

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on June 4, 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 (via telephone)	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
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Jim Dougherty	SOLitude Lake Management
Eric Long	General Manager
Travis Childers	PSGRC Clubhouse Manager
Inge Jungbluth	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Mountford, Fiesel, Blumenthal and Gilman were present, in person. Supervisor Schultz was attending via telephone.

On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor, authorizing Mr. Schultz's attendance and full participation, via telephone, due to exceptional circumstances, was approved.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Ms. Inge Jungbluth, a resident, stated she received a letter from River Ridge Communities regarding the embankment erosion. She believed there is a maintenance

agreement on that contract and residents are not allowed to repair lake banks, which should be included in the tax bill. She has lived in the community for 14 years and the pond always rises when there is a heavy rain, there is a dip up the lake and the issue remains unchanged. Mr. Mountford stated he observed the lake, which has many little pockets. The lake in question was not the one mentioned in the letter to residents; it has smaller pockets and shows no evidence of runoff; therefore, to repair the dip or depression, Ms. Jungbluth should consider having the sod lifted, adding fill and reinstalling the sod. Mrs. Adams stated Staff would visit the lake.

THIRD ORDER OF BUSINESS

Presentation of the Annual Quality Assurance Audit Lake Maintenance

A. Memorandum: Lake Maintenance

This item was deferred to a future meeting.

B. Evaluation Sheets/Photos

This item was deferred to a future meeting.

In response to Mr. Blumenthal's question regarding the photos, Mr. Adams suggested forwarding the comments to Mr. Olson and copying Management.

C. Memorandum: Dry Retention

Mrs. Adams presented the Dry Retention portion of the May 10, 2019 Memorandum Quality Assurance Audit and highlighted the following:

- District Staff toured the dry retention areas and notated their observations.
- SOLitude removed all the limb debris from Hurricane Irma, free of charge, and reported that there were 14 dead trees, whereas EarthBalance reported 42 dead pine trees.
- Estimates were being obtained to have the dead pines removed and the area tidied.

Mrs. Adams reviewed the Dexbender Environmental Consulting Services (DECS) Proposal, behind Tab 8, specifically, a \$2,000 consulting charge, which was completed without approval. Mr. Krebs felt that there was an urgency to address the dry retention areas after the previous Board Meeting, which prompted him to request a proposal from DECS, who was previously engaged by The Club and was familiar with CDD projects.

Discussion ensued regarding the DECS proposal, the flowway, dry retention areas, a mowing recommendation, the north basins, supplemental plantings, invasives, littorals, native plants, relocating of canna lilies from River 8 and the South Florida Water Management District

(SFWMD) permit. Mrs. Adams would speak with EarthBalance and SOLitude and present her findings at the next meeting.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the Dexbender Environmental Consulting Services charge of \$2,000, was approved.

D. Photos

The photos were included for informational purposes.

E. Detailed Specifications

In response to a question, Mrs. Adams stated that the detailed specifications were from the CDD's Lake and Wetland contract with SOLitude. Page 8 focused on maintenance of the dry retention areas and the yellow-highlighted areas were addendums.

FOURTH ORDER OF BUSINESS

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

- **Action Plan**

Mr. Dougherty reported the following:

- Although Lakes H1-B and C were raked in May, they look as if they were never raked.
- SOLitude requested approval to remove all spikerush in Lake H1-C to reset it.
- Installing the nano-bubbler in the Island Sound Lake would treat the golden algae periodically found in it and improve the water quality.

FIFTH ORDER OF BUSINESS

**Continued Discussion: Island Sound Lake
E7-A Water Quality Options**

- **Nano Bubbler**

Mrs. Adams called attention to a SOLitude proposal to install a nano-bubbler in Island Sound Lake for \$3,948 or \$329 per month. She noted the cost to treat Lake H1-B was \$250 per month and asked why it costs more to maintain the Island Sound Lake. Mr. Dougherty stated because the Molear unit is smaller and more efficient. Mrs. Adams asked that the proposal be revised to reflect the new unit. In response to a Board Member's question regarding switching

to the new technology in Lake H1-B, Mr. Dougherty stated that he would recommend that. Mr. Blumenthal requested a proposal for installation of a Molear unit in Lake H1-B.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the SOLitude Lake Management proposal to install the nano-bubbler in Lake E7-A, at a contract price based on a revised specification to include the Molear unit, was approved.

- **Alum Treatments**

SOLitude recommended alum treatments to improve the overall color of the lake and reduce sediment in the water column. Mrs. Adams asked if SOLitude would remove the spikerush from Lake H1-C, free of charge. Mr. Dougherty replied affirmatively.

- **Littorals**

Mrs. Adams stated that she would re-examine whether plantings are necessary in Lakes E7-A, H1-A and H1-B and present the findings and secure additional bids.

SIXTH ORDER OF BUSINESS

Discussion: Algae on the Water on H1-C

This item was addressed during the Fourth and Fifth Orders of Business.

SEVENTH ORDER OF BUSINESS

Discussion: Conservation Tract 15 Adjacent to Lake E1-A

Mr. Adams stated that Staff addressed the Conservation Tract 15 adjacent to Lake E1-A prior to the meeting. Referencing a photograph, he identified the area of concern, which is within the boundaries of the golf course. Eric and his crew would trim the saw palmettos and improve the appearance of Conservation Tract 15.

EIGHTH ORDER OF BUSINESS

Consideration of Dexbender Environmental Consulting Services Proposal Pertaining to River Ridge/Pelican Sound Golf Course Project

This item was addressed during the Third Order of Business.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2019-04, Adopting a Proposed Budget for Fiscal Year 2019/2020 and setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mrs. Adams presented Resolution 2019-04.

Mr. Adams stated the goal was to keep assessments the same year-over-year. The Board requested that Staff examine the Methodology to determine if stormwater expenses currently contained within the Special Revenue fund of Pelican Sound should be shared with The Meadows and the commercial tract outside of the gate. Staff concluded there was no ability to change the Methodology, as the stormwater system within The Meadows or the commercial tracts to the District was never conveyed; they are owned, operated and maintained by those entities separately. Some stormwater quality items in the General Fund that are shared by all CDD assessment payers in the form of aquascaping and erosion, are captured; however, beyond that, those are being borne by those entities. Staff does not recommend that there is any opportunity to lay any more of that cost outside of Pelican Sound that is currently within the District's Special Revenue Fund.

Mr. Mountford stated that he could see the maintenance side but the project to change the way the water flows that Mr. Krebs is currently working on; it seems that both of the entities are moving water from themselves to the CDD and the CDD, in turn, needs to move that water through the river. Mr. Adams replied that the CDD is required to accept the water and conduit through its system and discharge it without creating any upstream negative impacts. Originally, the CDD was and is still designed to accept the flows but they are being diverted because of the changes that were made to the US corridor with the expansion; a portion, if not all of it is running to the north, to the Estero River. The CDD will not have to accept that now but the system was set up to accept that flow from the east side of 41 as well and the District would have no ability to ask for any of those expenses either. The CDD's stormwater system is kind of closed as a control structure which is operated, maintained and discharged downstream, and in this case, the CDD is discharging to an outside water body, into a river instead of into another property or community downstream, but if the CDD was

discharging into another property, it would have the same expectations and would not be dumping more than designed and therefore not creating a downstream negative impact. The CDD cannot create upstream or downstream negative impacts, which is how Staff viewed this system. Mr. Blumenthal stated ultimately, the CDD may end up having to test the water coming into its system. Mr. Adams stated that would be part of the CDD's NPDES Program, which is shared by all property owners because it has a water quality connotation to it as does the Aquascaping. Those expenses that are water-quality-driven result in the CDD having to make modifications onsite to improve water quality because it creates negative discharges is captured already. Staff was not comfortable making a recommendation that you could layer any of those costs back outside of the boundaries of Pelican Sound. Mr. Pires stated that we had a good discussion and we raised all sides, alternatives, what ifs and what is the special benefit and just making sure that it is not just more than just a de minimus or minor benefit and it was difficult for Mr. Krebs, himself and Mr. Adams to reach a consensus that there was a special benefit to those properties that was greater that would justify having it and of course, those additional costs would make be difficult at this time. Mr. Adams stated that Mr. Krebs even looked at it in the context of the permit itself and commented on that. Mr. Krebs stated that he reviewed the permits for each of the areas, the Meadows and the commercial area and they are all separate parcels that provide their own attenuation, their own water quality and are piggy-backing on the CDD's system as far as taking any credits that it provides. They are totally separate areas, so their systems live, stand and work on their own internal infrastructure and the CDD is a receiving body. As Mr. Adams stated, the CDD is supposed to follow historic flows and those parcels have always flowed through the community, so historically, the CDD has to take their water; there is no way to prevent that, and accepting their water does not mean that the District gets to pass costs along for maintaining the internal system when the CDD is not receiving a benefit. In response to a Board Member's question regarding whether the District receives credit for the amount of water that must flow through it, Mr. Krebs confirmed that the CDD is credited and when taking offsite flows, it does get to pass that water through so if it is only allowed to discharge ten cubic feet per second but receiving offsite flows of an additional ten, then the CDD's flows go to 20, as it passes theirs through. The CDD does not provide any additional attenuation, any additional water quality; it solely receives and passes it through as a way for it to get to the river. As to whether the flow of water changes

with the construction of additional facilities or parking lots, Mr. Krebs stated, "No," and just like the CDD's system, the parcels are restricted based on their acreage to how much flow they can discharge. So no matter whether they have 100% impervious or 100% grass, they are only allowed to discharge a specific rate of water and that does not change by what the CDD does internally; it is all based on acreage. Their water management system was designed to accommodate a certain level of building, a certain level of parking lot, as long as they stay within the confines of their permit and any modifications are approved by the District, then their system stands on itself. In response to Mr. Schultz' question regarding sheetflow, Mr. Krebs stated that the CDD is just maintaining whatever facilities were there, pre-development; the water crossed over the property to get to the river and sheetflow, so the same path must be followed; there are no other alternatives. When the community was all developed, it was envisioned that everything from 41 to Halfway Creek that is within the boundaries of the community would come through the main system; either go through the main river at Estero or at Halfway Creek depending on where it was in the community.

Mr. Schultz stated that he appreciated that Staff addressed the question despite being disappointed by their decision and asked if things would change, at all, when the final budget is prepared. Mr. Adams stated that the assessments would remain the same and that there were fund balance increases in both of the CDD's funds; a little over \$12,000 in the General Fund and a contingency amount of \$35,000 in the Special Revenue Fund, which may go unused and would serve to actually further bolster the District's fund balance.

Mr. Schultz expressed his concern that under "Field Services" and in the General Fund, funds for "Aquascaping," were cut in half despite being the main topic of discussion in most of the meetings. Mr. Adams stated, keep in mind, the budget allocations commenced in early April and the discussion has changed only in the last few meetings and funds could be placed back into the General fund to offset the increase to fund balance, which is now reduced to \$2,040 instead of \$12,040. There might still be a little bit of an increase to fund balance but the bottom line is keeping the assessments flat year over year. He stated that the District undertook several large projects in the last few years which resulted in heavy increases and anticipated that there would be no new projects in the upcoming year.

Mr. Blumenthal moved to approve the resolution. Mr. Schultz stated that he had a few more questions to ask even though the Resolution was approved. Mr. Adams called to

question. Mr. Schultz asked if the rollover, going from October 1 to the next fiscal year, if the influx of cash is the District's position. Mr. Adams replied, "Yes, the District is actually improving its position at this point; in the General Fund, 50,000 is there for unassigned, which is used for gap funding needs on top of the 25% of the overall budget for the year and then in the Special Revenue Fund, there is \$153,000 to \$154,000 against the total annual budget of \$474,000. He voiced that he would like to add more funds to increase the reserves for any unexpected expenses, but overall the District is currently in a comfortable position.

Mr. Schultz asked if the fiscal year for 2015 is 14/15 or 15/16. Mr. Adams replied, "14/15," and it really refers to the nine months that are in the calendar year, which is actually the fiscal year itself and the Board is currently considering the 2020 budget. Mr. Schultz voiced his opinion that that it was not critical to address refurbishing the monument in the next upcoming budget. Mr. Adams stated that refurbishing the monuments along with the replanting could be put off until 2022 and the verbiage would be modified. Mr. Schultz asked Mr. Long for to comment on the condition the guardhouses and if there is a need for any work. Mr. Long stated the guardhouses are starting to get dated as far as the look; there are some minor discrepancies in the interiors but for the most part, the structures, themselves were okay and the issue is more of a getting them in line with the current look of eventually the other facilities. Mr. Adams asked if there were currently any plans or discussion to upgrade the guardhouses. Mr. Long replied, "No." Mr. Adams stated that Staff had a pre-meeting discussion about the irrigation, water quality and he provided some materials on a filtering system used in Pelican Landing that was very successful with similar issues that the CDD was experiencing, such as snails and bryzoa and it has worked out very well for 25% to 30% of the cost that was proposed by Metro. Staff would contact the actual contractor and have him come out and observe the pump station, size the system and provide a proposal. Mr. Schultz inquired about the fund source. Mr. Adams stated that the project would cost under \$50,000 and confirmed that The Club would fund the project according to the Agreement.

On MOTION by Mr. Blumenthal and seconded by Mr. Fiesel, with all in favor, Resolution 2019-04, Adopting a Proposed Budget for Fiscal Year 2019/2020, as amended, and setting a Public Hearing Thereon Pursuant to Florida Law for August 27, 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; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

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

This item was previously addressed.

ELEVENTH ORDER OF BUSINESS

Consideration of Collier Paving & Concrete Proposals for River Ridge Island Sound Sidewalk

Mrs. Adams presented two proposals from Collier Paving & Concrete (CPC) for new sidewalk construction. Mr. Adams stated that, if there was a desire to consider this, \$90,000 was set aside in the Special Revenue Fund of the current, Fiscal Year 2019 budget. Discussion ensued regarding the sidewalk.

A. Option 1

The total price: \$20,196.75.

B. Option 2

The total price: \$13,788. Island Sound HOA would pay for this option, as the sidewalk would continue into their parking lot.

Discussion ensued regarding the two sidewalk options and funding, the cart path, the three-way stop, the control structure project and a previously-discussed fallback position.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the Collier Paving & Concrete Proposal for sidewalk construction on Island Sound Drive, in the amount of \$20,196.75, was approved.

TWELFTH ORDER OF BUSINESS

Discussion: Roundabout at Corkscrew Gate

Mrs. Adams stated that a Pinehurst resident sent a memo describing a "close call" with an incoming vehicle, while crossing the Roundabout at the Corkscrew Gate in his golf cart. Mr. Krebs stated that there are two "Yield to incoming traffic" signs right before the roundabout but it has always been an issue for incoming motorists to look to the left. The Board and Staff discussed the memorandum, installing a flashing sensor, small signs, a "Roundabout Ahead" sign prior to the gatehouse, trimming the brush back against one Yield sign for improved visibility and illuminating the two "Yield" signs.

THIRTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2019**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2019. Discussion ensued regarding a \$90,000 loan that the District is repaying, the paver brick project, repurposing the proceeds, a \$1,200 payment to Davey Tree Expert Company and contingencies. The financials were accepted.

FOURTEENTH ORDER OF BUSINESS**Approval of April 23, 2019 Regular Meeting Minutes**

Mrs. Adams presented the April 23, 2019 Regular Meeting Minutes.

The following changes were made:

Line 134: Change "material, men" to "material-men"

Line 140: Change "records the building cost index" to "Record Building Cost Index"

Line 159: Delete "that"

Line 194: Change "Mr. Blumenthal" to "Mr. Long"

On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor, the April 23, 2019 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 1, 4, 5, 6, 7, 8, 9, 14, 16, 17, 18, 19, 21, 22 and 24 were completed.

Items 2, 3, 10, 11, 12, 13, 15, 18, 20 and 23 were ongoing.

Mr. Schultz commented that the action items seem to move around each month and suggested placing continuing action items at the top of the list to make it easier to follow.

Item 10: Mrs. Adams stated MRI submitted their report this morning. Staff would review report with the contractor and put it on the next agenda.

Item 13: Per Mr. Schultz, place this item at top of list.

Item 14: A Board Member requested drafting a memorandum of the question that was asked regarding the Methodology and the stormwater management system. Mr. Adams would ask for that portion of the minutes to be transcribed in more detail or verbatim to memorialize it.

A Board Member asked Staff to re-examine Lake E1-A; one area was damaged. Mrs. Adams stated this was due to pests and the area would be restored over the summer.

Item 18: First portion completed and second portion was ongoing.

Item 19: Mr. Krebs confirmed completion and stated that Eric would trim the shrubs. In response to a Board Member's question, Mr. Krebs confirmed that there was no issue with the Comcast box. Staff was asked to make it part of the minutes.

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 reported the following:

- The previous document was updated to reflect May 2019, instead of April 2019.
- GulfScapes completed the Edgewater IV Pipe Extension project and laying sod two weeks ago.
- Regarding landscaping, additional loropetalum were replaced and hard pruning for the firebush, grasses, trimming perimeter hedges commenced this week.
- A lake bank remediation project would commence on Wednesday, on Lakes E1-A and E8-A, for a total cost of \$7,750, not including littorals.

ii. 1,404 Registered Voters in District as of April 15, 2019

There were 1,404 registered voters residing within the District as of April 15, 2019.

iii. NEXT MEETING DATE: June 25, 2019 at 1:00 P.M.

The next meeting will be held on June 25, 2019 at 1:00 p.m.

SIXTEENTH ORDER OF BUSINESS

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

Mr. Schultz asked for the status of the drain pipes in Edgewater III. Mrs. Adams stated that the Property Manager indicated that the drain pipes would be addressed in the fall.

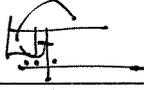
SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Gilman and seconded by Mr. Blumenthal, with all in favor, the meeting adjourned at 2:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair