

**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, January 22, 2019 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
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
Charlie Krebs	District Engineer
Jim Dougherty	SOLitude Lake Management
Eric Long	PSGRC General Manager
Neil Severance	Resident/PSGRC Board President
Don Gebhart	Resident
Roger Levin	Resident
Anina Bachriach	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Mr. Don Gebhart, a resident, distributed photographs of the preserve area around the River Ridge Dry Retention area adjacent to River 4, behind his residence and that of Mr. Roger Levin, a resident, who also is in attendance. He voiced his and Mr. Levin's concerns about the deteriorating condition over the past 15 years, which was then exacerbated by Hurricane Irma. Originally, the preserve was a great buffer between the golf course and their lanais; however, invasive species have grown and matured and, with new growth from downed trees caused by Hurricane Irma, the area is now a mess and is not similar in appearance to the rest of Pelican Sound. They requested removal of invasive species, dead trees and debris, the initiation of judicial trimming and creation of a maintenance program to prevent the area from deteriorating. The bulk of the preserve area abuts his home at 4650 Torrey Pines Court and three others.

Mr. Schultz stated the location is considered a dry retention area and asked what, if any, requirements are placed on the CDD by outside agencies. Mrs. Adams confirmed the area is dry retention and recalled that a Management Plan was implemented in 2009, under the South Florida Water Management District (SFWMD) guidelines, in which numerous plantings were placed in the dry retention area and that this was a part of the removal/replacement project.

Mrs. Adams will have the area reviewed to determine a plan of action.

Mr. Levin stated that the area may not have been designated as a dry retention area but, since 2000, due to the subsequent years of invasive plant growth, the area is basically a swamp.

Mrs. Adams would obtain a proposal to remove debris from the dry retention areas throughout the community and a proposal to add supplemental plantings and present it at the next meeting, the next phase of the project would be determined then.

THIRD ORDER OF BUSINESS

**Discussion: Report to Village of Estero
Regarding Overflow at Jimmy John's**

Mr. Krebs stated he inspected the drainage structure after the last meeting, which was full of leaves, debris and branches. Once the structure is cleaned out, the plan was to place a grate atop it, to prevent debris from entering into the drainage structure. Before installing the grate, Jimmy John's should be instructed to clean out the structure and continue to blow the

leaves off, to allow water to flow in without bringing in debris. Mr. Adams will send a letter to their Property Manager providing suggestions to clean the area; he would include the design to construct the grate for the drainage structure.

In response to a question regarding requesting Jimmy John's to clean the mildew from the wall that separates The Meadows and the area around it, Mr. Adams suggested residents contact The Village of Estero's Code Enforcement Department to address that issue; and, he too, would call them.

FOURTH ORDER OF BUSINESS

Discussion: Process Regarding Meadows Withdrawal from the River Ridge CDD

This item was presented following the Fifth Order of Business.

FIFTH ORDER OF BUSINESS

Continued Discussion: H1-B & H1-A SOLitude Lake Management

Mr. Dougherty, from SOLitude Lake Management (SOLitude), reported the following:

- Lake H1-B continues to look very good; however, the compressor on the nano-bubbler broke and a new unit is expected next week. Because the mixer is down and the water pressure is off, the electrician was expected to check the breaker switch today and confirm with Mr. Kurth whether to treat the slender spikerush build up at the back of the lake with contact herbicide spray.
- Lake H1-A continues to look very good. Other than the grass being treated, the Lake received minimal treatment last month.
- Lake E4-A has become problematic, having with algae blooms, which occur only seasonally. The bio-generator is actively working in the lake.

Mr. Schultz asked about his request for documentation of a plan on long-term use of the nano-bubbler. Mr. Kurth stated that he is in the process of preparing a plan and costs for its use, Mr. Adams suggested the CDD go through a full cycle before drafting a plan; because of the current weather conditions, it was too early to make a decision. Mr. Dougherty will advise Mr. Kurth, the Board's request to present a plan sooner than later.

- **Discussion: Process Regarding Meadows Withdrawal from the River Ridge CDD**

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

Although this information was requested by Mr. Gilman, who was not present, it was the consensus of the Board not to proceed with this item.

Mr. Pires provided an overview of his memorandum outlining statutes and the process involved in proceeding to contract the District's boundaries.

Mr. Pires reported the following and responded to questions as follows:

- The Board is not obligated to approve the withdrawal; however, if the Board approved this process, it could include a caveat that the withdrawal was contingent upon The Meadow's paying all fees and costs associated with the process.
- Mr. Pires and Mr. Adams have only worked together on parcels owned by one or two entities of the same community but nothing of this magnitude, where several hundred unit owners must agree to the withdrawal.
- It is easier to expand or contract a CDD when there is no infrastructure or debt assigned to it or when it is controlled by the Developer or one or two entities, at most. He was aware of just one CDD being terminated. Mr. Adams knew of three CDDs that dissolved because they had no debt or ownership.

SIXTH ORDER OF BUSINESS

Continued Discussion: Traffic Calming

Mr. Long stated the replacement battery for the radar traffic sign is expected to arrive shortly. Discussion ensued regarding comments from Pelican Sound residents about road safety issues relating to biking, walking, etc. and suggests instituting a no passing law, reducing speed limit to 15 miles per hour (mph), throughout the community, and engaging law enforcement to monitor it. Mr. Pires stated law enforcement agencies will not enforce speed limits under 25 mph.

Mrs. Adams stated that, due to increased patrols at schools, the Sheriff's Department no longer provides services to communities in Collier County. The Florida Highway Patrol was not interested in providing these services to the CDD.

Ms. Anina Bachriach, a resident, stated traffic issues spike during the winter season, most from service trucks, such as Federal Express (FedEx), etc. and suggested providing written instructions on traffic rules and informing them that the PSGRC is aware of the various traffic

violations occurring within the community. She suggested removing the broken speed limit sign from the post until it is repaired, as it might indicate to residents the equipment was being repaired and prevent the number of incoming calls on the subject.

Mr. Fiesel voiced his opinion that the PSGRC is very proactive in circulating communications but people either do not read them or think it does not apply to them.

SEVENTH ORDER OF BUSINESS

Update: Drainage Remediation Efforts

Mr. Krebs provided the following update:

- As a result of SFWMD's recent correspondence requiring that all proposed elevations not be higher than the height in the existing approvals, he was revising the calculations and should complete it by next week. Once the information is confirmed, the District's application to modify all the discharge points would be resubmitted.
- SFWMD indicated that the application would most likely be approved once the CDD can confirm that these modifications would not create any adverse impact to other parts of the community.

Mr. Krebs explained SFWMD's processing timeline and expects to receive SFWMD's approval to Mr. Adams by May or June, so that improvements can be completed prior to the rainy season.

Mr. Blumenthal asked whether SFWMD's day-to-day operations were impacted by Governor DeSantis' request that the entire SFWMD Board resign. Mr. Krebs stated he has not experienced any delays yet; however, since the resignation request was based on current water quality issues, he expected the pendulum to begin to swing bringing policy changes or extra efforts relating to water quality that have not been seen to date. Because of that, he is confirming that, once the changes to the weirs' elevations are made, they would still be providing the same water quality.

Mr. Adams stated, once Mr. Krebs completes and forwards the specifications, the bidding process will begin. He noted it will be difficult to find a company to perform the work, as he has not been able to obtain competitive bids to replace the two control structures. He expected to proceed with MRI's proposal of approximately \$75,000, so that the control

structures can be ordered, to meet the installation deadline of May. Payment is expected upon completion.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2018

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2018.

NINTH ORDER OF BUSINESS

Approval of Minutes

A. November 13, 2018 Regular Meeting

Mrs. Adams presented the November 13, 2018 Regular Meeting Minutes. The following changes were made:

Line 128: Change "transformed" to "transmitted"

Line 140: Insert "silk barrier" after "plastic"

Line 159: Insert "landscape" after "licensed"

On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor, the November 13, 2018 Regular Meeting Minutes, as amended, were approved.

B. December 11, 2018 Regular Meeting

Mrs. Adams presented the December 11, 2018 Regular Meeting Minutes. The following changes were made:

Line 140: Change "City" to "Village"

Line 196: Change "him" to "Pelican Sound"

Line 203: Change "sidewalks" to "crosswalks"

On MOTION by Mr. Blumenthal and seconded by Mr. Fiesel, with all in favor, the December 11, 2018 Regular Meeting Minutes, as amended, were approved.

A. Action/Agenda Items

Items 18, 24 and 15 were completed.

Item 7, As of 08.28.18: Insert “for the Pelican Sound Project after “contract”. Mr. Krebs to confirm MAJ reviewed his changes to the proposal and schedule follow-up meeting.

Item 10: Mr. Adams will obtain the Term Sheet for the loan application for the paver and control structure projects. This item will be included on the February agenda.

Regarding the December 11, 2018 meeting directive, Mr. Krebs was to forward to Mr. Adams the Traffic Engineer’s analysis of the intersection of Torrey Pines Way and indicate whether a three-way stop sign or other apparatus is needed, especially since traffic volume is expected to increase once the tennis courts are constructed.

Item 25: Mr. Pires provided the memo regarding The Meadows’ withdrawing from the District to the Board on 01.22.19; however, this item is to remain ongoing since Mr. Gilman was not present.

Revised Item 14: Completed littoral plantings at H-1B to hide pipes; Change: “first quarter of the fiscal year” to “during rainy season”

Item 16: Mr. Schultz stated he scheduled the Landscape Architect’s presentation for landscaping the District’s right-of-ways (ROWS) for March.

Item 23: Mrs. Adams will remind the street-sweeping contractor to stop speeding.

Item 9: Mr. Long will notify Mrs. Adams when they award the contract to pipe the downspouts at the Edgewater IV buildings into the lakes. Edgewater III also plans to install gutters to the buildings.

TENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Pires stated The Village of Estero passed an Ordinance terminating many of Lee County’s Code Provisions. Mr. Adams was provided an unexecuted copy; however, even though the Ordinance clarified that CDDs were not amended, the remaining issue was in the law. He submitted his suggestions to the Village Attorney to incorporate that portion into the adopted Ordinance.

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

There being nothing further to report, the next item followed.

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

i. Annual Key Activities

This item was included for informational purposes.

ii. NEXT MEETING DATE: February 26, 2019 at 1:00 P.M.

The next meeting will be held on February 26, 2019 at 1:00 p.m.

ELEVENTH ORDER OF BUSINESS

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

Mr. Mountford stated he exchanged several emails with Mrs. Adams regarding the leather fern and overgrowth issues at the Dry Retention Area (DRA) near River Course Hole #8. Mrs. Adams stated she is waiting for a proposal from SOLitude to remove and replace the leather fern with another littoral planting. Itemized, prioritized proposals for the entire conversation area would also be obtained.

Mrs. Adams will have SOLitude ensure that conservation signs are posted at the required locations, specifically requesting Mr. Long to install boundary stakes at River Ridge Hole #1, so golfers are aware not to access the area to retrieve golf balls. Mr. Pires stated this item should be addressed to prevent Code Enforcement becoming involved.

Mr. Krebs and Mr. Adams will submit drafts to Mr. Schultz of their March 6, 2019 presentation, regarding the summary of storm water management and what the CDD is.

TWELFTH ORDER OF BUSINESS

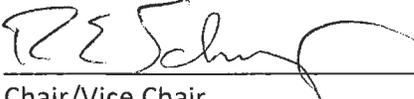
Adjournment

There being nothing further to discuss, the meeting adjourned.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair