSGRC) for parking, a pro shop, tennis and pickleball courts was also discussed. A memorandum, which clarified that the District had the authority to lease the area, outlined the lease terms and rent. Additional consideration, or rent, could be in the form of the PSGRC funding removal of the conservation easement, from the portion of the area to be leased, and modifying any existing permits or

approvals. If the District had any new obligations, under any other conservation permit or easement, the PSGRC would fund those costs, as an additional consideration, or rent. Regarding improvements and what would happen upon termination of a lease, Mr. Pires stated that the Agreement could be structured to allow time to deliberate and reach a consensus on what to do about the improvements.

In response to a question from Mr. Mountford, Mr. Pires stated that the lease would be for 10 years, with either automatic renewals or renewals where the PSGRC notifies the District, 60 days in advance. Discussion ensued regarding automatic renewals, lease execution, term lengths, necessary improvements and lease termination guidelines.

**On MOTION by Mr. Mountford and seconded by Mr. Schultz, with all in favor, authorizing District Counsel to prepare a lease, under the general guidelines contained in the Memorandum, considering term length, requiring approval of improvements and automatic renewals, was approved.**

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2016, Prepared by Grau & Associates**

Mr. Tony Grau, of Grau & Associates, stated that the “Independent Auditor’s Report”, on Pages 1 and 2, was a clean or unmodified opinion. The “Changes in Net Position”, on Page 4, reflected a loss of approximately \$28,000. On page 10, Revenues exceeded expenditures by \$125,000, which increased fund balance from \$143,000 to \$269,000. On Page 17, there was a subsequent event for the Series 2016 bond that was issued for \$610,000. The “Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters”, on Pages 20 and 21, the “Independent Auditor’s Report on Compliance with the Requirements of Section 218.415, Florida Statutes” , on Page 22, the “Management Letter”, on Page 23 and the “Report to Management”, on Page 24, reflected no findings.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-5, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2016**

Mr. Adams presented Resolution 2017-5 for the Board's consideration.

**On MOTION by Mr. Mountford and seconded by Ms. Haase, with all in favor, Resolution 2017-5, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2016, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Continued Discussion: Traffic Calming**

Regarding the speed bump issue, Mr. Adams stated that the Chair previously provided direction on how to proceed. Mr. Krebs would schedule a meeting with representatives from Bonness, Inc. (Bonness), to examine repairs and request modifications of the existing speed bump at the Corkscrew Roundabout for the benefit of bicyclists. Mrs. Adams was awaiting the proofs for the FLIP sign, for the radar.

Mr. Mountford asked if residents on Island Sound Circle requested installation of speed bumps. Mr. Adams did not recall any recent conversations; however, the Board would consider speed bumps if the NVRs from Island Sound came forth, with a unified position.

**SIXTH ORDER OF BUSINESS**

**Continued Discussion: Water Quality in Lake H Lakes and Island Sound Lake**

Mrs. Adams circulated proposals for Lakes H1B and E4A and photographs. The cost to install the generator would be \$4,495, with a \$250 monthly service fee for continued maintenance on Lakes E4A and H1B. Mr. Whitmore's group would supply the power source. In response to a question, Mrs. Adams replied that the generator would replace the burlap bag system. In comparing maintenance costs, the burlap bag system for Lake E4A, costs \$225 per month, for one pond, while the generator would cost \$250 per month for two ponds. Mr. Adams stated the generator system allowed lakes to grow their own bacteria and, over time, would result in substantial cost-savings, depending on how long it was used. In response to a question regarding decibels, Mr. Adams stated that the generator was a relatively quiet, non-invasive system. Once, per day, bacteria would be added, which would continue to grow, with aeration. Decibel information would be provided, at the next meeting. Mrs. Adams would ask Mr. Kurth to make a presentation at the next meeting. Mr. Adams stated that testing was completed on

Island Sound Lake; trace amounts of golden algae existed and it was treated. Since then, a resurgence of golden algae formed, due to rain, cloudy days and low oxygen levels. Once the fish kill issue was addressed, ongoing testing may be beneficial. It was important to test for certain parameters, on a regular basis. Island Sound Lake was a priority for replanting, in the summer months. Mrs. Adams stated that EarthBalance evaluated the lake, provided numerous photos of locations where fill-ins were needed and would submit a proposal for the project.

For the benefit of the audience, Mr. Schultz stated that funds were budgeted, yearly, to inspect the lakes and supplement the littoral plantings. Planting would commence at the start of the rainy season and Mrs. Adams and EarthBalance would perform inspections. Hundreds of dead fish were recently discovered at the outflow of Island Sound Lake and Mrs. Adams was asked to have them removed. Once removed, it was reported that oxygen levels improved. Mr. Shaw stated that there was some confusion about golden algae producing a spike in dissolved oxygen, which was a question for Mr. Kurth to address. Mr. Adams would invite Mr. Kurth to the next meeting to discuss the parameters and early indicators of golden algae blooms. A proposal for ongoing monitoring of golden algae in the pond, would be presented. In response to a question regarding Phoslock applications, Mr. Adams stated that Phoslock was not currently being used but was under consideration, as a recovery solution, as well as the new technology involving the generator. Mr. Adams would present his findings on the different programs, along with pricing, by the next meeting. In response to a question, Mr. Adams stated that, in order to reset the pond, it would be best to remove all remnants of the golden algae, as it could produce high oxygen levels, as well as low oxygen levels, which were equally fatal.

Mr. Schultz commented that the recent fish kill consisted mainly of Tilapia, which were the weakest fish. Attendees were advised to contact Mrs. Adams or Board Members if they observed a significant number of dead or decaying fish, for removal. Mr. Pires asked Mr. Shaw to email copies of the photographs he distributed, to Mr. Adams.

Mr. Mountford expressed concern about a bright red algae in River 8. Mrs. Adams stated that it was a type of a fern and was not toxic. Mr. Adams stated that red algae was more common than golden algae.

**SEVENTH ORDER OF BUSINESS****Continued Discussion: Potential  
Tennis/Pickleball Facility Land Swap**

This item was discussed following the Third Order of Business.

**EIGHTH ORDER OF BUSINESS**

**Update: Road Resurfacing Project**

Mr. Krebs would check several spots that may need a treatment to lock in the larger aggregate that did not get a good surface finish.

**NINTH ORDER OF BUSINESS**

**Update/Discussion: Proposed Boardwalk/Viewing Platform**

Mr. Shultz and Mr. Krebs met with Ms. Kim Trebatoski Ruiz, of EcoPlanz, who was contracted to handle the permitting. First, the maximum concept would be requested for the proposed boardwalk/viewing platform project. Depending on the cost, the project may be completed in segments. If the project was permitted, as shown, it may cost less, once implementation commences. Discussion ensued regarding the boardwalk details, the golf course, cost estimates and maintenance. Mr. Krebs would obtain an estimate.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2017**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2017. In response to Ms. Haase’s question regarding the debt service fund, Mr. Adams confirmed that the cost of the loan would be reclassified under “Other Financing Sources”, as a Pelican Sound line item. Next year, the financial statements would reflect two separate funds; General Fund I, relating to the entire District, and General Fund II, specific to Pelican Sound. Ms. Haase inquired about a \$5,930 check to Girard Environmental Services (Girard). Mr. Adams stated that the payment was for landscape maintenance, outside the gate. In response to a question, Mr. Adams confirmed that the District made its payment to Pelican Sound and one payment remained, which was due next January.

**ELEVENTH ORDER OF BUSINESS**

**Approval of March 28, 2017 Regular Meeting Minutes**

Mr. Adams presented the March 28, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 227: Change “behind” to “by”

Line 233: Change “The PSGRC” to “the PSGRC”

**On MOTION by Mr. Fiesel and seconded by Ms. Haase, with all in favor, the March 28, 2017 Regular Meeting Minutes, as amended, were approved.**

**A. Action/Agenda Items**

Items 10, 13, 18, 19 and 21 were completed.

Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 14, 15, 16, 17 and 22 were ongoing.

Item 20 would be removed from the list.

Regarding Item 7, Mr. Krebs would follow up with the contractor to learn the completion date. He previously scheduled a walk-through to inspect the adjustments that were requested.

Regarding Item 9, Ms. Haase stated that the crosswalk should be on “Pelican Sound Drive” instead of “Pelican Sound Boulevard”.

Mr. Adams was having difficulty obtaining a price from Southern Striping, and would explore other contractors, for the LED markings.

Regarding Item 11, Mrs. Adams secured a proposal. The arboricola would be replaced by bougainvillea and plumbago.

Regarding Item 12, upon review of the conservation areas, Mrs. Adams ordered 75 signs. Lake Masters Aquatic Weed Control Inc., (LakeMasters) would install and clean all signage. Installation would cost \$675, cleaning would be \$12 per sign, as it was unclear which signs required maintenance, and the cost for 75 signs was not-to-exceed \$3,680. Discussion ensued regarding specific areas identified for signage. Mr. Fiesel stated that someone on the Golf Committee emailed the PSGRC stating the preserve areas were nonexistent and golfers could play wherever they wished; the Club should send a clarifying email. Mr. Adams reminded the Board that GPS maps could be imported onto golf carts to identify conservation area boundaries. Mr. Schultz suggested that Mrs. Adams coordinate with The Club to integrate the two conservation areas for the new golf cart system and include it on the Action Items List.

Regarding Item 15, Lake H1A should be changed to Lake E4A.

Regarding Item 16, Mr. Pires would prepare a lease agreement and provide to Mr. Whitmore and Management prior to the next meeting.

Regarding Item 17, Mr. Schultz asked for Ms. Trebatoski Ruiz to submit a permit request for the boardwalk project.

Regarding Item 20, Mr. Adams stated that it was a duplicate of Item 9 and would be removed from the list.

Mr. Schultz suggested including the Key Activity Date sheet to the Action Items List, going forward. Mrs. Adams would update the sheet and include it with the Actions Items List.

**TWELFTH 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.

**C. District Manager**

**i. 1,366 Registered Voters in District as of April 15, 2017**

Mr. Adams stated that there were 1,366 registered voters residing within the boundaries of the District as of April 15, 2017.

**▪ Resignation of Supervisor Tom Schoenheider, Seat 1**

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

Mr. Adams presented Mr. Schoenheider’s letter of resignation for the Board’s consideration.

**On MOTION by Mr. Mountford and seconded by Mr. Schultz, with all in favor, the resignation of Mr. Tom Schoenheider, from Seat 1, dated April 24, 2017, was accepted.**

Mr. Adams stated that, in light of Mr. Schoenheiders’ resignation, the Board was tasked to appoint a replacement to fill the unexpired term of Seat 1. Discussion ensued regarding Board Member attendance at the May 23 meeting. Mr. Schultz recalled that Mr. Jim Gilman, a former



Board Member, offered to fill open positions. Mr. Adams would contact Mr. Gilman to determine if he was available and willing to serve again.

Mr. Schultz nominated Mr. Jim Gilman to fill Seat 1, term expires November, 2018. No other nominations were made.

**On MOTION by Mr. Schultz and seconded by Mr. Mountford, with all in favor, the appointment of Mr. Jim Gilman to Seat 1, term expires on November, 2018, subject to availability and willingness to accept, was approved.**

Mrs. Adams stated that MRI would be conducting inspections of interconnects, street gutters and outfall structures, beginning May 1.

**ii. NEXT MEETING DATE: May 23, 2017 at 1:00 P.M.**

Mr. Adams stated that, if Mr. Gilman was available and accepted the invitation to rejoin the Board, the next meeting would be on May 23, 2017 at 1:00 p.m., at this location, as he would be a part of the quorum. If not, the meeting date would be changed, the Board would be polled and the new meeting date would be scheduled in June.

**THIRTEENTH ORDER OF BUSINESS**

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

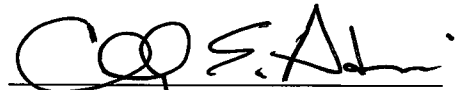
There being no Supervisors' requests or public comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Mountford and seconded by Ms. Haase, with all in favor, the meeting adjourned at 2:25 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair