

**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 25, 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
Jason Olson	Assistant Regional Manager
Lenore Brakefield	District Counsel
Charlie Krebs	District Engineer
Tony Grau (via telephone)	Grau & Associates
Eric Long	PSGRC General Manager
Jim Dougherty	SOLitude Lake Management
Brenda Radford	MRI Inspection LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Blumenthal, Fiesel, Gilman and Mountford 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)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2018

Mr. Tony Grau, of Grau and Associates, presented the Audited Financial Report for Fiscal Year Ended September 30, 2018, noted the information found on each page and concluded that there were no findings or instances of noncompliance; it was a clean audit.

Mr. Blumenthal asked why there was no mention of a \$400,000 loan and pavers and control structures projects in the note of "Subsequent Events", on Page 6. Mr. Grau stated those items were not included because Management did not feel it was necessary and, if they were deemed significant they would have been added; the audit was not affected by the exclusion. Mr. Blumenthal asked if the date on Page 27, Subparagraph 1, should be September 30, 2018, instead of September 30, 2017. Mr. Grau replied, "No, because the prior year findings were being referenced." In response to a question regarding "financial emergency conditions", referenced on Page 27, Subparagraph 5, Mr. Grau explained that "financial emergency conditions" would be triggered if the District failed to make a debt service payment or pay its vendors or employees in a reasonable time period. Mr. Blumenthal asked if there was an 11.1% increase in audit fees in Fiscal Year 2018, over Fiscal Year 2017. Mr. Adams stated that the fee had not changed from the prior year. As to whether there was an anticipated \$10,000 increase in the Fiscal Year 2019 audit fee, Mr. Grau replied affirmatively. Mr. Blumenthal asked if the District is required to put projects out for bid occasionally. Mr. Adams stated that the District must do so, as an engagement and not a long-term contract, similar to an at-will situation; the actuals in the financials for the year equal \$11,100 between the General and Special Revenue Funds.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018

Mrs. Adams presented Resolution 2019-05.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, Resolution 2019-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Annual Quality Assurance Audit: Lake Maintenance

A. Memorandum

Mr. Olson presented the May 10, 2019 Quality Assurance Lake Maintenance Audit and highlighted the following:

- The Lake Maintenance Audit was conducted on May 3rd and no significant maintenance issues were identified.
- Minor issues, such as minimal torpedo grass, algae, bank weeds and inactive aerators, were reported to the contractor and have since been addressed.

B. Evaluation Sheets/Photos

These items were included for informational purposes.

- **Presentation: SOLitude Lake Management**

This item was an addition to the agenda.

Mr. Jim Dougherty provided the following update:

- Lake H1-A was raked two weeks ago to eliminate spikerush and remove algae; after one week, the algae returned. The lake is problematic and has a resistant algae; an aggressive algae treatment is scheduled for tomorrow and a nano-bubbler unit was proposed.
- SOLitude proposed replacing the current unit in Lake H1-B with a Moleaer unit.
- Lake H1-C looked good today; it contained very little algae.
- Lake E4-A finally turned around and looked good as well.

Mrs. Adams stated the cost to upgrade to the Moleaer unit in Lake H1-B would increase the cost from \$250 to \$570 per month and the units for Lakes E7-A and Lake H1-A would cost \$361 per month for each. If approved, the lake maintenance contract would increase from \$73,884 to \$89,388 per year. Discussion ensued.

On MOTION by Mr. Blumenthal and seconded by Mr. Fiesel, with all in favor, authorizing Staff to expend the additional funds necessary to install the proposed nano systems in Lake H1-A, Lake E7-A and to upgrade Lake H1-B with a Moleaer unit, in a not-to-exceed amount of \$15,504 per year, was approved.

Mrs. Adams responded to questions, as follows:

- It cost \$7,750 to remediate two lake banks.
- Upon inspection of the property where the owner complained of a depression behind her and her neighbor’s homes at the last meeting, Staff determined that there was no erosion and nothing needs to be done at this time. The area would be checked periodically. Mr. Olson would send a letter notifying the homeowners of the findings.

SIXTH ORDER OF BUSINESS

Discussion/Consideration: Dry Retention Refurbishment and Enhancement Project (RFPs to be submitted under separate cover)

Mrs. Adams distributed and presented a handout of the Dry Retention Enhancement Project, along with a price comparison of proposals from SOLitude Lake Management and EarthBalance. Discussion ensued regarding the proposals, expenditures and scope of work.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the SOLitude proposal for dry retention refurbishment, in a not-to-exceed amount of \$14,000, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of M.R.I. Inspection LLC’s Proposals to Clean Interconnecting Drainage Pipes, Catch Basins, etc.

Ms. Brenda Radford, of MRI Inspection LLC (MRI), presented the 2019 Drainage Inspection Reports, along with proposals for Drainage Cleaning 35% for \$40,800 and Drainage Cleaning 50% for \$38,800. Discussion ensued regarding the curb inlets, Dry Retention Area #1, manhole covers, missing grates, safety precautions, a start date and pricing. Mrs. Adams recommended immediate Board approval so that drainage repairs could commence sooner in the season. Mr. Shultz asked about the cleaning process and gaining access to certain areas.

Ms. Radford explained that debris removal is achieved in some areas by just one diver accessing the pipes with a pump and, in other areas, through the use of a vacuum truck and a dive team. Regarding access, Ms. Radford confirmed the presence of a sinkhole and stated that large oak trees make it difficult to access certain areas. MRI would provide proposals for additional repair work.

On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor, the MRI proposal for drainage cleaning 35%, in the amount of \$40,800, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2019

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2019. Assessment revenue collections were at 99%. The financials were accepted.

NINTH ORDER OF BUSINESS

Staff Reports

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

There being no report, the next item followed.

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

There being no report, the next item followed.

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

Mrs. Adams stated SOLitude sent a proposal for \$11,000 to install littorals in the two areas identified for refurbishment, whereas EarthBalance’s proposal for the same work was just under \$17,000. Mr. Adams stated that \$35,000 was budgeted for the cleanouts but \$40,000 was authorized and additional repair proposals were anticipated. The District has \$35,000 in contingencies in the surplus fund balance and additional savings within the budget. Discussion ensued regarding the need to clean out the drainage pipes.

i. Key Activity Dates

Mrs. Adams stated that the FPL outfall ditch and bubble-up structures continue to be cleaned on a quarterly basis, and were field-verified before the meeting. A Board Member asked about the road and gutter inspections. Mr. Krebs stated that the sidewalks were

inspected in May and a gutter review would be scheduled in July. A Board Member noted a disparity of height on the sidewalk near the FPL Easement road. Mr. Krebs suggested constructing a handicap ramp at the transition and would inspect the area.

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

The July 23, 2019 meeting was cancelled. The next meeting was set for August 27, 2019.

TENTH ORDER OF BUSINESS

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

There being no Supervisor's requests or public comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

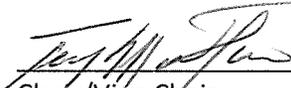
There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Fiesel and seconded by Mr. Gilman, with all in favor, the meeting adjourned at 1:58 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair