

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on February 26, 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
James Gilman	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 (via telephone)	District Engineer
Jim Dougherty	SOLitude Lake Management
Bill Kurth	SOLitude Lake Management
Eric Long	PSGRC General Manager
Chris Ralston	Resident/PSGRC Board
Neil Severance	Resident/PSGRC Board President
James McCord	Land Consult LLC, PSGRC's Landscape Architect Consultant
Tom Small	Resident
Cal Koeppel	Resident
Don Gebhart	Resident
Bill Erst	Resident
Leo Manz	Resident
John Traverse	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.

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: H1-B & H1-A SOLitude Lake Management

Mr. Kurth and Mr. Dougherty reported the following:

➤ Lake H1-B: Recommendations were for the biogenerator and the nano-bubbler to remain in the lake full-time, as the results were favorable since working in unison over the last five months. SOLitude asked that the District begin paying \$250 per month for use of the units. Algae growth was reported in the lake; however, it was due to recent rainfall. Discussion ensued regarding whether both machines were necessary for that lake, whether the benefits with it would allow flow into H1-A and about the original intent being for both machines to remain in the lake through the season. Mr. Kurth would provide a proposal to Mrs. Adams for execution.

On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor, the SOLitude proposal, for the biogenerator and the nano-bubbler system to remain in Lake H1-B, in a not-to-exceed amount of \$250 per month, effective May 1 through September 30, 2019, was approved.

Regarding visibility, Solitude will schedule to have the white pipes painted.

➤ Lake H1-A: The current condition was similar to Lake H1-B, having slender spikerush and algae blooms; however, it has improved over the last several months. SOLitude treated it once and another treatment was scheduled for tomorrow.

➤ Lake E4-A: Algae blooms were evident and would also be treated tomorrow.

- **Discussion: Traffic Calming Options on Pelican Sound Boulevard at Torrey Pines**
- **Discussion: Speed Analysis – Pelican Sound Golf and River Club, Week and Day Report**
- **Discussion: Draft Intersection Exhibits for New Tennis Facility**

These items, previously the Fifth, Sixth and Seventh Orders of Business, were presented out of order.

Mr. Schultz stated a traffic accident occurred in a neighboring community last night, between a truck and golf cart, resulting in two people going to the hospital. Several residents submitted emails and letters to The Club and the Board requesting that action be taken, specifically at the intersection of Torrey Pines Court and Pelican Sound Boulevard. The Club initiated a Traffic Calming Committee, led by Mr. Chris Ralston, a resident and PSGRC Board Member.

Mr. Ralston stated that, because of several comments and questions from its members regarding the status of general traffic safety, the consensus of the PSGRC Board, at its January meeting, was to assemble a panel of concerned members. Since every issue fell under the purview of River Ridge, Mr. Schultz was approached to participate on this panel. He discussed the other panel members and their areas of expertise. The plan was to collect information, concerns and solutions from residents, from all sources, vehicles, golf carts, bicyclists, joggers, pedestrians, etc., and present recommendations to the PSGRC Board and to the CDD.

Mr. Schultz stated, at that meeting, they discussed whether to take action now or wait for recommendations and until data was collected; however, due to the urgency of the matter, and after obtaining two weeks of data at Torrey Pines Court, the decision was made to take action now. The intention was to submit the Engineer's recommendations in the future.

Mr. Long stated the current radar signs were antiquated but still useful for the next few years; however, the technology to obtain the data is cumbersome and its charging mechanism has a short life span. He circulated a sample brochure and suggested replacing one radar sign with an enhanced one that has a camera to read license plates, was similar in appearance and collects the same data as the current one. Since the access system already maintains license plates on file, this new system would enable them to address speeding issues, via letters, fines, etc., once the protocol of how to address this issue is determined. He would provide the RAMCO proposal; however, the cost was \$12,500 for one system that requires an annual fee of \$942 for cloud-based data storage, for the first year. The system is portable and could be relocated to target other areas with the same issue.

Mr. Gilman asked whether the Master Association was authorized to impose fines. Mr. Long stated there was verbiage in the Policy stating that all traffic signs were to be obeyed; however, it would require their Board to approve, through a motion, to impose fines.

On MOTION by Mr. Gilman and seconded by Mr. Blumenthal, with all in favor, authorizing Staff to proceed with the RAMCO proposal and purchase one radar sign, in a not-to-exceed amount of \$12,500, with an annual cloud-based maintenance fee of \$942, for the first year, was approved.

A resident suggested reducing the speed to 20 miles per hour (mph), since the speed is reduced to 15 mph as you enter the area. Mr. Fiesel recommended installing an additional 15 mph sign before the curve, past the four-way stop sign at Torrey Pines Way, pending the District Engineer's approval. In response to a question about signs and drivers transitioning from various speeds and getting a speeding ticket, Mr. Pires stated he was unfamiliar with that part of law, but noted the importance of involving the Sherriff to enforce speeding issues. Discussion ensued regarding prior discussions with the District Engineer and placement of a sign within an intersection. The Board approved relocating the sign or installing an additional 15 mph sign before the curve, past the four-way stop sign at Torrey Pines Way, subject to Mr. Krebs' review and approval.

Mr. Small mentioned an incident on his bike and due to driver on the phone and the sun being bright, the driver never saw him; he felt that the area at Torrey Pines was becoming more dangerous. Mr. Schultz recommended installing a double yellow line from the four-way stop sign to the Club Road, subject to Mr. Krebs' review and approval.

Mr. Long noted Landscapers were directed to trim the landscaping back in that area to the line of sight; however, discussion occurred regarding the Comcast box. Mr. Pires stated that, if there is a true line-of-sight issue in the District's road right-of-way (ROW), the District has an obligation to either warn people of the danger or remediate the issue. He suggested that Mr. Krebs confirm whether the location of the Comcast box, in the ROW, violates the line-of-sight requirements and submit written recommendations regarding the items discussed.

▪ **Discussion: Draft Intersection Exhibits for New Tennis Facility**

Mr. Schultz presented Mr. Krebs' current recommendations for the new Tennis Facility. The only change from the original plan was the addition of a three-way stop sign with a pedestrian crossing installed at the south entrance to the facility.

On MOTION by Mr. Schultz and seconded by Mr. Fiesel, with all in favor, approving the District Engineer's original recommendations as well as the addition of a three-way stop sign with a pedestrian crossing installed at the south entrance to the new Tennis Facility, was approved.

Mr. Schultz stated that the Traffic Calming Panel would circulate these recommendations to its members and the public. Mr. and Mrs. Adams were directed to ask their other CDDs what they initiated to resolve traffic issues and what was successful and what was unsuccessful. Mr. Adams stated that, in one District, after implementing radar signs, cameras and generating reports, it was only successful once the Association, through its covenants, imposed fines. They also contracted with an off-duty Florida Highway Patrol officer to patrol the area four hours each weekday. That community also invested in permanent equipment to obtain the data through the cloud-based program, without having to go on site, along with purchasing a radar gun, which is manned by volunteers. A resident suggested the District Engineer drive around Pelican Sound, as he believed the road system was not designed for passing. He suggested instituting a no passing law, which includes golf carts.

Supervisor Blumenthal left the meeting at 1:58 p.m.

- **Update: Landscape Plan – Eric Long (*to be provided under separate cover*)**

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

Mr. Long introduced Mr. James McCord, with Land Consult LLC, the PSGRC's Landscape Architect Consultant, who toured the area extensively.

Mr. McCord gave a PowerPoint presentation of his recommendations for the Racquet Center and Golf Club facilities and highlighted specific recommendations as follows:

- Add splashes of color to enhance the area.
- Add buffers to unsightly areas.
- Address safety concerns with respect to golf carts, etc.
- Bring attention to signage.
- Add a sculpture or water feature at the entrance for visual interest.

Supervisor Blumenthal returned to the meeting at 2:13 p.m.

Mr. McCord stated that these recommendations provide visual interest that draws the driver's attention, causing them to slow down for a better view. He would provide a cost estimate proposal. Mr. Long stated the next step would be to quantify the amount of plant

material needed for each specific area before a budget could be presented. Mr. McCord stated he would provide a draft Master Plan, within the next couple of weeks, and prioritize projects of important so that work could be performed in phases. He would also review the Village of Estero website regarding its landscaping plans for SR 41, to possibly tie in the same materials for the SR 41 entrance. Mr. Adams was directed to include this cost into the District’s long-term landscape plan, as a capital improvement. A Board Member recommended that the PSGRC increase its budget to cover the cost of maintenance for the upgrade.

FOURTH ORDER OF BUSINESS

Discussion/Consideration: Florida Community Bank Term Sheet for Pavers and Control Structure

Mr. Adams presented the proposed Florida Community Bank Term Sheet. The terms were similar to the 2016 asphalt, overlay and restriping program. He highlighted the current terms against the proposed terms. Mr. Schultz noted the intent was to close out the 2016 note and repurpose those funds for the paver and control structure projects. Mr. Krebs was waiting on MAJ’s proposal for the paver project. Mr. Pires confirmed that the terms were typical transactional documents. Discussion ensued regarding commencement and when interest would start. The Board selected a preclosing date of April 15, 2019 and funding on May 1, 2019.

On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor, the Florida Community Bank Term Sheet for Pavers and Control Structure, with the preclosing date on April 15, 2019 and funding on May 1, 2019, was approved.

Mr. Adams and Mr. Krebs provided an overview of their draft PowerPoint presentation, for the March 6, 2019 HOA meeting. Topics include “What the CDD is” and “What a Water Management System is”.

FIFTH ORDER OF BUSINESS

Discussion: Traffic Calming Options on Pelican Sound Boulevard at Torrey Pines

This item was presented following the Third Order of Business.

SIXTH ORDER OF BUSINESS

Discussion: Speed Analysis – Pelican Sound Golf and River Club, Week and Day Report

This item was presented following the Third Order of Business.

SEVENTH ORDER OF BUSINESS

Discussion: Draft Intersection Exhibits for New Tennis Facility

This item was presented following the Third Order of Business.

EIGHTH ORDER OF BUSINESS

Update: Landscape Plan – Eric Long (*to be provided under separate cover*)

This item was presented following the Third Order of Business.

NINTH ORDER OF BUSINESS

Update: Drainage Remediation Efforts

In response to a question, Mr. Krebs stated that the South Florida Water Management District (SFWMD) permit application was submitted and was under review.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2019

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2019.

ELEVENTH ORDER OF BUSINESS

Approval of January 22, 2019 Regular Meeting Minutes

Mrs. Adams presented the January 22, 2019 Regular Meeting Minutes.

Mr. Gilman referred to Line 104 regarding the statement of “the Board agreeing to proceed with the Meadows Withdrawal from the River Ridge CDD”. Mr. Gilman stated there was no recording in the minutes showing the Board’s decision not to move forward with the Meadows request to withdrawal from the CDD. In response to the question of whether this request could continue forever or terminate in 30 years, Mr. Pires stated there is a mechanism in the Statute on how a District can be contracted, expanded or terminated and, in absence of the Legislature changing the criteria of Chapter 190, his opinion was based on the statutes as they exist today.

The following changes were made:

Line 105: Change “other Board Members asked to proceed with this item” to “it was the consensus of the Board not to proceed with this item.”

Line 153: Change “Severance” to “Blumenthal”

Line 204: Change “Tory” to “Torrey”

Line 222: Change “all” to “many”

Line 224: Delete “tax”

Line 239: Change “Ridge” to “Course”

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the January 22, 2019 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 10, 11, 16, 22, and 19 were completed.

Item 9: Once GulfScapes reviews the gutter/downspout installation work completed by the Condominium Association, scheduled within the next few weeks, the District would commence work.

Item 7: Mr. Krebs and Mr. Schultz toured areas with MAJ and are waiting on an estimate or proposal. The project is comprised of repairing, replacing and restoring existing pavers; and includes adding pavers where they do not exist for uniformity within Pelican Sound.

Item 17: Mrs. Adams distributed photographs of SOLitude’s work at the Dry Retention Area (DRA) at Torrey Pines Court, such as turning a huge dead tree into a snag. There were no other invasive materials in the area. Per Mr. Schultz’s request, Mrs. Adams will coordinate with SOLitude to spray the algae at the DRA. Tomorrow, EarthBalance was expected to review the remaining DRAs and provide itemized proposals for phased clean-up and replacement.

Item 21: Twice a week street-sweeping commenced.

Mrs. Adams confirmed that the ficus tree at the DRA, adjacent to the resident at Glen Eagle, was cut and the stump ground. Regarding review of conservation signs and the golf route, since it was unknown whether that was completed, she and Mr. Adams would review those areas during the annual lake audit. Mr. Long would advise Mrs. Adams of any signage missing along the golf route.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

Mr. Pires stated that Americans with Disability Act (ADA) lawsuits related to website compliance issues for the visually impaired were on the rise and noted a recent article in the Wall Street Journal. Mrs. Adams stated that Management took immediate action to remediate the CDD's website.

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. Key Activity Dates

This item was included for informational purposes.

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

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

THIRTEENTH ORDER OF BUSINESS

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

Mr. Schultz asked for the time frame for the temporary stop signs. Mr. Krebs stated the paperwork for the order will be submitted to Mrs. Adams. The signs would be ordered today. Mrs. Adams was asked to remind Mr. Krebs to complete the action item, to review the tennis center area for line-of-site issues.

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 3:20 p.m.**


Secretary/Assistant Secretary


Chair/Vice Chair