

**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 27, 2018 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
Kurt Blumenthal	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
Jim Whitmore	Resident/PSGRC General Manager
Eric Long	Resident/PSGRC Assistant General Manager
Neil Severance	Resident/PSGRC Board Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m. Supervisors Schultz, Mountford, Blumenthal and Fiesel were present, in person. Supervisor Gilman was not present.

SECOND ORDER OF BUSINESS

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

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Continued Discussion: Traffic Calming

Mr. Schultz received two property owner emails related to traffic calming and read them into the record.

Mrs. Barsky wrote:

“May I suggest that the speed limit in our community be changed to 15 miles per hour for carts and cars. Thank you.”

Mr. Wes Hrynychuk wrote:

“Unless there is good evidence that the radar device is effective, consider getting rid of it. Personally, I think it’s a community eyesore and I wonder about its effectiveness relative to the cost. If you want to continue using radar, consider getting the model that takes a picture of the speeder’s license plate so that repeat violators can be dealt with. I’m sure the cost would be more but it would be a lot more effective controlling speeders, which is the goal. Maybe one can be rented on a random basis. A related thought: I wonder if some of the 15 MPH speed limits are too restrictive. Golf carts go faster. I appreciate the improved signage at the Corkscrew circle. No response necessary. Thank you.”

Discussion ensued regarding the emails, the speed limit, the radar sign and speeders.

FOURTH ORDER OF BUSINESS

Update: Drainage Remediation Efforts

Mr. Krebs presented the Ongoing Review of the Surface Water Management System (SWMS), dated January 31, 2018. In trying to improve the District’s drainage system, he was working closely with South Florida Water Management District (SFWMD) Staff to find additional outfalls, from basin to basin. Mr. Krebs responded to questions and comments.

In response to a question regarding the Estimated Budget for SWMS Modifications, Mr. Krebs stated that the document was an action item, with cost estimates. It was included in case the District was to proceed with the improvements and the letter to Mr. Brian Rose, of the SFWMD, requesting relocation of the control structures in Pelican Sound Basins E1 and E3, was pending Board approval. The accompanying exhibits detailed the existing location of the control structures and where they would be moved to on the banks of the lakes; moving them will open up the cross-drains and improve the capacity to clean the systems. A Board Member inquired about the plan to improve flow out of E3-A, to prevent it from overflowing. Mr. Krebs explained that, currently, the water was restricted from flowing freely due to a plate, which would be removed and replaced by a box to improve water flow. In response to a question

regarding the baffle and the restrictions, Mr. Krebs stated that they were an eyesore and the goal was to hide the big concrete boxes in the shoreline and put a plate in between the basins so the box was not visible in the lake shore. A Board Member asked if there would be any issues with the SFWMD. Mr. Krebs replied no because the calculations were intended for the system to act that way and placing the box back in the shoreline would make it in compliance with the original design calculations; netting would be placed around the box to catch golf balls. Regarding the next steps, Mr. Krebs stated that, with approval, he would submit the paperwork to the SFWMD for permit modification. Mr. Adams asked about the turnaround time. Mr. Krebs stated that, lately, reviews were completed within 10 to 12 days and Mr. Rose and Ms. Melissa Roberts, of the SFWMD, were familiar with the project and already on board. The project would be categorized under maintenance; the drainage system would not be changed; rather, it would be brought into compliance. Mr. Adams stated the District could afford to proceed with the project by re-purposing funds and utilizing fund balance; there was \$8,000 remaining in aquascaping and \$12,000 was expended on hurricane recovery, which was unbudgeted; the Control Structure Relocation project was an absolute priority, as it would cause the water to move a lot faster. Regarding time frame, Mr. Krebs stated that the project must be completed before June. The consensus was to proceed with the project.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2018-03,
Letter of Understanding to PSGRC
Regarding Street Trees Within District
Easements and Right-of-Ways**

Mr. Pires presented Resolution 2018-03. The document was a combination of a draft Resolution and a draft Letter of Understanding, which was changed from the prior version discussed at the previous meeting. Although the changes were not redlined, the idea was to capture a sense of clarification under the existing Agreement between the District and the PSGRC, regarding operational aspects; it was more of a courtesy notice regarding tree removal by the District. Mr. Blumenthal inquired about who would be responsible for the trees if the maintenance agreement went away and the PSGRC changed Section 5.3, of its Declarations. Mr. Pires stated, if that occurred, the Board would revisit the issue, procure an approach and discuss the implications to the District; further, the issue was predicated on the facts as they currently existed. Mr. Blumenthal took issue with the project. Mr. Schultz stated that street tree

maintenance was the same for the past 20 years or so; therefore, he did not see any justification for the objection. Mr. Blumenthal would like it if the PSGRC assumed responsibility for all of the trees in the right-of-way (ROW). Mr. Schultz questioned whether it could be done under applicable codes and stated that it was subjected to regulations. Discussion ensued regarding street tree maintenance, the PSGRC, the Tree Committee and creating a policy background statement. Mr. Pires felt that it was important to have a policy in place, in advance of the next hurricane season, so that there was no confusion among the community, and suggested that the resolution letter include that the plantings were a work in progress.

This item was tabled to the March meeting.

SIXTH ORDER OF BUSINESS

Notice of General Election: November 6, 2018

- A. Official Candidate Qualifying Period: Noon, June 18, 2018 – Noon, June 22, 2018**
 - i. Candidates May Pre-Qualify Beginning June 4, 2018 at 10:00 A.M.**
- B. Consideration of Resolution Implementing Section 190.006(3)(A)(2)(C), Florida Statutes, and Instructing the Lee County Supervisor of Elections to Conduct the District’s General Election**
 - i. Resolution 2018-04, River Ridge Community Development District [Seats 1 & 2]**

Mr. Adams presented Resolution 2018-04. He noted the dates and times of the official candidate qualifying and pre-qualifying periods.

On MOTION by Mr. Blumenthal and seconded by Mr. Fiesel, with all in favor, Resolution 2018-04, Implementing Section 190.006(3)(A)(2)(C), Florida Statutes, and Instructing the Lee County Supervisor of Elections to Conduct the District’s General Election, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2017

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2017. The Board would receive financials from the preceding month at the next meeting. Assessment revenue collections were at 89% and expenditures were at 34%.

A resident asked for an explanation of the “note reserve.” Mr. Adams stated that part of the note requirement was that a certain percentage of the overall note value be reserved in case there is a shortage in collection of funds to make the annual payment; it was similar to having a debt service reserve in a bond program. Mr. Blumenthal questioned the \$9,411 “Interest expense” line item, on Page 2. Mr. Adams explained that it was the interest payment against the actual note. Mr. Blumenthal questioned why the expense was in the “General Fund”. Mr. Adams stated that it should not have been included there; the necessary adjustments would be made. A Board Member asked about the Cardno Inc., payment, in the December Check Register. Mr. Adams explained that the District was receiving irrigation water through an agreement with Lee County, which the PSGRC administered through the pump stations and transmission lines; the cost was related to filing for and securing the permit versus just relying on the previous agreement; it changed from an agreement to a permit scenario. In response to a question, Mrs. Adams stated that Southeast Spreading Company applied pine straw on the District’s landscape beds. In response to a Board Member’s question, Mr. Adams confirmed that Lee County Utilities was still in charge of what was in the permit and the District could not negotiate. In response to a question regarding the “Q&A” billings on the Check Register, under the District Management fees, Mr. Adams stated that Q&A signified quality assurance and was also a line item within the District’s budget; part of the annual reports that were completed in the field and part of the District’s wetland audits.

EIGHTH ORDER OF BUSINESS**Approval of January 23, 2018 Regular Meeting Minutes**

Mr. Adams presented the January 23, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

- Line 104: Delete “has” after “the”
- Line 115: Change “A Board Member” to “Mr. Pires”
- Line 168: Insert “of SFWMD” after “the Staff”
- Line 177: Delete “and out and where water from E-3”
- Line 178: Delete “would be going.”
- Lines 185 and 186: Change “E-AA” to “E-8A”
- Line 322: Change “\$12.510.” to “\$12,510”
- Line 358: Change “requiring” to “acquiring”

Line 401: Change “does” to “do”

On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor, the January 23, 2018 Regular Meeting Minutes, as amended, were approved.

A. Action/Agenda Items

Items 6 was completed and removed. Mr. Krebs stated that the roadways looked good but he was amazed at how much oil and fluid dripped from the Waste Management trucks.

Mr. Neil Severance, a resident, asked whether spray pump water agitators were better than bubblers for water quality improvement. Mrs. Adams stated that, other than for aesthetics, it had no effect.

Item 9 was ongoing and the date specified would be removed.

Item 11 was ongoing. Mr. Krebs stated there was vegetation blocking the intersection and the stop bar could be moved forward. The CDD owned and maintained the vegetation. A portion of the shrubs were in line with a few palm trees, at the last 5’ or 6’ going across the road, along with a clump of shrubs on the very top that was visible if approaching the intersection. They blocked the street sign and the District should do something with the plant material to open the site corridor and make it easier for people who are leaving Southern Hills and looking west and for those going east on Pelican Sound Drive. None of the palm trees should be removed but the shrubs and ground cover should be trimmed and, since that intersection was very dark at night, it would be good to convert the sign post to a lighted lamp post to illuminate the intersection. Thinning out the vegetation and moving the stop bar forward would be very helpful to motorists. Mr. Adams stated that the District would not be able to mount any signage on the Florida Power & Light (FPL) pole, which was made of spun fiberglass.

Item 14 occurs quarterly and is ongoing.

NINTH 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. Annual Key Activities

The 2018 Key Activity Dates Report was provided for informational purposes.

ii. NEXT MEETING DATE: March 27, 2018 at 1:00 P.M.

Mr. Adams stated that the next meeting will be held on March 27, 2018 at 1:00 p.m., at this location. The audit should be completed by March 31 and will be presented at the April or May meeting.

TENTH ORDER OF BUSINESS

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

Mr. Schultz asked Mr. Adams and Mr. Krebs to select a March, 2019 date, on Wednesdays and Thursdays, from 1:00 p.m., to 3:00 p.m., or 3:00 p.m., to 5:00 p.m., to give brief learning presentations on the state of the CDD. A response was needed within the next few days. Mr. Krebs preferred Wednesday. Mr. Adams would email his availability to the Chair.

It was noted that several positive comments were received regarding the annual letter. A resident wanted to know who to call or write to about the dirty wall. Mr. Adams would forward the maintenance group information. In response to a question regarding ownership of the wall, Mr. Adams stated that the Shopping Center side of the wall was their responsibility to clean, regardless of ownership.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor, the meeting adjourned at 2:32 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair