

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on September 24, 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
James Gilman	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Tony Pires (via telephone)	District Counsel
Lenore Brakefield	District Counsel
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Travis Childers	PSGRC Clubhouse Manager
Jim Dougherty	SOLitude Lake Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Fiesel, Gilman and Mountford were present, in person. Supervisor Schultz was attending via telephone. Supervisor Blumenthal was not present.

On MOTION by Mr. Fiesel and seconded by Mr. Mountford, 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

SOLitude Lake Management Updates

Mr. Jim Dougherty, of SOLitude Lake Management (SOLitude), reported the following:

- Lake H1-A looked pretty good; there was a small amount of bladderwort starting on the perimeter but it was contained and would be treated soon.
- Lake H1-B looked good other than the ongoing slender spikerush removal; another treatment would be applied tomorrow. The nano-bubbler, blower and biogenerator were not running. A breaker was replaced and the technician would contact Mr. Dougherty.
- E4-A looked very good and algae was nearly eliminated.
- Island Sound Lake's nano-bubbler was working and the lake looked good.
- Overall, there were normal maintenance issues with torpedo grass and algae, but the property looked good.

FOURTH ORDER OF BUSINESS

Discussion/Update: Paver Project

Mr. Long provided the following update:

- Gleneagles Links Drive and Torrey Pines Court were completed; another 1,000 square feet would be done to match Torrey Pines Way. Turnberry Lake Drive would be next.
- Milling was ongoing throughout and would continue for approximately one more week.
- The broken, pitted and tar-covered pavers in The Masters would be addressed after the curbs are replaced.

Discussion ensued regarding the required paver repairs. Mr. Krebs stated that most of the island would need to be replaced to correct grading issues.

- The Corkscrew Road portion was on hold because almost all existing curbs need replacement. The current quote only covered removal of 1,000 square feet of pavers in the 10,000 square foot area.

Mr. Krebs stated that, once the curbs are replaced, all adjacent pavers would need to be re-graded. Discussion ensued regarding timing of the project, rising costs due to the additional work, other projects underway and the effects on traffic. Mr. Long suggested considering removing and relaying the entire paver area in the spring. The island and Masters Circle curbing would be on hold until the spring. Mr. Krebs stated street sweepers must pay attention to sediment and debris that would collect, in the meantime. Approximately 30 unsightly, tar-covered pavers would be replaced for now and the rest of the Corkscrew project, including curbing and grading would be postponed until spring.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2019

Mrs. Adams presented the Unaudited Financial Statements as of August 31, 2019. Assessment revenue collections were 92% and expenditures were at 74%. Discussion ensued regarding timing and logistics for the drainage project. Mr. Adams stated the project would be scheduled after the season-ending tournaments. The timing would depend on the water table and options would be evaluated in the spring. The financials were accepted.

SIXTH ORDER OF BUSINESS

Approval of Minutes

A. August 27, 2019 Public Hearing and Regular Meeting

Mrs. Adams presented the August 27, 2019 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Fiesel and seconded by Mr. Mountford, with all in favor, the August 27, 2019 Public Hearing and Regular Meeting Minutes, as presented, were approved.

• Active Action and Agenda Items

Items 6, 7, 12, 14, and 16 were completed.

Item 15 was merged into Item 5.

Items 1, 2, 3, 4, 5, 8, 9, 10, 11, 13 and 17 were ongoing.

Mrs. Adams stated Items 5 and 15 are the same.

Item 2: A Board Member suggested repeating last year's campaign to remind residents about the 15 mph speed limit. Mr. Childers stated that committee members were returning and were looking at changing verbiage on the Guest passes to remind visitors to obey the speed limits. Since installed on August 9th, the new radar sign was operational and monitoring speeds and taking photos. An "Average Speeds Report" was generated and more communications would be sent to community once the committee members return.

In response to a question about the "Yield" sign, Mrs. Adams stated it was not supposed to be blinking; the breaker was reset but it was still blinking so it would be checked tomorrow.

Item 6: Mr. Adams stated that Item 6 would be removed, as the golf superintendent went a different direction with the filtering system.

Item 7: Additional changes to the minutes relating to the Methodology were received and would be discussed following the review of Action Items.

Item 8: Mr. Schultz stated he did not receive a Road Report; he only received a Curb Inspection Report. Mr. Krebs stated he inspected roads and gutters and there was nothing about the roads worth noting, with the exception of the new oil spill. Mr. Schultz stated there were eight areas of concern when the roads were first paved. Mr. Krebs stated that the roads were inspected since then and the paver work was correcting some of the issues. Mr. Schultz stated he wanted everything in the Report so it is reflected on the record. Mr. Krebs stated he would amend the Report to include all affected areas.

Item 9: Per Mr. Krebs, the Americans with Disabilities Act (ADA) mat would be installed with the signs.

Item 10: This item was completed but would be revisited, as additional cleanup and installation of additional saw palmettos would be needed.

Item 11: Mr. Krebs stated the proof for the "Yield" sign was sent to Lykins-Signtek (Lykins). When the post and sign are ready, Lykins would contact Mr. Long to schedule installation, along with the two new posts by the racquetball entrance at Island Sound.

Item 13: Mr. Krebs stated the major work would be postponed until spring. Repair of broken and tarred pavers would be scheduled. Mr. Krebs and Mr. Long would inspect as work is completed.

Item 15: Mr. Olson stated SOLitude would transplant the Cana Lilies the second week of October. Mrs. Adams stated that relocating the lilies to Lakes H1-A, H-1B, E-7A, E1-A and E8-A was previously approved. The cost would be \$4,500.

B. Revised June 4, 2019 Regular Meeting

Mrs. Adams presented the Revised June 4, 2019 Regular Meeting Minutes.

The following changes were submitted by District Counsel:

Line 167: Change "Blumenthal" to "Mountford"

Line 176: Insert "either" after "expenses"

Line 182: Change "the" to "this"

Line 185: Change "Aquascape" to "Aquascaping" and change "The" to "Those"

Line 187: Insert "[OVERTALK]" after "captured already."

Line 188: Change "uncomfortable" to "not comfortable"

Line 188: Insert "you" after "that"

Lines 189: Change "Mr. Schultz stated that" to "Mr. Pires stated we had a good discussion and we raised" and change "if" to "ifs" and delete "scenarios"

Line 190: Insert ", " after "benefit"

Line 190: Delete "was considered"

Line 190: Insert "just" before "making"

Line 190: Change "of" to "than just"

Line 191: Change "reminder" to "de minimis or minor"

Line 193: Change "there were" to "those"

Line 193: Change "that would make it" to "would be"

Line 194: Change "explored" to "; looked at it in"

Line 201: Change "must" to "has to"

On MOTION by Mr. Fiesel and seconded by Mr. Gilman with all in favor, the June 4, 2019 Regular Meeting Minutes, as amended, were approved.

SEVENTH 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.*

Mr. Krebs stated that, as detailed in the Curb Inspection handout, additional areas for curb replacement were identified. He suggested doing all curbs at the same time. Island Sound had landscaping that needed to be trimmed so as not to impede water flow and collect debris.

Discussion ensued regarding the oil spills reported at The Masters. Mr. Krebs stated he could have a road engineer examine the stain because, depending on the amount of hydraulic fluid, the asphalt could be damaged; there may be a way to mitigate the damage or it may take time for the sun to fade it. Mrs. Adams stated the contractor was negligent and should be held accountable; however, it may oxidize over time and only look unsightly for a time. The roofing company accepted responsibility and was awaiting direction of what could be done. Mrs. Adams asked Mr. Krebs to keep Staff informed.

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

i. Key Activity Dates

Mrs. Adams distributed the Key Activity Dates Report.

ii. NEXT MEETING DATE: October 22, 2019 at 1:00 P.M.

The next meeting will be held on October 22, 2019 at 1:00 p.m.

EIGHTH ORDER OF BUSINESS

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

Mr. Schultz stated he appreciated the Drainage Report distributed by M.R.I. Inspection LLC (MRI); he felt that the Report was worthwhile to see what was done. Mr. Krebs and Mr. Long would inspect the area to ensure all issues were addressed.

NINTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Fiesel and seconded by Mr. Mountford with all in favor, the meeting adjourned at 1:49 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair