

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on April 23, 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	District Engineer
Eric Long	PSGRC General Manager
Travis Childers	PSGRC Clubhouse Manager
Jim Mitchell	Florida Community Bank
Don Gebhart	Resident
Cindy Gamiere	Resident
David Armiger	Resident
Ray Halik	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)

Ms. Cindy Gamiere, a resident, requested that stop signs be installed in three locations near her home in Palmetto Dunes. Mr. Shultz stated that this would be addressed later in the meeting during the Eighth Order of Business and mentioned that a third radar sign that tracks

speed was on order and would be installed in her neighborhood. In addition to recording the date, the data collection sign records the vehicle's speed and license plate.

THIRD ORDER OF BUSINESS

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

- **Action Plan**

This item was deferred to the next meeting.

FOURTH ORDER OF BUSINESS

Discussion: Island Sound Lake E7-A Water Quality Options

- **Nano Bubbler**
- **Alum Treatments**
- **Littorals**

This item was deferred to the next meeting.

Mr. Schultz stated that a Classic Court owner forwarded a complaint about algae in one of the lakes and suggested placing the matter on the next agenda.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-03, Authorizing the Issuance of its Improvement Revenue Note, Series 2019, in the Principal Amount Not to Exceed \$400,000 to Provide Funds for Renovations to District Drainage Control Structures and Paver Brick Replacement and Enhancement and Related Costs; Providing that Such Note Shall be Payable from Operation and Maintenance Special Assessments Upon Benefitted Properties in the District as Provided Herein; Awarding the Note to Synovus Bank d/b/a Florida Community Bank by Negotiated Sale; Authorizing the District to Enter into a Loan Agreement with Synovus Bank d/b/a Florida Community Bank; Providing for the Rights, Security and Remedies for the Owner of Such Note; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection

Therewith; Declaring the Issuer's Official Intent to Pay for the Project or a Portion Thereof Prior to the Issuance of the Note and to Issue the Note and to Use a Portion of the Proceeds Thereof to Reimburse Expenditures Paid or Incurred Prior to the Date of Issuance Thereof; and Providing an Effective Date

Mr. Adams provided the following details regarding Resolution 2019-03:

- Addresses the cost of modifying two major control structures; one off of Edgewater 3 and the other off of the driving range near the Golf Club.
- Addresses paver replacements in the roadway system, which were milled and re-asphalted a few years ago.
- The terms previously agreed to on the term sheet did not change, including \$400,000 to be repaid over a five-year period. The first payment would be interest-only, due October 24, 2019, and the final payment would be made in 2024; the interest rate was 4%.
- After the costs of issuance, the net amount would be \$378,500.
- The anticipated funding date was May 1, 2019.

Mr. Blumenthal asked for the definition for the term "Project". Mr. Pires stated the project includes drainage control structures and paver brick replacement and enhancement in the Pelican Sound section.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, Resolution 2019-03, Authorizing the Issuance of its Improvement Revenue Note, Series 2019, in the Principal Amount Not to Exceed \$400,000 to Provide Funds for Renovations to District Drainage Control Structures and Paver Brick Replacement and Enhancement and Related Costs; Providing that Such Note Shall be Payable from Operation and Maintenance Special Assessments Upon Benefitted Properties in the District as Provided Herein; Awarding the Note to Synovus Bank d/b/a Florida Community Bank by Negotiated Sale; Authorizing the District to Enter into a Loan Agreement with Synovus Bank d/b/a Florida Community Bank; Providing for the Rights, Security and Remedies for the Owner of Such Note; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection Therewith; Declaring the Issuer's Official Intent to Pay for the Project or a Portion Thereof Prior to the Issuance of the Note and to Issue the Note and to Use a Portion of the Proceeds Thereof to Reimburse Expenditures Paid or Incurred Prior to the Date of Issuance Thereof; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion/Consideration of Bids from MAJ Contracting, Inc., for Pelican Sound Paver Repairs

Mr. Schultz stated that the Board previously discussed approving funding for the pavers and reviewed the proposals prepared by MAJ Contracting, Inc. (MAJ) to remove and replace existing pavers. A Board Member asked about costs that might not be included in the proposals. Mr. Krebs reviewed the bonds, construction survey, demolition, density testing, erosion control or monitoring, base rock, permits and sodding and landscaping and concluded that any additional costs would be minimal. Mr. Pires stated there are no lien rights by any subcontractors for material, men or suppliers, so the bonds would be their bonds that they would post. In response to a Board Member's question regarding his experience with MAJ, Mr. Long stated MAJ is prompt, provide schedules based off the scope of work and stays on budget. Discussion ensued regarding mobilization, staging, performance bond requirement, depressions in the pavers, etc. Mr. Pires felt that the CDD would be fine with the bond and stated that the threshold amount of \$300,000 for construction was adjusted by percentage change; the Engineering News records the building cost index from January 1, 2009 to January 1, 2019. Although a bond is needed, Staff is not worried about going over the threshold.

On MOTION by Mr. Schultz and seconded by Mr. Fiesel, with all in favor, the MAJ Contracting, Inc., bid for Pelican Sound paver repairs, in the amount of \$299,499.25, was approved.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Replanting of Various Areas Throughout the Dry Detention Area

Mr. Adams stated \$90,000 was set aside for improvements and an additional \$35,000 in contingencies was programmed into the budget. Regarding the replanting schedule, Mr. Krebs stated, in 2011, the South Florida Water Management District (SFWMD) produced a report on the replanting in dry detention areas, as part of the CDD's certification, and outstanding issues in the north and south basins needed to be addressed. Most of the water quality was being provided in the southern basins and the north basins were short for the area. To address this, Staff prepared a planting schedule for all dry detention areas and presented it to the SFWMD. They responded that that the dry detention areas, based on that schedule, should be treated as

preserve areas, in appearance, and the landscape should be maintained such that it would have aquatic vegetation to appear more like an indigenous area and less like a golf course with just sod, as plants would provide the additional water quality needed to make sure the north basins were consistent with the permit. Mr. Krebs forwarded the initial report and the follow-up exhibits to Mrs. Adams, which provided a breakdown of plants that could be planted in different zones; the exhibits identified those zones. Mr. Schultz asked about the plan and its cost. Mrs. Adams stated that, when Staff conducts its annual audit between May and June, it would go through the dry detention areas and identify areas in need of improvements. She asked if Torrey Pines Court residents requested removal of the littorals. Mr. Blumenthal stated that Torrey Pines Court residents would like the area cleaned up so that it is not so unsightly, unnecessary things removed and required vegetation trimmed periodically. Mrs. Adams stated the dry detention is treated quarterly, by SOLitude, and their treatment is for invasives; there was no plan in place for routine landscape maintenance of the dry detention area where plants are trimmed and, once the audit is completed, more littoral plants could be added. The goal was to have a presentable, natural area. Mrs. Adams stated that two proposals were presented at the previous meeting; EarthBalance’s proposal for specific locations in the Torrey Pines detention area was \$2,494 and the other proposal was another \$14,000 or \$15,000. The next treatment was scheduled for May or June.

EIGHTH ORDER OF BUSINESS

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

Mr. Childers stated that the addition of the stop sign and the solid double yellow lines were effective; constant communication from the club administration helped and owners and residents now focus more on traffic safety and speed. He provided the following update:

- A stop sign was moved.
- Traffic counters were placed near the entrance of the new racquet center, on Island Sound Circle, to gauge the flow; the data has not been collected.
- With another sign that was moved from Pelican Sound Drive, on the Edgewater side, it was noted that the average speed was 23 miles per hour (mph) in a 25 mph zone. Some readings were over but the average was under the speed limit.

- Since there were no major speed issues, the sign on Pelican Sound Drive was moved, closer to the Southern Hills entrance, and the average speed was 23 or 24 mph.

Mr. Blumenthal stated a new camera/radar sign should arrive by the end of next week and, after installed, staff would be trained and the Board would be updated on how it will be programmed. Mr. Schultz asked about future sites, such as Pelican Sound Drive and Sound Way, because of the point Ms. Gamiere made earlier regarding motorists speeding past the entrance gates. Mr. Childers stated the signs are moved more frequently to other locations to make people aware that certain areas are being closely monitored; data collection was occurring. Mr. Schultz stated, once sufficient data has been collected, needed adjustments should be made; the District would offer the sign that takes pictures to the NVRs with speeding issues. He noted that, although the population and visitors drops in the summer, there are major infractions by contractors or commercial vehicles. Mr. Blumenthal stated that residents noted that traffic at Torrey Pines and Pelican Sound Boulevard improved and vehicles, golf carts and bicycles were stopping where they did not before. While Pelican Sound cannot impose speeding fines or sanctions, Mr. Blumenthal asked if consideration was given to allow Pelican Sound to take legal action against speeders, once the camera is installed. Mr. Childers replied affirmatively.

NINTH ORDER OF BUSINESS

Update: Drainage Remediation Efforts

Mr. Krebs provided the following update:

- The SFWMD issued the permit. It would be forwarded to Mr. Adams, along with construction drawings showing the changes to the control structures for Basins 2, 3, 5 and 6, as well as Basins 1 and 8; the CDD can proceed with the drainage improvements.
- The south basins discharge more water next season.

In response to a question, Mr. Adams stated that the contractor hired to work on the two control structures would provide pricing for the basins and, once the water table is down, the control structures would be installed and he should have the proposal to do the additional modifications all at once, sometime in May. A Board Member asked if there was a drop dead date to facilitate the repairs, regardless of the water table. Mr. Adams stated that the repairs at Edgewater at the shore line could commence but not at the driving range.

TENTH ORDER OF BUSINESS

**Consideration of Collier Paving & Concrete
Bid Number 19-0272 for River Ridge Island
Sound Sidewalk Extension**

Mr. Adams presented Bid Number 19-0272, from Collier Paving & Concrete for the River Ridge Island Sound Sidewalk Extension, in the amount of \$34,604. The project entails constructing an extension off the golf course cart path that turns into a pedestrian sidewalk and would extend across the FPL Easement to the west and provide a crossover. Another alignment running down the north side of the right-of-way (ROW) was considered but it required some vegetation removal, which was not presented to the contractor for a price. Discussion ensued regarding the purpose of the sidewalk, the options, the FPL easement, Americans with Disabilities Act (ADA)-compliance, the crosswalk, the stop sign, communication lines, fiber and irrigation lines, light poles, etc. Mr. Krebs recommended Option #1, as it would provide the easiest connection to the racquet center. Mr. Adams would obtain an estimate for Option #2.

ELEVENTH ORDER OF BUSINESS

**Discussion: Letter to Palmetto Dunes
Residents Regarding Sidewalk Request**

Mrs. Adams presented a March 25, 2019 letter and attachments to Mr. Long, from Mr. Ray Halik, regarding safety concerns in Palmetto Dunes. Mr. Halik stated there are other remedies aside from the two suggested in the letter. He walked across the street on the sidewalk into Palmetto Dunes facing the traffic on the south side rather than taking the short cut and he put himself in jeopardy of being struck if a vehicle was enters the area too fast. The Board, Staff and residents discussed close calls, constructing a paver sidewalk on each side of Palmetto Dunes Drive, tree and shrub removals, the easement, the stop sign, permitting, ADA-compliance, the contractor, etc. Mr. Krebs was asked to advise Mr. Halik about the Village's permitting process, and to obtain estimates for a walkway. In response to a question, Mr. Krebs stated that he preferred a concrete sidewalk, instead of pavers, as pavers tend to buckle and become an ADA compliance issue. Mr. Halik was advised to coordinate with Mr. Long and Mrs. Adams on the Palmetto Dunes project.

TWELFTH ORDER OF BUSINESS

**Discussion: Preserve Area Between Torrey
Pines Court and #4 River Course**

This item was addressed during the Seventh Order of Business.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2019

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2019. The financials were accepted.

FOURTEENTH ORDER OF BUSINESS

Approval of March 26, 2019 Regular Meeting Minutes

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

The following changes were made:

Line 47: Change "planed" to "planned"

Line 216: Change "Lee County" to "Lee County/Village of Estero"

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

• **Active Action and Agenda Items**

Items 6, 7, 15, 17, 18, 19 and 23 were completed.

Item 2: Mrs. Adams confirmed that the MRI inspections commence Monday, April 29.

Item 7: Management met with Edgewater III representatives, prior to the meeting, and they were aware of what must be done; Staff would follow up while the project is underway.

Mr. Krebs would email Mrs. Adams aerial photographs of the Edgewater III and IV staking for the files.

Item 8: Mr. Adams would confer with the District Engineer and District Counsel regarding the revised Assessment Methodology for the Fiscal Year 2019/2020 budget.

Item 10: Staff would make sure the landscaping costs are in the New and Revised Capital Improvement Reinvestment Guide. Mr. Adams would add it to the long-term planning budget.

Item 11: Mrs. Adams would forward a "to-do" list to Mr. Shultz.

Item 13: Mr. Krebs would send crewmen to examine the shrubs in the center area, locate the vegetation and determine if there are any issues with the Comcast and FPL boxes.

FIFTEENTH 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

Mrs. Adams provided the following update:

- The MRI inspection was scheduled for Monday, April 29 and would cost \$3,000.
- Laz’s Lawn Service replaced 80 plants; a few plants would be replaced this week.
- The annual hard-pruning schedule would commence this week.

ii. NEXT MEETING DATE: **May 28, 2019 at 1:00 P.M.**

The next meeting will be held on May 28, 2019 at 1:00 p.m.

SIXTEENTH ORDER OF BUSINESS

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

Regarding a resident’s request, Mr. Schultz asked if there were issues with the fish stocking. Mr. Pires stated that there are no issues with the guarantees or warranties but he would prepare a document authorizing fish stocking, provided the CDD is held harmless from any issues.

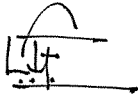
A Board Member noted several advertisement signs lining the road between the guardhouse and US 41, leaving the community. Staff would direct the contractor to remove all signs in that location.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Blumenthal and seconded by Mr. Fiesel, with all in favor, the meeting adjourned at 3:06 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair