

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on March 26, 2019 at 1:00 p.m., in the Lakes 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	District Engineer
Eric Long	PSGRC General Manager
Jim Dougherty	SOLitude Lake Management
Neil Severance	Resident/PSGRC Board President
Travis Childers	PSGRC Clubhouse Manager
Don Gebhart	Resident
Jerry Shaw	Resident
John Traverse	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Mr. Don Gebhart, a resident, thanked those involved with the tree removal and cleaning up the preserve area behind Torrey Pines Court.

Mr. Jerry Shaw, a resident, recalled about two years ago distributing photographs of Island Sound Lake and discussing fish kills and requesting the District enhance the area with additional aquatic plantings around the lake. He indicated the District attempted to comply with his request; however, the groundskeeper applied herbicide to the area and the plantings quickly died. In that time there were no further changes and he asked if the District planned to reintroduce them. He voiced his concerns about the unfavorable condition of the lake, not having a study performed or a baseline, fish kills reoccurring causing vultures to be landing up to his lanai door, the turbidity in the lake being high, a decrease in aquatic life and a decrease in species and the number of birds. The lake should be an asset to property values and not be detrimental, due to lack of care. He requested instituting a planting schedule and asked if a hydrology study was performed and, if not, he felt that one should be done. He recalled previous discussions about sheet flow into the lake and evidence that algae is living off of nutrients that must be flowing in from higher elevations.

Mr. Schultz agreed the Board should turn their attention to this lake now that the algae issues with the two other lakes were addressed.

THIRD ORDER OF BUSINESS

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

Mr. Dougherty reported the following:

- Lakes H1-B, H1-A and E4-A have minimal algae; another treatment was scheduled today, so there should be no further issues. The nano-bubbler and bacteria growers were both working fine.
- Island Sound Lake was tested for oxygen levels after dead fish surfaced two and a half weeks ago. Water samples were taken and sent to the lab that day and the results were 10 parts per million (ppm), which was higher than the 4 to 6 ppm range expected during this time of year. Mr. and Mrs. Adams were notified of the results and, although the golden algae rate was lower than expected to kill fish, more than five other signs of bacteria were found;

therefore, they decided to treat the lake at a higher than normal rate, since he believed the other bacteria sucked up the prior treatment and left room for the golden algae to bloom. SOLitude continued to monitor and test the oxygen levels for a week, which resulted in reduced oxygen levels of 5, which led them to believe the golden algae had died; however, on Sunday, there was another massive fish kill, so, on Monday the fish were removed and, because the oxygen levels were 9.25 to 9.5 ppm, the lake was treated again. He performed another test today which shows oxygen levels dropping .25 to .50 ppm and the levels should continue to drop following additional applications scheduled for tomorrow and Friday.

➤ The District's lakes could have minimal amounts of the same toxic blue algae found in other areas of Southwest Florida. In his opinion, it is always effective to add plantings around the lake bank, as plants filter out toxins in the water; however, the lake's issue was that it has only about 2' to 3' of area to plant before the lake bottom drops off. Since they are still learning about golden algae, it is too early to know how effective plantings would be to eradicate it.

Mr. Adams and Mr. Dougherty responded to questions and comments, as follows:

➤ Sheet flow comment: Island Sound Lake is a closed lake serving runoff only from Island Sound, which then discharges out, by the pool area and into the Estero River. There is no other connectivity other than if sheet flow comes in from the preserves.

➤ The lake is always full, due to groundwater, as it is the lowest lake in the water table.

➤ Nutrients coming from runoff from the adjacent lots was sustaining the golden algae but could be mitigated with plantings; however, they are limited to an area of 2' to 3', rather than the typical 10' to 20'.

Mr. Adams suggested it might be beneficial to install a nano-bubbler, which has proven effective in other areas last summer, and to add sufficient natural bacteria to aid in clarifying the lake. He agreed that, visually, Island Sound Lake never compared to other lakes in the community and suggested an alum treatment to clean the water column and lock down the sediment.

➤ Solitude would develop an action plan and present a proposal at the next meeting.

Mr. Dougherty confirmed the action item of painting the white pipes green was completed; and, it looks much better.

FOURTH ORDER OF BUSINESS

Discussion: Replanting of Various Areas Throughout the Dry Detention Area

Mrs. Adams presented photographs of the Dry Detention Areas and EarthBalance’s three proposals, for the following projects:

- Debris cleanup and removal and replanting in the dry detention area adjacent to River 4, abutting Torrey Pines Court; received requests from residents.
- Remove leather fern and replant at River Course Hole #8; request from Mr. Mountford.
- Add supplemental plantings within the dry detention area, in bare areas or requested areas.

Mr. and Mrs. Adams confirmed the proposals were valid up to when the project would commence during the rainy season; they would oversee the entire project to make certain it was done correctly.

Mr. Schultz was concerned about the budget, considering the upcoming projects that were already approved, and directed Mr. Adams to assess the budget and determine whether the Board should move forward with the dry detention projects.

Mr. Mountford believed the River Course Hole #8 proposal was disproportionate with the others. Discussion ensued regarding whether replanting was necessary and whether to, instead, have the two dead trees removed. Mrs. Adams was directed to obtain a revised proposal to remove the leather fern and two dead trees.

FIFTH ORDER OF BUSINESS

Consideration of Uniform Collection Interlocal Agreement with Lee County Property Appraiser

Mrs. Adams presented the Uniform Collection Interlocal Agreement with the Lee County Property Appraiser. This was related to the County coordinating the use of a standardized agreement with all taxing authorities within Lee County that have assessments on the property tax bill.

Mr. Pires was concerned about the March 1st effective date of the agreement, as he wanted to confirm there would be no issues with Florida Statute, Chapter 197, or any question as to the validity of the tax rolls; however, he was fine with the substantive terms of the agreement. Mr. Adams was not concerned since the District already has an agreement in full force and effect; it would be left up to Counsel for the Property Appraiser’s office to determine its effective date. His recommendation was to approve the Agreement.

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, the Uniform Collection Interlocal Agreement with the Lee County Property Appraiser and authorizing the Chair to execute the Agreement, was approved.

SIXTH ORDER OF BUSINESS

Continued Discussion/Update: Traffic Calming, Speeding and Signage Installs and Additional Requests

Mr. Schultz commended Mr. Childers for a great job downloading and consolidating the radar sign data into an understandable format. Unfortunately, the new radar sign that would capture license plates would arrive after the season, around April 26th, when traffic would be lighter; he preferred having it for in season, when there is higher traffic.

Mr. Childers distributed and provided an overview of the Report, consisting of the location and time data was collected, daily average speeds, speed fluctuations when and where the equipment was relocated, which was determined with Mr. Long’s input, and when the new stop signs and yellow double lines were installed.

Mr. Long stated speed violators were mostly internal members and vendors, and some excessive speeding from WastePro delivery but, in-house speeding was curtailed mostly through communications.

Mr. Schultz stated the PSGRC’s Traffic Calming Panel, which he is on, had two meetings and another scheduled next week. In order to see improvements, they would continue to address the various issues, collect data and send educational materials out, in order to see continued improvements and make any needed or appropriate adjustments. His opinion was

that speeding was the key issue, in relation to traffic calming, but he recognized golf carts, bicyclists, joggers, etc., also contributed.

SEVENTH ORDER OF BUSINESS

Update: Drainage Remediation Efforts

Mr. Krebs expects to receive the permit approval from the South Florida Water Management District (SFWMD) within the next few days. The plans would be forwarded to Mr. Adams so he can obtain other proposals for the two control structures and prepare the request for proposals (RFP) package so that the project could be completed before rainy season. Mr. Adams asked to schedule an on-site visit with Mr. Krebs and Mr. Long to review and finalize the project.

Mr. Adams stated the loan documents were being finalized; however, they raised one item. Mr. Pires stated that, contrary to the past situation where the bank recognized the District had existing borrowing in place, recognized the loan and allowed for that additional debt, for some reason, this time, the bank had an issue with that. Mr. Adams stated Mr. Pires was referring to the three-year repayment for the upgrades to the irrigation system, which the District extinguished, so it is no longer on the books. Mr. Pires stated the documents were in good form. Mr. Adams stated the pre-closing would occur at the April meeting with funding May 1st.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2019

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2019. The "Roadway repairs" line item overage, on Page 2, was for the sidewalk installation outside the gatehouse, which was approved last year. The funds in the "Other contractual", "Capital outlay" line item, on Page 4, were allocated to pay the loan for the control structures and paver bricks but could be carried over to next year, as a prepayment to that loan, or used on the projects discussed earlier, such as lake bank remediation, purchasing a nano-bubbler for Island Sound Lake or, due to resident safety concerns, extending the sidewalk from the racquet club intersection of Island Sound Way. Mr. Krebs created a drawing and Mr. Adams was obtaining a

proposal to present at the April meeting. Discussion ensued regarding sidewalks, that sidewalks should only be installed in areas outside the neighborhood communities and not inside, whether they would be obliged to approve requests from other communities that were built similarly, if they approved Palmetto Dunes' request.

Mr. Adams suggested providing each neighborhood the option to install them through a Special Revenue Fund. A question was raised regarding whether it would be a liability to the District. Mr. Pires asked whether the area was designed and built in accordance with and to code with Lee County. Mr. Adams stated it must have been, since it was certified complete. Mr. Krebs stated, as far as he knew, the roads never had any sidewalks nor were there requirements to provide them and, as an Engineer, they continue to build and design communities that way. This item would be added to the next agenda to include the following in response to Mr. Pires' suggestions. Mr. Krebs was directed to revise the sidewalk extension proposal and prepare an outline of technical issues, to be an exhibit to the response letter to the community, which Mr. Pires and Mr. Adams would prepare and present, in draft form. The letter would cover that the Board discussed the request but the area was built and designed to code and, being that there were no changes to the code since then, the District is not required to provide them and this was consistent in other communities. The letter would offer Mr. Adams' suggestion of the opportunity to extend the sidewalk themselves. Mr. Adams would send a letter now stating the Board was looking into the request.

Mr. Schultz brought up Edgewater III's request, stating Edgewater IV completed its portion of work. Mrs. Adams stated the District's portion of the project was scheduled for May; however, they agreed to extend the pipes but never agreed to weight them down with riprap since its use is restricted by Lee County/Village of Estero. In response to resident's complaints of 5' of erosion occurring in Edgewater IV and there being no signs of survey stakes, Mr. Krebs would obtain and present a proposal for surveyors to stake and provide photographs along the Lake E1-E shore line, in four locations, including the head wall and areas Mr. Adams identified on the map.

In response to a question regarding the website expense, Mr. Adams stated the District's website expenses are comprised of two components, including the website itself and

the portion related to compliance with the Americans with Disability Act (ADA). Mr. Pires stated he was alerted that one of the Plaintiff's in the ADA complaint began contacting governmental entities again asking if their websites were ADA compliant. These suits are becoming more common in Florida and New York.

Mrs. Adams stated the custom decorative stop signs will be installed next week.

NINTH ORDER OF BUSINESS

Approval of February 26, 2019 Regular Meeting Minutes

Mrs. Adams presented the February 26, 2019 Regular Meeting Minutes.

The following changes were made:

Line 37: Change "Trauerse" to "Traverse"

Line 81: Delete "night"

Lines 132, 133 and 135: Change "site" to "sight"

Line 180: Change "proposed Fiscal Year 2020 budget" to "long-term landscape plan"

Line 246: "extracted" to "contracted"

On MOTION by Mr. Fiesel and seconded by Mr. Gilman, with all in favor, the February 26, 2019 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 8 and 9 were completed.

Item 2: Mr. Gilman asked if there was backup documentation to the paver project indicating where the pavers were being installed. As Staff already toured and identified the areas, once Mr. Krebs obtains and reviews MAJ's project proposal next week, he would draft an exhibit outlining the project. The action referring to temporary signs was completed so the last sentence was removed.

Item 3: Revised the month for MRI to perform maintenance in July, rather than June.

Item 8: Mr. Schultz congratulated Mr. Adams and Mr. Krebs on their presentation at the HOA meeting, which residents requested copies of.

Item 10: Revised to indicate action scheduled for April; in which Mr. Adams and Mr. Krebs would work on and complete a revised Assessment Methodology for the 2019/2020 budget.

Item 11: Because of recent requests, a decision as to when the littoral plantings will occur will be made after estimates are received and the budget reviewed.

Item 12: Revised 02.26.19 title of capital improvement to “Long Term Landscape Plan” rather than Fiscal Year 2020 budget. Mr. Long to provide budget estimates to Mr. Adams to input into the District’s capital improvement projections.

Item 13: Removed last sentence referring to missing signs along the golf route as action was completed.

Item 14: Kept line-of-sight actions as ongoing and removed those action items that were completed.

Item 15: Revised double parking and replaced Mr. Krebs’ name with Mr. Long. Mr. Krebs explained that Mr. Long was working with the Club on suggestions to resolve the issue of vendors and residents parking on both sides of the streets.

Item 16: Mrs. Adams stated the foreman at Pelican Landing complained about the landscapers blowing material into the streets and caused him to sweep one road three times.

Item 18: Revised to change the Florida Community Bank Term Sheet’s preclosing date to April 23, 2019 instead of April 15.

▪ **Key Activity Dates**

This item, previously Item 10Ci, was presented out of order.

The Key Activity Dates Report was provided for informational purposes. The following changes will be made:

- NPDES Report Filing: Mr. Adams confirmed the National Pollutant Discharge Elimination System Report (NPDES) was filed around October or November, last year. The filing date was changed to coincide with the District’s Fiscal Year. The next report is due October 2019.
- Lake Littoral Plantings: Revised to indicate previous discussions. Plantings will occur this year, instead of being delayed due to budget constraints.
- Lake Audit Report: Revised date to May instead of March.

- Erosion Repairs: Addition to the Key Activity Report and Action Item List. Anchor Marine submitting proposal for erosion repair work on Lakes E1-A and E8-A, Thursday.

TENTH ORDER OF BUSINESS

Staff Reports

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

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

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 presented following the Ninth Order of Business.

ii. NEXT MEETING DATE: April 23, 2019 at 1:00 P.M.

The next meeting will be held on April 23, 2019 at 1:00 p.m.

Mr. Adams stated he completed his review of the District’s draft audit and it would be presented at the next meeting.

ELEVENTH ORDER OF BUSINESS

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

Mr. Adams confirmed that he resent the Certificate of Liability to the Lee County Sheriff’s Department.

Mr. Fiesel attended the Village of Estero’s Stormwater Master Plan presentation. For informational purposes, he provided the Village’s plans to install something in the river, to check the water quality. Mr. Krebs stated they were most likely installing automated water monitoring stations to perform a variety of water testing, similar to what the County uses.

Mr. Blumenthal asked about a quorum for the September meeting. Mr. Adams stated, if a quorum could be met in August, the budget could be adopted then and the September meeting could be cancelled.

Mr. Olson and Mrs. Adams reported the following minor landscape issues:

➤ Laz’s Lawn Service Inc., will replace the Loropetalum plants within the median, from US 41 into the main entrance, on Friday, at no cost to the District. Due to continuing issues in the plant bed, Alfredo was laying down peat moss to see whether it would help retain moisture and he was taking soil samples to determine if anything additional could be done.

Mr. Long stated that, since the Landscape Architect was also reviewing those areas and has future plans for them, he requested Mrs. Adams just continue and maintain those landscape areas as is.

TWELFTH 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 2:46 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]



Secretary/Assistant Secretary



Chair/Vice Chair