

**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 24, 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
James Gilman	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Neil Severance	PSGRC Board President
John Graft	PSGRC Board Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:01 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Public comments were taken during the Third Order of Business.

THIRD ORDER OF BUSINESS

Presentation of Annual Quality Assurance Audit: Lake Maintenance

A. Memorandum: Lake Maintenance

Mrs. Adams presented the Lake Maintenance Annual Quality Assurance Audit and reported the following:

- Pond #E8-A: Has a 9" of vertical drop and requires 100 yards of lake bank remediation.
- Results suggested monitoring Ponds #E8-C and #E1-A; however, after further discussions repairs for all three ponds would be budgeted in the Fiscal Year 2019 Budget.
- Quotes to install Geotubes would be obtained. Remediation involves installing textile tubing along the shoreline, sucking out sediment in the pond to fill the geotubes and, once filled, the bag is cut open, sediment is raked out and then the bank is sodded. Mr. Adams stated the cost of sod, for the golf course areas, was typically \$26 per linear foot and the Floratam grass used on residential lots costs \$20 to \$22 per linear feet. The project should be completed before the rainy season.

A Board Member noted that Lake E1-E showed signs of erosion, from the building down to the water, and that gutters were being installed. The area should be monitored until summer in case tubing must be buried. In response to a question of financial responsibility, Mr. Adams stated that the CDD was only responsible in extending the pipe into the pond, burying it 10' to 15' into the pond under the soil and sinking the pipe with a block.

A Board Member directed Mr. Adams to add replanting the lake banks to the Fiscal Year 2019 Budget. Mrs. Adams affirmed that, once remediation is completed, those areas would be replanted. Discussion ensued regarding areas in Sounds 7 and 6 with issues and if funds were available to complete the project. Mr. Adams stated budget funds for the control structure project were being repurposed.

Mr. Neil Severance, a resident residing near lake H1-B, was concerned about the dismal appearance of the littoral shelf plantings. Mrs. Adams stated several plantings, such as spikerush, occurred in that lake, along with installation of a bio-generator, yet issues in the lake continue. An email was received today from Mr. Kurth stating that high nitrogen levels were reported in lake H1-B and they were working on a plan to treat it. Mr. Adams would direct the Superintendent to adjust the sprinkler heads away from the lake, since the golf course irrigation system uses liquid fertilization. Mrs. Adams will send Mr. Kurth's email to Mr. Graft.

Mr. Graft asked if the CDD would consider dredging the lake or changing vendors, since the lake problems persist, in spite of being treated, raked, etc. Discussion ensued regarding the District's contractor, other lakes that are doing very well, possibly seeking assistance at the State level, the conclusion that proper levels of aeration and natural bacteria were necessary in making

a lake healthy and needing a supplemental array of chemicals to address the lake aesthetics. Mr. Adams stated that a different type of bacteria would be used in the lake, which should help address the appearance and reduce the muck layer, which otherwise could require dredging and is an invasive and very costly process. The health of the CDD's lakes is not impacted by depth, which are 10' to 12', which, if reduced, would be prone to more algae. Lakes deeper than 12' require an aeration system, as standard code for Lee County.

B. Evaluation Sheets/Photos:

This item was provided for informational purposes.

C. Memorandum: Dry Detention

Mrs. Adams stated that this area is sprayed and checked quarterly. The CDD is not charged for any additional site visits that may be necessary.

D. Photos

This item was provided for informational purposes.

E. Detailed Contract Specifications

Mrs. Adams stated the specifications were current and referenced in the contract, which the CDD bids out every two years, by way of a Request for Proposals (RFP). \$75,000 was budgeted for the lakes and dry detention and conservation areas.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Pelican Sound Sidewalk Extension at The Meadows

Mr. Adams presented the Collier Paving & Concrete (CPC) proposal and suggested delaying the project until November, once Fiscal Year 2019 begins, since the current control structure and cleaning system projects were costly. Another proposal would be obtained but only a minor fluctuation in the cost of concrete was anticipated. Financing would be required for the paver project, which would be completed simultaneously with the HOA's paver project at the clubhouse; the projects were potentially scheduled for April, 2019.

FIFTH ORDER OF BUSINESS

Discussion/Consideration: M.R.I. Underwater Specialists 2018 Storm Drain Inspection and Cleaning Implementation

Mrs. Adams presented the Inspection Report and several proposals for implementing the cleanup phase. An underwater Remotely Operated Vehicle (ROV) inspected the area and collected data. The structure numbers in the Report are referred to on the map. The Florida Power & Light (FPL) easement project would be completed before the end of Fiscal Year 2018. Mrs. Adams will have M.R.I. Underwater Specialists (MRI) update the Report with the missing data and locate those items they were unable to locate. A decision was made to approve the proposal indicating cleaning of 25% or more. Mr. Adams was obtaining other proposals for the control structure project and would ask the vendor to lower their rates, if the CDD selected them for both projects. Because of budgetary restrictions due to unexpected hurricane cleanup costs, traffic calming measures and gap fund requirements, Mr. Adams would inquire about obtaining a \$400,000 line of credit to bundle the control structure and paver projects and structure the credit line so that funds would only be used as needed. The line of credit and proposed Fiscal Year 2019 Budget would be presented at the next meeting.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the M.R.I. Inspection LLC proposal for storm structure cleaning of 25% or more, in the amount of \$28,200, was approved.

▪ **Continued Discussion: Traffic Calming**

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

Mr. Adams stated there were no additional updates; however, a proposal was being obtained from Collier Paving to grind down some of the ribbon pavers, in two areas along Palmetto Dunes, to prevent any mishaps to bicyclists or pedestrians. The paver grinding project would be completed before the initial paver removal and replacement project begins. Mrs. Adams and Mr. Long were working on a draft of a traffic memo to present at the next meeting.

SIXTH 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. He gave an overview of the revisions incorporated into the letter and Resolution, including the procedures residents would follow to

request tree removal or replacement. The Resolution refers to the trees being in the District’s right-of-way (ROW) only and not specifically who owns them. Discussion ensued regarding a courtesy notification, who was responsible for the cost and who sends notification to the CDD. Mr. Pires suggested inserting the appropriate date and accepting the Policy Background draft dated April 18, 2018 and the letter and Resolution with the April 23, 2018 draft date.

On MOTION by Mr. Fiesel and seconded by Mr. Schultz, with all in favor, Resolution 2018-03, Accepting the Resolution and Letter of Understanding to PSGRC Regarding Street Trees Within District Easements and Right-of-Ways draft versions, dated April 23, 2018, and the Policy Background draft version, dated April 18, 2018, was adopted.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Traffic Calming

This item was presented following the Fifth Order of Business.

EIGHTH ORDER OF BUSINESS

Update: Drainage Remediation Efforts

Mr. Krebs stated the approved South Florida Water Management District (SFWMD) permits, along with the shop drawings for the control structures, would be forwarded to Mr. Adams, for the request for bids. Surveyors were shooting the FPL easements this week and those would be reviewed. Mr. Krebs would distribute a progress report of the tasks involved in the drainage remediation process and Mrs. Adams would distribute any findings relating to repairs or modifications that must be addressed. Mr. Krebs was surprised that the Report findings did not show more clogged pipes, as he thought it would, considering the two 100-year event storms and the hurricane. Mr. Krebs would tour the FPL easement site and the ditch flowing to the river and, if there is sediment buildup, he would have it scrapped down.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2018

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2018. Assessment revenue collections were at 97% and expenditures were 72%. Several one-time annual costs were booked during the second quarter. Because of the unexpected hurricane-related cleanup costs, funds will be repurposed towards cleaning the pipes, as well as obtaining a

line of credit for the control structure project. The Pelican Sound Program, capital outlay line item, will be reclassified, since the final loan repayment to repair the golf course’s irrigation pump station was made. Mr. Adams stated surplus funds could be transferred between fund balances; however, the CDD is required to have at least 25% to 30% of the annual budget to operate on. It was better to obtain a line of credit, with the caveat that funds would be used only as needed.

TENTH ORDER OF BUSINESS

Approval of March 27, 2018 Regular Meeting Minutes

Mr. Adams presented the March 27, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made.

Line 91: Delete “2009”

Line 174: Change “PSGRC Assistant General Manager” to “Masters Resident”

Line 188: Insert “it appeared” after “that”

Line 180: Insert “to” after “willing”

Line 188: Insert “ROW” before “deed”

Line 258: Insert “and President of PSGRC Board” after “resident”

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the March 27, 2018 Regular Meeting Minutes, as amended, were approved.

A. Action/Agenda Items

Item 8: Ongoing. Change “Next month” to “Fall of 2018”.

Item 9: Ongoing. Change to “Schedule inspections on items marked “unable to locate” in the Report, obtain another quote, if same vendor is used, ask for a reduced rate.”

Item 10: Delayed until November 2018. Formal notice being sent to FPL.

Items 11, 14, 16, 17, and 18 were completed and removed.

Item 13 was completed. Mr. Krebs would tour the area and confirm whether the T sign was relocated to the proper location.

Item 19: Mrs. Adams will follow up with Mr. Pinder.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Woodward Pires & Lombardo, PA.*

There being no report, the next item followed.

B. District Engineer: *Hole Montes, Inc.*

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

i. Annual Key Activities

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

ii. 1,408 Registered Voters in District as of April 15, 2018

There were 1,408 registered voters residing within the boundaries of the District as of April 15, 2018.

iii. NEXT MEETING DATE: May 22, 2018 at 1:00 P.M.

Mr. Adams stated that the next meeting will be held on May 22, 2018 at 1:00 p.m., at this location. The proposed Fiscal Year 2019 Budget would be presented at the next meeting.

TWELFTH ORDER OF BUSINESS

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

Discussion ensued regarding whether the property that the PSGRC purchased was within the District's boundaries. Mr. Adams did not feel that property was ever within the CDD but the CDD had to allow access to that property.

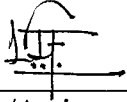
THIRTEENTH ORDER OF BUSINESS

Adjournment

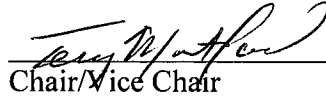
There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal,
with all in favor, the meeting adjourned at 2:47 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair