

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on November 12, 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
James Gilman	Assistant Secretary
Kurt Blumenthal	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Tony Pires	District Counsel
Johnny Baker	District Engineer
Eric Long	PSGRC General Manager
Jim Dougherty	SOLitude Lake Management
Barb Gamel	Resident
Fred Veldsma	Resident
Diana Ferriter	Resident
Brian Schnell	Resident
Stuart Wallgren	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:02 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Ms. Barb Gamel, a resident, requested a stop sign at Pelican Sound Boulevard and Pelican Sound Drive and listed several reasons why she wanted it.

Ms. Diana Ferriter, a resident, concurred with Ms. Gamel and stated that it was primarily a safety concern and would benefit bicyclists as well as motorists and golf cart operators. Mr. Schultz asked the District Engineer to evaluate the area, see if there are any line of sight requirements and advise the Board of the options. In response to Ms. Gamel’s question regarding the purpose behind installing the stop sign at Torrey Pines, Mr. Schultz stated that the road curves and visibility was restricted in some areas.

Mr. Fred Veldsma, a resident, stated that several residents in Hammock Greens II, where he is NVR, asked about the pavers and noted there are no pavers at the monument entrance in his community. He asked why his community was left out of the paver program. Mr. Schultz stated that he and Mr. Long would meet with Mr. Veldsma and others to discuss the facts and address potential solutions to the paver issues.

Mr. Brian Schnell, a resident, stated that he received the same resident feedback as Mr. Veldsma.

Mr. Stuart Wallgren, a resident, voiced his concerns about the storm drains in the common area of the parking at Hammock Greens and contended that, since residents have ownership of the property, they have the right to remedy the issue. The plan was to remove the south storm drain manhole cover and replace it with an open grate. Residents would purchase a grate and have it installed. He requested a DWG drawing from Mr. Adams.

THIRD ORDER OF BUSINESS

Presentation: Hole Montes Roadway Inspection Report

Mr. Baker presented the Hole Montes Roadway Inspection Report, including a summary of the findings and recommendations, and took questions.

In response to Mr. Blumenthal’s question regarding pursuing those responsible for the hydraulic fluid and oil spills, Mr. Baker stated that he was not aware of any contractors owning up to the leaks but he would check with Mr. Krebs. Discussion ensued regarding sending a demand letter to the roofing contractor, repair costs and 21880 and 21945 Masters Circle that

are being monitored and require cutting and milling. Mr. Adams suggested seal coating the area as well.

FOURTH ORDER OF BUSINESS

Consideration of M.R.I. Inspection LLC Proposal to Address Required Repairs Based Upon Drainage Report

Mrs. Adams presented the following proposals from M.R.I. Inspection LLC (MRI):

- Estimate #1960 for CB-44 Sinkhole: \$800
- Estimate #1961 for #96 Sinkhole: \$2,500

Discussion ensued regarding repairing the sinkholes and the estimated costs.

On MOTION by Mr. Fiesel and seconded by Mr. Mountford, with all in favor, M.R.I. Inspection LLC proposals #1960 and #1961, to repair the CB-44 and #96 Sinkholes, respectively, in a combined not-to-exceed amount of \$3,300, plus \$5,000 for additional repairs, were approved.

Referencing handouts and an area map, Mr. Adams presented M.R.I. Construction Inc. proposals #59 for golf course sinkhole repair, CB-213, in the amount of \$33,500 and #60 for outfall repair in the amount of \$5,836. Regarding CB-213, Mr. Krebs would determine why the pipe size was decreasing from 36" to 24" and review the models to confirm if it was okay to change the pipe. The Board and Staff discussed the proposals, the budget and funding sources.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, M.R.I. Construction Inc. proposals #59 and #60 for golf course sinkhole and outfall repairs, respectively, in a combined not-to-exceed amount of \$39,336, contingent on Mr. Krebs' review, were approved.

FIFTH ORDER OF BUSINESS

Updates: SOLitude Lake Management

Mr. Dougherty reported the following:

- Lake H1-A was treated for chara, which was growing from the lake bottom and, although there was some improvement, more treatments were planned.

- The nano-bubbler in Lake H1-A was not working and would be repaired. The device in Lake H1-B was working but not at 100%
- Lake E4-A looked good.
- The nano-bubbler was working properly in Island Sound Lake.

SIXTH ORDER OF BUSINESS

Discussion/Update: Paver Project

Mr. Eric Long, PSGRC General Manager, gave the following update:

- Mr. Krebs originally walked all the areas and identified several punch list items for MAJ to address.
- A follow-up walk-through occurred last week with Mr. Long, Mr. Krebs and MAJ and all pending items in the Turnberry and Masters communities were addressed.
- The chipped pavers in the front area were documented and would be reviewed in the future. The tar areas were addressed.
- There were discussions to potentially put reflective paint on some of the pavers. Mr. Long requested the Florida Department of Transportation (FDOT) paint specifications.

Discussion ensued regarding pending paver repairs, processing a change order, resident complaints and the CDD’s position regarding paving the Hammock Greens entrance.

SEVENTH ORDER OF BUSINESS

Approval of October 22, 2019 Regular Meeting Minutes

Mrs. Adams presented the October 22, 2019 Regular Meeting Minutes. The following changes were made:

Line 111: Change “boundaries do not include Hammock Greens” to “properties only go to the crosswalk outside Hammock Greens”

Line 158: Change “Island Sound” to “Masters”

On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor, the October 22, 2019 Regular Meeting Minutes, as amended, were approved.

• **Active Action and Agenda Items**

Items 11, 13 and 14 were completed.

Items 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 were ongoing.

Item 6: The crosswalk striping was pending.

Items 7 and 8: Proposal required.

Item 12: Change from "Action" to "Action/Agenda" ongoing item

EIGHTH ORDER OF BUSINESS

Staff Reports

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

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*

This item was addressed following the Ninth Order of Business.

I. Key Activity Dates

This item was included for informational purposes.

II. NEXT MEETING DATE: December 10, 2019 at 1:00 P.M. [Sound Room]

○ **QUORUM CHECK**

All Supervisors confirmed their attendance at the December 10, 2019 meeting.

NINTH ORDER OF BUSINESS

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

Mr. Schultz announced that there would be a traffic calming meeting tomorrow. Speeding in the community, compliance and obtaining radar sign data would be discussed.

Mr. Mountford stated that Southern Hills residents were requesting a fountain and asked about the procedure. Discussion ensued regarding the requirements, the HOA, permitting, maintenance, etc. Noting that residents reported trip hazards, Mr. Mountford asked if the curbs could be filled with cement.

Mr. Fiesel stated that a Palmetto Dunes resident requested a stop sign for Williams Road along with placement of a radar sign at that location in January 2020.

- **District Manager: *Wrathell, Hunt and Associates, LLC***

This item, previously Item 9C, was presented out of order.

Mrs. Adams gave the following update:

- A broken landscape uplight was removed; it would cost \$200 to replace it.
- Palm pruning and mulch application was slated for the week before Thanksgiving.
- Additional fertilization would occur before Thanksgiving.
- All vegetation would be trimmed.

Discussion ensued regarding the uplights and the street sweeper.

TENTH 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 2:20 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair