

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on Tuesday, November 13, 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
Larry Fiesel	Assistant Secretary
Jim Gilman	Assistant Secretary
Kurt Blumenthal	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Tony Pires	District Counsel
Bill Kurth	SOLitude Lake Management
Jim Dougherty	SOLitude Lake Management
Eric Long	PSGRC General Manager
Travis Childers	PSGRC Clubhouse Manager _____
David Small	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. All Supervisors were present, in person.

Per Mr. Schultz's request, the following item will be added to the agenda, following the Sixth Order of Business:

- Discussion: Long-term Landscape Replacement Costs in Common Areas

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Mr. David Small, a resident, stated that the lake bank at Edgewater IV has been gradually eroding and, last year, the community added gutters and downspouts to all the buildings. In areas with the downspouts, the water is flowing into the lake, making it worse. The residents thought that Edgewater IV would pipe the downspouts out into the lakes, once the repairs were made, but that has not occurred. He asked if the CDD planned to address the Edgewater erosion issue and, if so, when. Mr. Adams replied that District Staff would review the erosion and issue a report at the January meeting; Management previously set aside additional funding for lake bank erosion. Discussion ensued regarding Edgewater I repairs, riprap, piping and the budget.

THIRD ORDER OF BUSINESS**Continued Discussion: H1-B & H1-A – SOLitude Lake Management**

Mr. Kurth, from SOLitude Lake Management, reported the following:

- Lake H1-B looks absolutely marvelous but it took time for the nano-bubble unit to take effect because the lake is so big.
- Nano-bubble is a new technology that improves water quality and kills algae through oxygenation.
- The two nano-bubble trials that are currently underway, in Lake H1-B and in the Pelican Landing community, have been very effective.
- Per Environmental Protection Agency (EPA) regulation, the units must be registered as pesticide equipment.
- There must be a discussion about the long-term use of the unit, since the trial has been successful.
- He suggested adding foliage to the lake bank, if the unit will remain in the lake long-term, as it is slightly noisy.
- As to what happens when the unit is deactivated, initial tests on similar units demonstrated that, after deactivation, good water quality lasts for five or six months.
- Because Lake H1-B was so problematic, SOLitude is reluctant to deactivate the unit.
- If the consensus is to leave the unit in the lake long-term, SOLitude will charge an additional \$300 per month to maintain and repair the equipment and conduct water testing.

➤ The other option is to deactivate the unit, and if the lake reverts, SOLitude would re-install it in the lake; Mr. Kurth asked for the Board’s input before proceeding.

A Board Member asked if the equipment can be moved from lake to lake if it turns out to have long-term effects. Mr. Kurth stated, moving the equipment from lake to lake is the business model that SOLitude is currently contemplating; the addition of the nano-bubbler to its repertoire sets SOLitude apart from other lake management companies. Although the units are not yet portable, SOLitude is working on acquiring a large number of units. Mr. Kurth was doubtful that there will be long-term benefits in the lake and was undecided about deactivating the unit. He expressed his willingness to discuss the matter with Management and felt that the Board’s input was critical, in terms of the next step. With regard to the \$300 per month additional cost, Mr. Kurth stated that SOLitude does not raise costs unless there is an increase in the company’s expenditures and it cost SOLitude over \$17,000, to keep the nano-bubble unit in Lake H1-B, which is one-third of what the District pays per year. Anything SOLitude can do to mitigate costs helps lower its costs to the community, when it goes out to bid in future years. In response to a Board Member’s question, Mr. Kurth stated that the unit was supposed to remain in the lake for one month but it has been two-and-a-half months since it was installed. Discussion ensued regarding how much longer the unit will remain in the lake and what information is needed in order to make a final decision. For the next meeting, Mr. Kurth would confer with Staff and draft a plan that will help the Board reach a consensus on long-term use of the nano-bubbler. Mrs. Adams stated that a water circulator will be installed in the Cove of H-1B, adjacent to the swimming pool area; the contract was executed on November 5, for \$1,600.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-01, Amending the General Fund and Special Revenue Fund Portions of the Budget for Fiscal Year 2018; and Providing for an Effective Date

Mr. Adams presented Resolution 2019-01. In response to a question regarding governmental accounting and the budget, Mr. Adams stated the purpose of the budget amendment is to avoid a technical finding in the annual audit; anytime a finding can be avoided by doing a budget amendment, is encouraged by Management. The District overspent on both

the General Fund and the Special Revenue Fund and, while some of it was planned, some of it was unplanned, such as the hurricane cleanup. The budget amendment will bring the budget in line with the actual appropriations for the year. As to whether the budget includes a buffer, Mr. Adams stated that there is a small buffer in the contingency lines for any issues during the field work and any missed journal entries, to avoid another budget amendment. Mr. Pires stated that Florida Statutes dictate that budget amendments must occur within 60 days of the fiscal year and the CDD meets the requirement.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, Resolution 2019-01, Amending the General Fund and Special Revenue Fund Portions of the Budget for Fiscal Year 2018; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Continued Discussion: Traffic Calming

Mrs. Adams stated that the parts to repair the crosswalk blinking lights arrived today and will be installed tomorrow. A Board Member requested an update on a radar traffic sign whose parts were returned to the manufacturer. Mr. Long stated the light would blink but it was not registering when vehicles passed. The radar sign company asked that the parts be returned for evaluation and, subsequently, concluded that if repairs are in order, the traffic sign will be reconfigured to a new setting. The setting will be Wi-Fi-based, where an app can be downloaded and used to extricate transmitted data. The cost to upgrade the setting from Bluetooth-based to Wi-Fi-based was minimal.

SIXTH ORDER OF BUSINESS

Update: Drainage Remediation Efforts

Mr. Adams stated that Management will be working with Florida Community Bank to structure a loan for the pavers and control structures. A proposal will be presented at the January meeting, along with updated proposals for the structures, so that they can be ordered. Mr. Schultz expressed his intent to remind the District Engineer of the two following issues:

1. During the 100-year storm event and Hurricane Irma, flooding occurred at the cul-de-sac in Glen Eagles; water came up driveways and seeped under some garages. This should be kept in mind, as more water is sent north from the south.

2. The stormwater retention plastic silk barrier is seeping across under the road behind Tory Pines, which ultimately goes down into where the dry retention flows into the Estero River. He questioned if the CDD is sending more water in a waterway, where it was not originally designed to go, impacts Mr. Krebs' current analysis to send more water north.

Mr. Adams would inform Mr. Krebs of the items after the Thanksgiving holiday.

- **Discussion: Long-term Landscape Replacement Costs in Common Areas**

This item was an addition to the agenda.

Mr. Schultz stated that, in a previous discussion with Mr. Long, he learned that, as part of the Golf Club renovation and Racquet Center construction, new landscaping is being installed around the upgrades. The Club's administrators believe that the landscaping would be more attractive if the CDD addressed the long-term issue of upgrading and replacing the landscaping along the roadways within the community. Since the CDD's long-term Capital Improvement Reinvestment Guide includes wholesale landscape replacement, and the Chair and Mr. Long agreed that some of the landscaping on Pelican Sound Drive, Boulevard and Way has aged and Mr. Long has produced a proposal on how the three main roadways, including the two main entrances at Corkscrew and US 41, would be addressed.

Mr. Long presented the proposal for Professional Services for the Pelican Sound Golf and River Club (PSGRC) Masterplan & Landscape Guidelines submitted by Mr. James McCord. He highlighted the following items:

- Mr. McCord is a licensed landscape architect who previously worked on various community projects and planned developments.

- The \$6,800 estimated cost is less exorbitant than what a landscaping company would charge.

- Mr. McCord would focus on the main roadways and design a comprehensive plan that meets CDD restrictions, standards and guidelines and considers the main fairway, shrubbery, elevation, irrigation, shade parameters, etc.

- He would quantify how much the project would cost, in terms of phasing or a lump sum.

Mr. Long asked for the Board's feedback and direction on who should oversee the landscaping project and specify exact streets that should be addressed.

Mr. Schultz felt that there should be continuity and consistency, throughout the community, and that the landscaping should be a joint project between Mr. Long and his staff

and District Staff. Since the CDD owns 45' of the right-of-ways (ROWs), the landscaping is the CDD's responsibility so it should initiate the contract. Discussion ensued regarding the ROWs, the aging landscape, landscaping costs, financing, public utilities, the maintenance agreement between the CDD and the PSGRC, assessments, quality of life and property values. Mr. Adams stated that Management would review the proposal, initiate the agreement and attend meetings but the project will be spearheaded by Mr. Long and the Design Review Committee (DRC). Per Mr. Schultz, Mr. Adams would provide a list of communities with impressive landscaping. In response to Mr. Schultz's question regarding reserves, Mr. Long stated that the PSGRC has operating funds to tend to pool areas, etc., but not for a project of this magnitude.

On MOTION by Mr. Blumenthal and seconded by Mr. Fiesel, with all in favor, the proposal for Professional Services for the Pelican Sound Golf and River Club Masterplan & Landscape Guidelines, in the amount of \$6,800, authorizing District Staff to engage the landscaper and convert the proposal to a CDD short form Agreement, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Pires distributed a handout and explained that it is a follow-up to a discussion item at a previous meeting regarding updating the Estero Village Code of Laws and Ordinances. His recommended changes, with respect to CDDs, would be incorporated and the questions that he posed are being researched. Mr. Pires would keep the Board updated on the issue. In response to a question regarding The Meadows withdrawing from the CDD, Mr. Pires stated that there is a process that must be followed and he would have to review the Statute. As to whether he could provide guidance on the withdrawal process, Mr. Pires stated, per the Board's direction, he could draft a memo. The withdrawal process is costly and time-consuming. In response to Mr. Schulz's request, Mr. Pires would present a memo on the process at the January meeting.

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. **NEXT MEETING DATE: December 11, 2018 at 1:00 P.M.**

The next meeting will be held on December 11, 2018 at 1:00 p.m.

EIGHTH ORDER OF BUSINESS

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

Mr. Schultz stated that the shrubs on the left side of River 9 are quite tall and it is difficult to see oncoming traffic; he asked Mr. Long to have them trimmed. Mr. Long would also make sure that a worn path, created off the cart path near Lake #2, Par 3 in back of the green, is cleaned.

Mrs. Adams stated that pine straw applications and palm pruning were scheduled for the following week and would be completed by the holidays. A mainline break by the adjacent builder, near US 41, was uncovered and repaired by the CDD's contractor.

NINTH 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 2:01 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/~~Assistant Secretary~~


Chair/Vice Chair