

**MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

Multiple Public Hearings and a Regular Meeting of the River Ridge Community Development District's Board of Supervisors was held on Tuesday, August 28, 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 (<i>via telephone</i>)	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
Jason Olson	Assistant Regional Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Jim Dougherty	SOLitude Lake Management
Dave Armanger	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

On MOTION by Mr. Blumenthal and seconded by Mr. Fiesel, with all in favor, authorizing Mr. Schultz's attendance and full participation, via telephone, due to exceptional circumstances, was approved.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

There being no public comments, the next item followed.

▪ **Presentation: Jim Dougherty for SOLitude Lake Management (SOLitude).**

******This item is an addition to the agenda.******

Mr. Dougherty provided the following update and took questions:

- The algae in Lake H-1B is proving to be very difficult to control despite all of SOLitude's efforts; in addition to max treatments, the lake is raked on a regular basis.
- Although the lake has very little phosphorous (19) and nitrogen (.4), it keeps producing algae, which is coming off the bottom, traveling to the surface and is blown to shore by the wind.
- On September 13, a nano-bubbler will be installed. The units reduce algae growth and improve water quality.
- If the nano-bubbler proves ineffective, a herbicide called PAC 27 will be used in the lake.

In response to Mrs. Adam's request for additional clarification and past results of the nano-bubbler, Mr. Dougherty stated, the unit was tested on a 12-acre lake and resulted in a reduction in algae and oxygen levels. In response to Mr. Blumenthal's question, Mr. Dougherty stated that the nano-bubblers usually last 90 days, once activated, and are a temporary treatment option. Mr. Adams stated that the bubbles are so fine that they do not rise in the column but remain in the water and spread out and; they will not rise to the top and release. It is an efficient method with a longer term result. Mr. Fiesel stated that Lake H-1A's condition is worse than H-1B and asked if it would be treated in a similar fashion. Mr. Dougherty confirmed that H-1A has the same algae as H-1B and SOLitude is aggressively treating it as well. As to where the nano-bubbler would be installed first, Mr. Dougherty stated that Lake H-1B would be tested first. Mr. Adams stated there may be some travel from H-1B into H-1A, through the interconnecting pipes, and the unit might not need to be moved since it is such a high concentration of oxygen. In response to a Board Member's question regarding cost, Mrs. Adams stated that the CDD is not being charged and the treatment is on a trial basis, for now.

THIRD ORDER OF BUSINESS

**Consideration of Award of Lake & Wetland
Maintenance Contract**

Mrs. Adams referenced the Memorandum in the agenda packet. The contract is set to expire on December 31. A Request for Proposals (RFP) was circulated to seven contractors and only three bids were submitted. SOLitude, the CDD’s current contractor, was the lowest, at \$73,884, and has not increased their pricing since 2017. At one time, Aquagenix was contracted by Pelican Sound and eventually turned over the contract to SOLitude. Dragonfly Pond Works (Dragonfly) bid is 46% higher than the current contract. The Board’s consensus was to award the contract to SOLitude. Mr. Pires asked if Management is stating that SOLitude’s proposal is the lowest and they are the most responsive best bidder for the Lake & Wetland contract. Mrs. Adams replied affirmatively and stated that it is a one-year contract with an option to renew for a second year.

MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, awarding the Lake & Wetland Maintenance Contract to SOLitude Lake Management, in the amount of \$73,884, with a second year option, at the same price, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Award of Landscape Maintenance Contract

Mrs. Adams stated that the Landscape Maintenance Contract is set to expire on October 31. An RFP was circulated to four contractors and three bids were submitted. Per Mr. Gilman’s recommendation, at the previous meeting, Management provided the RFP to the contractor who maintains The Meadows and they declined to bid. BrightView, the CDD’s current contractor, increased its price from \$39,679 to \$52,439; a 32% increase over the current contract. Mrs. Adams contacted BrightView for an explanation and did not receive an authentic answer. Of the two other contractors, Laz’s Lawn Service (LLS) was the lowest bidder at \$38,790.80, with a second year option at \$39,930.80. Although she had not worked with LLS, Mrs. Adams was very familiar with LLS’s foreman who partnered with other industry professionals to provide this service. She checked LLS’s references, was impressed by the positive feedback and recommended consideration of LLS’s bid. Discussion ensued regarding the three bids, BrightView’s price increase, a 30-day termination notice and the budget.

MOTION by Mr. Mountford and seconded by Mr. Fiesel with all in favor, awarding the Landscape Maintenance Contract to Laz’s Lawn Service, in the amount of \$38,790.80, with a second year option, at \$39,930.80, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider Comments and Objections to Fiscal Year 2019 Budget

A. Affidavit/Proof of Publication

Mrs. Adams presented the affidavit of publication for today’s Public Hearing.

B. Consideration of Resolution 2018-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date

Mrs. Adams presented Resolution 2018-07. Mr. Adams provided the following overview:

- The General Fund budget covers the entire District, including inside and outside the Pelican Sound gates.
- Assessment level is not increasing, year-over-year; the budget is very flat and stagnant.
- The properties outside of the gates, including the commercial properties and The Meadows, will not receive an increase in their assessments.
- The Special Revenue Fund, which is specific to the Pelican Sound portion of the District, had increases in the “Lake/wetland”, “Drainage pipe annual inspection and cleaning”, “Lake bank remediation,” “Capital Outlay” and “Contingencies” line items.
- In the event that the contingency funds go unused, the excess funds will go to Fund Balance, which has been depleted to a concerning level.
- All property owners residing within the boundaries of Pelican Sound received a separate Mailed Notice identifying the assessment increase from \$263.25 to \$379.70.

Mr. Mountford felt that the increase is significant and fair to Pelican Sound residents and the Board must scrutinize the expenses more closely, going forward. Mr. Adams stated that the Board was careful not to increase assessments for many years but the CDD experienced an abnormal summer in 2017, stormwater issues had to be addressed and most taxpayers would not object to measures ensuring that the water flows as efficiently as possible.

Mr. Schultz asked if any residents submitted objection letters or comments to Management. Mr. Adams received one from Mr. and Mrs. Thomas Petron objecting to the increase because of issues with Lake H-1B, which was recently discussed. Typically, objection letters are attached to the final minutes. Discussion ensued regarding assessment increases and the reasons for them.

*****Mr. Adams opened the Public Hearing.*****

Mr. Dave Armanger, a resident, asked if there are plans to do work on the double-barrel culverts on Island Sound Drive Circle. Mr. Krebs stated that the reason for the standing water around the barrels was because the pipes were placed lower to the adjacent ground. In addition, the north side of Island Sound Crossing is a Preserve area where none of the existing grounds can be adjusted. As long as the pipe is not being undermined, there is no possibility of collapse. In response to a follow-up question regarding inspection frequency, Mr. Adams stated the pipes are inspected annually. Mr. Krebs would inspect the area after the meeting.

*****Mr. Adams closed the Public Hearing.*****

MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, Resolution 2018-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Special Assessments for Operations and Maintenance for the Fiscal Year 2018/2019, Pursuant to Florida Law

A. Affidavit/Proof of Publication

Mr. Adams presented the affidavit of publication for today's Public Hearing.

B. Mailed Notice

A copy of the Mailed Notice to all Pelican Sound property owners, due to their assessment increase, was provided for informational purposes.

C. Consideration of Resolution 2018-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2018/2019; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for

Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2018-08. The Resolution recognizes the recently adopted Fiscal Year 2019 budget, the assessment levels from the budget, which were referenced during the budget public hearing discussions, and directs Staff to finalize and transmit a lien roll to the Tax Collector for placement of the assessments on the property tax bills.

*****Mr. Adams opened the Public Hearing.*****

No members of the public spoke.

*****Mr. Adams closed the Public Hearing.*****

MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor, Resolution 2018-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2018/2019; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2018-09, Adopting an Annual Meeting Schedule for Fiscal Year 2019

Mrs. Adams presented Resolution 2018-09.

MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, Resolution 2018-09, Adopting an Annual Meeting Schedule for Fiscal Year 2019, was adopted.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Traffic Calming

Mr. Krebs stated there were no new updates. In response to a Board Member’s question, Mr. Long stated that the speed signs are activated for five days and deactivated for two days, in order to charge the batteries. Mr. Schultz inquired about any change in the status of the stop bar. Mr. Krebs stated, with regard to the Southern Hills project, the drawing for relocating the stop bar was developed, which reflects that the stop bar would be moved 2’ from

the back of the curb, along with the moving the stop signs. He would forward the exhibit to the Board. Mr. Krebs stated that Mrs. Adams emailed him regarding stop signs that need replacement and relocating the stop bars on them and volunteered to provide the specifications on the stop sign sizes. Mrs. Adams confirmed that this is an action item and asked Mr. Krebs to email the specifications to the Board.

NINTH ORDER OF BUSINESS

Update: Drainage Remediation Efforts

Mr. Krebs provided the following update:

- Surveyors were onsite; Staff possessed all backup data on the discharge swale going down Florida Power & Light (FPL) easement and all control structure as-built information.
- The first step involves getting the model to match up with what is currently approved for the community.
- Once the baseline is received, changes affecting it, based on a common point, will be the existing elevations.
- At the September meeting, Mr. Krebs will present a report informing that Engineering was able to match the permanent elevations, how changing each item affected those elevations, what the existing approved discharge rate is for the community and how any of the improvements affect increasing or decreasing the rate, moving forward.

Mrs. Adams circulated the report from M.R.I. Underwater Specialists (MRI). Cleaning of all of catch basins and interconnecting pipes that were required was completed between July 30 and August 14. It took so long because MRI schedules projects when a contract is signed. Since most of MRI's accounts involve maintaining interconnecting pipes and outfall structures, they are able to sign those projects earlier and get them started, which is why the CDD was just now completed. In response to a Board Member's question regarding signing off earlier, Mrs. Adams stated the CDD could do so but MRI cannot commence work in the District until April and MRI will work on projects that signed off prior to April. Going forward, Staff was asked to schedule the MRI inspection in April and the cleaning will be scheduled for June.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2018

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2018. A Board Member questioned the "Street sweeping" line item at \$10,000. Mr. Adams stated that, in September, he alerts the A.R. to create an invoice and transmit funds; the Interlocal Agreement is with Pelican Landing. Regarding the \$28,200 "Pipe cleaning" amount, Mr. Adams stated that amount will be placed in the Special Revenue Fund. The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of June 26, 2018 Regular Meeting Minutes

Mrs. Adams presented the June 26, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made.

Lines 90: Delete "\$" before "5.75 ERUs"

Mr. Blumenthal referred to Lines 106 and 107 and noted that he did not see a new \$23,469 "Contingency for storm cleanup" line item listed separately from the "Unassigned" line item, in the Fiscal Year 2019 budget; they are still listed together as \$73,469. Mr. Adams recognized the oversight and would make the adjustment in the Fiscal Year 2019 budget.

On MOTION by Mr. Blumenthal and seconded by Mr. Fiesel, with all in favor, amending the General Fund Balance portion of the Fiscal Year 2019 Adopted Budget, to create a new \$23,469 "Contingency for Storm Cleanup" line item and reduce the "Unassigned" line item from \$73,469 to \$50,000, was approved.

Line 183: Change "mostly successful" to "successfully defended"

On MOTION by Mr. Fiesel and seconded by Mr. Mountford, with all in favor, the June 26, 2018 Regular Meeting Minutes, as amended, were approved.

A. Action/Agenda Items

Items 9, 16, 18, 19, 23, 24, 27, 29, 30, 31 and 32 were completed.

Items 1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 13, 14, 15, 17, 21, 25, 26 and 28 remained ongoing.

Item 3: In progress; on August 28, Staff mailed it to a contractor for proposal.

Item 4: Underway.

Item 6: Will be included as a monthly Agenda Item; involves Lakes H-1A and H-1B.

Item 7: The contract was awarded to MAJ; Engineering will inspect the pavers with Mr. Schultz in October when he returns.

Item 9: Change item to “Remediation and continuing monitoring the website for ADA Compliance”.

Item 14: Mr. Krebs to complete the project without Mrs. Adams’ input.

Items 15, 20 and 22: Can be combined into one action item. Per Mr. Schultz, Mr. Krebs to forward an updated drainage improvement sheet to Mrs. Adams. It will be included in the monthly Staff Reports, on the Agenda, going forward.

Item 25: Amend to reflect that Mr. Adams will coordinate with Mr. Krebs. Change 2020/2021 to 2019/2020 budget.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

Mr. Pires circulated a handout related to the Americans with Disabilities Act (ADA) compliance issue, with a list of mandated items that the CDD must have on its website, per Florida Statutes. Anything beyond those are optional. He also noted a recent article in the Marco Island Eagle Newspaper regarding an area resident who faces criminal charges for pulling aquatic weeds without a permit.

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.

Mr. Adams provided a brief update on the ADA Compliance issue:

➤ Management took the necessary mitigation steps and an ADA Compliance seal is on the homepage of the CDD’s website.

➤ A recognized company was engaged by all of Management’s clients. For \$200 per year, per CDD, the company will provide the seal with an accessibility policy indicating that the site is

currently under modifications to ensure ADA compliance and directs who to contact for accessibility issues and/or questions.

- Going forward, Management will update the website to contain only the required contents, per Mr. Pires’ handout, for the tenure in which those items are required to be posted. Remaining documents will be converted to an ADA-compliant format and a other documents will be purged from the website.
- Proposals can be secured to convert website items that are not required and place them back on the website, if the Board feels they are necessary. The cost would be \$2.50 to \$3 per page.
- Management is required to transmit all audits to the Auditor General of Florida, so a link to that website will be provided, in lieu of posting the audits.
- The goal is to remediate the CDD website as quickly as possible.
- Egis, the CDD’s insurance carrier, negotiated a global settlement with the Plaintiff.

ii. NEXT MEETING DATE: September 25, 2018 at 1:00 P.M.

The next meeting will be held on September 25, 2018 at 1:00 p.m. Mr. Adams asked the Board to inform Management of their availability to determine if there would be a quorum.

THIRTEENTH ORDER OF BUSINESS

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

A Board Member pointed out that the “Lake Littoral Plantings” are listed twice on the “Key Activity Dates” handout. Mrs. Adams would amend the handout.

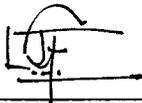
FOURTEENTH ORDER OF BUSINESS

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 2:28 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair