

RIVER RIDGE

COMMUNITY DEVELOPMENT DISTRICT

May 25, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

River Ridge Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-free: (877) 276-0889

May 18, 2021

Board of Supervisors
River Ridge Community Development District

<p>ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
--

Dear Board Members:

The Board of Supervisors of the River Ridge Community Development District will hold a Regular Meeting on May 25, 2021 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 and via Zoom at <https://us02web.zoom.us/j/88149819964>, Meeting ID: **881 4981 9964** or telephonically at **1-929-205-6099**, Meeting ID **881 4981 9964**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items (*5 minutes per speaker*)
3. Updates: SOLitude Lake Management
 - Status of Lake H1-B
4. Consideration of Resolution 2021-06, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Presentation of Annual Quality Assurance Audit: Lake Maintenance and Dry Retention
 - A. Memorandum: Lake Maintenance
 - B. Evaluation Sheets/Photos
 - C. Memorandum: Dry Retention
 - D. Photos
6. Consideration of Resolution 2021-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
7. Acceptance of Unaudited Financial Statements as of April 30, 2021

8. Consideration of April 27, 2021 Regular Meeting Minutes

- Active Action and Agenda Items

9. Staff Reports

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

- Consideration of Proposed Revised Billing Rates, Fees, Expenses and Charges Beginning October 1, 2021

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

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

I. Key Activity Dates

II. NEXT MEETING DATE: June 22, 2021 at 1:00 P.M.

- QUORUM CHECK

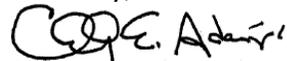
James (Jim) Gilman	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bob Schultz	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kurt Blumenthal	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Terry Mountford	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bob Twombly	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

11. Adjournment

Please feel free to contact me directly at 239-464-7114 with any questions and/or concerns.

Sincerely,



Chesley E. Adams, Jr.
District Manager

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the River Ridge Community Development District (“**District**”) prior to June 15, 2021, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 24, 2021

HOUR: 1:00 P.M.

LOCATION: Sound Room at the River Club Conference Center
(upstairs above the Fitness Center)
4784 Pelican Sound Boulevard
Estero, Florida 33928

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County and the Village of Estero at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 25th DAY OF MAY, 2021.

ATTEST:

**RIVER RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: FY 2021/2022 Proposed Budget

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5
Special Revenue Fund - Pelican Sound Program	6 - 7
Definitions of Special Revenue Fund Expenditures	8

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21		
REVENUES					
Assessment levy: on-roll - gross					
General	\$ 223,281				\$ 223,281
Allowable discounts (4%)	(8,931)				(8,931)
Assessment levy: on-roll - net	214,350	\$ 209,587	\$ 4,763	\$ 214,350	214,350
Interest and miscellaneous	750	18	-	18	750
Total revenues	215,100	209,605	4,763	214,368	215,100
EXPENDITURES					
General					
Professional services					
Supervisors	10,918	6,259	3,200	9,459	10,918
Management/accounting	51,408	25,704	25,704	51,408	51,408
Audit	7,100	960	6,140	7,100	7,100
Special assessment preparation	6,500	6,500	-	6,500	6,500
Legal	10,000	2,646	7,354	10,000	10,000
Engineering	10,000	3,064	6,936	10,000	10,000
NPDES report filing	13,000	3,605	9,395	13,000	13,000
Telephone	400	200	200	400	400
Postage	1,000	452	548	1,000	1,000
Insurance	7,100	6,733	-	6,733	7,100
Printing & binding	750	375	375	750	750
Legal advertising	1,000	349	651	1,000	1,000
Contingencies	3,880	180	3,700	3,880	3,880
Subscriptions & memberships	175	175	-	175	175
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	-	-	210
Property taxes	-	9	-	9	-
Total Professional Services	124,146	57,916	64,203	122,119	124,146
Field Services					
Other contractual - field management					
Q & A	2,601	1,301	1,300	2,601	2,601
Contingencies	1,000	-	1,000	1,000	1,000
Other contractual	40,000	11,050	28,950	40,000	40,000
Street lighting	4,500	1,442	3,058	4,500	4,500
Plant replacement	4,000	-	4,000	4,000	4,000
Street sweeping	10,000	-	10,000	10,000	10,000
Roadway repairs	2,500	-	2,500	2,500	2,500
Aquascaping	20,000	6,720	13,280	20,000	20,000
Total Field Services	84,601	20,513	64,088	84,601	84,601

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21		
Other Fees and Charges					
Property appraiser	1,725	1,571	154	1,725	1,725
Tax collector	2,588	2,278	310	2,588	2,588
Total Other Fees and Charges	<u>4,313</u>	<u>3,849</u>	<u>464</u>	<u>4,313</u>	<u>4,313</u>
Total Expenditures	<u>213,060</u>	<u>82,278</u>	<u>128,755</u>	<u>211,033</u>	<u>213,060</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,040	127,327	(123,992)	3,335	2,040
Fund balance - beginning (unaudited)					
Unassigned	59,650	72,533	199,860	72,533	75,868
Fund balances - ending					
Assigned					
Working capital	-	-	-	-	53,775
Unassigned	61,690	199,860	75,868	75,868	24,133
Fund balance - ending (projected)	<u>\$ 61,690</u>	<u>\$ 199,860</u>	<u>\$ 75,868</u>	<u>\$ 75,868</u>	<u>\$ 77,908</u>

Units	Number of ERU's	Fiscal Year			Total Revenue
		2019	2020	2021	
Pelican Sound	1,299.0000	\$ 129.41	\$ 129.41	\$ 129.41	\$ 168,106
The Meadows	262.0000	129.41	129.41	129.41	33,906
Commercial along US 41	164.3534	129.41	129.41	129.41	21,269
	<u>1,725.3534</u>				<u>223,281</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

General

Professional Services

Supervisors	\$ 10,918
<p>The amount paid to each Supervisor for the time devoted to the District's business and monthly meetings. The amount permitted is \$200 plus payroll taxes per meeting for each board member.</p>	
Management/accounting	51,408
<p>Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financing's and finally operate and maintain the assets of the community.</p>	
Audit	7,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Special assessment preparation	6,500
<p>The District has a contract with AJC Associates, Inc., to prepare the annual assessment roll.</p>	
Legal	10,000
<p>Woodward, Pires & Lombardo, P.A., provide on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyance and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.</p>	
Engineering	10,000
<p>Hole Montes, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
NPDES report filing	13,000
<p>As mandated, the District must participate in the National Pollutant Discharge Elimination System Program. It is designed to improve storm water quality through construction activity monitoring, periodic facility review and inspection, public education, etc.</p>	
Telephone	400
<p>Telephone and fax machine.</p>	
Postage	1,000
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	7,100
<p>The District carries public officials and general liability insurance with policies written by Preferred Government Insurance Trust. The limit of liability is set at \$1,000,000.</p>	
Printing & binding	750
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	1,000
<p>The District advertises in The News Press for monthly meetings, special meetings, public hearings, bidding, etc.</p>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Contingencies 3,880
 Bank charges, automated AP routing and other miscellaneous expenses that are incurred during the year.

Subscriptions & memberships 175
 Annual fee paid to the Florida Department of Economic Opportunity.

Website maintenance
 Hosting 705
 ADA compliance 210

Field Services

Other contractual - field management

As part of the consulting manager's contract, the District retains the services of a field manager. The field manager is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implementing field operating budgets, a quality assurance program, providing information/education to the public regarding District programs and attending Board meetings. This service is provided by **Wrathell, Hunt and Associates, LLC**.

Q & A 2,601

Contingencies 1,000
 These expenditures are for unforeseen costs that may arise in relation to the District's landscaping needs.

Other contractual 40,000
 The District contracts with qualified companies to perform landscape, hardscape and lighting maintenance along Pelican Sound Drive between US 41 and the Pelican Sound guardhouse.

Street lighting 4,500
 These expenditures are for the maintenance of the street lights along Pelican Sound Drive from US 41 to the Pelican Sound guardhouse as well as the seasonal holiday lighting program. The District has an agreement with Florida Power & Light (FPL) for this service.

Plant replacement 4,000
 Provides for the replacement and renovation of landscape material.

Street sweeping 10,000
 The District anticipates providing this service on a bi-weekly basis and through an interlocal agreement with a neighboring a District.

Roadway repairs 2,500
 The District anticipates continuing a routine repair and maintenance program during the fiscal year to include structural integrity items related to asphalt, curb and gutter repairs/replacement and re-striping on an as needed basis for the section of Pelican Sound Drive from US 41 to the gatehouse.

Aquascaping 20,000
 These expenditures relate to the ongoing replacement and augmentation of the District's aquatic plantings within the water management system.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Other Fees and Charges

Property appraiser	1,725
The property appraiser charges \$1.00 per parcel.	
Tax collector	2,588
The tax collector charges \$1.50 per parcel.	
Total Expenditures	<u><u>\$ 213,060</u></u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21		
REVENUES					
Assessment levy: on-roll - gross					
Pelican Sound program	\$ 602,604				\$ 1,170,313
Allowable discounts (4%)	(24,104)				(46,813)
Assessment levy: on-roll - net	578,500	\$ 559,367	\$ 19,133	\$ 578,500	1,123,500
Interest and miscellaneous	500	14	486	500	500
Total revenues	<u>579,000</u>	<u>559,381</u>	<u>19,619</u>	<u>579,000</u>	<u>1,124,000</u>
EXPENDITURES					
Pelican Sound Program (Lake & Wetland Maintenance/Roadway Resurface)					
Professional Services					
Audit	3,400	540	3,400	3,940	3,400
Legal	5,000	-	5,000	5,000	5,000
Engineering	20,000	-	20,000	20,000	20,000
Contingencies	600	252	300	552	600
Total Professional Services	<u>29,000</u>	<u>792</u>	<u>28,700</u>	<u>29,492</u>	<u>29,000</u>
Debt Service					
Interest expense	-	8,916	-	8,916	-
Total Debt Service	<u>-</u>	<u>8,916</u>	<u>-</u>	<u>8,916</u>	<u>-</u>
Other Contractual					
Field management	5,000	2,500	2,500	5,000	5,000
Lake/wetland	95,000	47,233	47,767	95,000	95,000
Drainage pipe annual inspection and cleaning	35,000	43,450	-	43,450	45,000
Drainage pipe repair	-	3,700	13,000	16,700	-
Lake bank remediation	30,000	-	8,000	8,000	30,000
2019 Note - Capital outlay	90,000	-	90,000	90,000	90,000
2017 Note - Roadway resurfacing	140,000	-	140,000	140,000	-
Roadway RM/traffic calming	15,000	20,729	20,000	40,729	35,000
Capital outlay	15,000	12,000	-	12,000	674,000
Contingencies	125,000	6,000	20,000	26,000	25,000
Total other contractual	<u>550,000</u>	<u>135,612</u>	<u>341,267</u>	<u>476,879</u>	<u>999,000</u>
Total Expenditures	<u>579,000</u>	<u>145,320</u>	<u>369,967</u>	<u>506,371</u>	<u>1,028,000</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21		
Excess/(deficiency) of revenues over/(under) expenditures	-	414,061	(350,348)	72,629	96,000
Fund balance - beginning (unaudited)					
Unassigned	191,868	226,777	640,838	226,777	299,406
Fund balances - ending					
Assigned					
Working capital	-	-	-	-	281,000
Unassigned	191,868	640,838	290,490	299,406	114,406
Fund balance - ending (projected)	<u>\$ 191,868</u>	<u>\$ 640,838</u>	<u>\$ 290,490</u>	<u>\$ 299,406</u>	<u>\$ 395,406</u>

Assessment Summary

Units	Number of ERU's	Fiscal Year			Total Revenue
		2020	2021	2022	
Pelican Sound	1,299.0000	\$ 379.70	\$ 463.90	\$ 977.92	\$ 1,270,313

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND EXPENDITURES**

EXPENDITURES

Pelican Sound Program (Lake & Wetland Maintenance/Roadway Resurface)

Professional Services

Audit	\$ 3,400
Legal	5,000
Engineering	20,000
Anticipates continued involvement in drainage remediation and roadway improvement projects.	

Field Services

Other Contractual	
Field management	5,000
Lake/wetland	95,000
Cover the costs of hiring a qualified contractor to maintain the lakes and wetlands free of noxious, invasive and unwanted plant materials that would otherwise impede the flow of water or place the CDD in a position of non compliance with it's permits.	

Drainage pipe annual inspection and cleaning	45,000
Covers costs of annual inspection and cleanout of the CDD's drainage pipes and control structures.	

Lake bank remediation	30,000
Covers costs of lake bank erosion repairs as identified and prioritized annually.	

2019 Note - Capital outlay	90,000
In fiscal year 2019, the District secured financing for implementing additional drainage improvement projects and paver brick replacements program. This appropriation will be used to offset the annual cost of a loan to undertake these projects with repayment beginning October 2019 and ending April 2024.	

Roadway RM/traffic calming	35,000
Cover costs of repairs and maintenance as well as traffic calming initiatives with the	

Capital outlay	674,000
In fiscal year 2022, the District will be starting a multi year capital reinvestment utilizing a "pay as you go" funding approach. The projects being funded/scheduled for completion during this fiscal year include replacement/upgrades to the community irrigation pumpstation, installation of a community irrigation filtration system, installation of three strategically placed community irrigation treatment systems and completion of the phase 2 paver project.	

Contingencies	25,000
Intended to cover the costs of either partial funding of Corkscrew entry roundabout paver/enhancement project or paying down existing loan debt.	

Total Expenditures	<u>\$ 1,028,000</u>
--------------------	---------------------

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

5A

RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT
9220 Bonita Beach Road, Suite #214, Bonita Springs, FL 34135

MEMORANDUM

Date: May 25, 2021
To: River Ridge Board of Supervisors
From: Cleo Adams – Assistant District Manager
Subject: Quality Assurance Audit – Lake Maintenance

Management recently conducted the yearly on-site audit review of District owned Lakes within Pelican Sound. The tour was conducted on Friday, April 16th and Monday, May 3rd.

Included in this report are the following:

- Evaluation Sheets for each Lake
- Pictures of each Lake

There is a total of (14) District owned Lakes which are identified as follows: Lake E1-A, E1-B, E1-E, E-1G, E3-A, E3-C, E4-A, E7-A, E8-A, E8-C, H1-A, H1-B, H1-C, and H2-A.

Please note the below observations, which are included in each Evaluation Sheet:

- **E1-A:** At the time of this audit there were no observations of concerns.
- **E1-B:** Observations included murky water, minimal Alligator Weed and Algae adjacent to the perimeter of the pond, and some decomposing Spike Rush. Observations also included minimal trash adjacent to the fairway.
Action Item: Work-Order submitted to Treat the Alligator Weed and the Algae and to remove the trash/debris.
- **E1-E:** Observations included Alligator Weed and Torpedo Grasses. Minimal Algae adjacent to the Tee Box.
Action Item: Work-Order submitted to treat the Torpedo Grasses, Alligator Weed Algae.
- **E1-G:** Observations included minimal Algae and Alligator Weed.
Action Item: Work-Order submitted to treat the Algae and Alligator Weed.
- **E3-A:** Observations included Bank Weeds. Three head Aeration not working.

RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT
9220 Bonita Beach Road, Suite #214, Bonita Springs, FL 34135

Action Item: Work-order submitted to treat the bank weeds and to review the aeration equipment.

- **E3-C:** Observations include removal of Pond Apple tree from the lake bank and to treat the bank weeds.
Action Item: Work-order submitted to remove the Pond Apple tree from the lake bank and to treat the bank weeds.
- **E4-A:** Observations include removal of two strands of Bull Rush located at the Tee Box and to treat the minimal Plankton Algae.
Action Item: Work-order submitted to remove the two strands of Bull Rush and to treat the Plankton Algae.
- **E7-A:** At the time of this audit there were no concerns.
- **E8-A:** Observations included continue to monitor for possible future bank restoration adjacent to the fairway.
Action Item: Continue to monitor on a yearly basis.
- **E8-C:** At the time of this Audit there were no concerns.
- **H1-A:** Observations included Pennywort, Bull Rush and Bank weeds.
Action Item: Work-order has been submitted to treat the Pennywort, Remove the Bull Rush and treat the Bank weeds.
- **H1-B:** Observations included Blue/Green Algae.
Action Item: On March 23rd at the Board of Supervisor's regular meeting, the Board approved Solitude moving forward with Alum jar testing. Testing was recommended to determine the best course of treatment.
- **H1-C:** Observations included minimal Algae adjacent to the Tee Box and Bank Weeds.
Action Item: Work-Order submitted to treat the Algae and Bank Weeds.
- **H2-A:** Observations included one of the four aeration bubblers was not working. As well as the staff gauge requires replacement.
Action Item: Work-Order submitted to repair the aeration and to replace the staff gauge.

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT
9220 Bonita Beach Road, Suite #214, Bonita Springs, FL 34135**

During the time of this inspection wildlife observed included Red Beak Hens, Florida Mottled Ducks, Great White & Grey Herons, Cormorants, Osprey, Spoonbill Heron, Black Birds, Turtles, Bass, Bream and Mosquito Fish.

Of the 14 District owned lakes, nine had noted treatment requirements; two of which were out of compliance at the time of this audit (H1-A & H1-B) and three of the aeration systems have required repairs.

Additionally, Staff continues to review the FPL drainage ditch to ensure there are no obstructions in the flow-way both South & North sides of the basin. Solitude Lake Management continues to review/address as necessary on a quarterly basis.

Management has noted Lakes E3-A for potential Littoral Shelf planting on the resident side of the pond.

It is the opinion of Management, that at the time of this Audit these lakes are in compliance with the SFWMD.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

5B

River Ridge CDD

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: **5/3/2021**

Lake ID #: **E1-A (Lakes 7)**

PHOTO DOCUMENTATION REQUIRED

Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

	YES	NO	Additional Comments/Information
Vegetation Control:			
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Florida Mottled Ducks Bass, Bream
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is a 3 head aeration system within the lake.
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	



E1-A



E1-A.2

River Ridge CDD

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: **4/16/2021**

Lake ID #: **E1-B (Lakes 4, 5 & 6)**

PHOTO DOCUMENTATION REQUIRED

Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

	YES	NO	Additional Comments/Information
Vegetation Control:			
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alligator Weed & minimal Algae adjacent to the perimeter of the pond Minimal decomposing Spike Rush, water murky
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minimal Trash left side of fairway
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Great White Heron, Black Bird, Egret, Two Florida Motlen Ducks Bass & Bream
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water is murky
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are two aeration boxes with a total of six bubblers.
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	



E1-B

River Ridge CDD

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 4/16/2021

Lake ID #: E1-E (Lakes 3)

PHOTO DOCUMENTATION REQUIRED

Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

	YES	NO	Additional Comments/Information
Vegetation Control:			
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alligator Weed & Torpedo Grass, Minimal Algae adjacent to the Tee Box
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Red Beak Hen, Two Great White Herons, Two Egrets and One Cormorant Mosquito Fish, Bass & Bream
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Three head aeration system Association owned Fountain.
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



E1-E



E1-E.2

River Ridge CDD

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 4/16/2021

Lake ID #: E1-G (Masters Circle)

PHOTO DOCUMENTATION REQUIRED

Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

	YES	NO	Additional Comments/Information
Vegetation Control:			
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimal Algae & Alligator weed along the perimeter
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grey Heron, Red Beak Hens & Black Birds Bass & Bream
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One aeration box with three bubblers. One fountain owned by Association.
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



E1-G

River Ridge CDD

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/3/2021

Lake ID #: **E3-A (Driving Range Lake - Lakes 9)**

PHOTO DOCUMENTATION REQUIRED

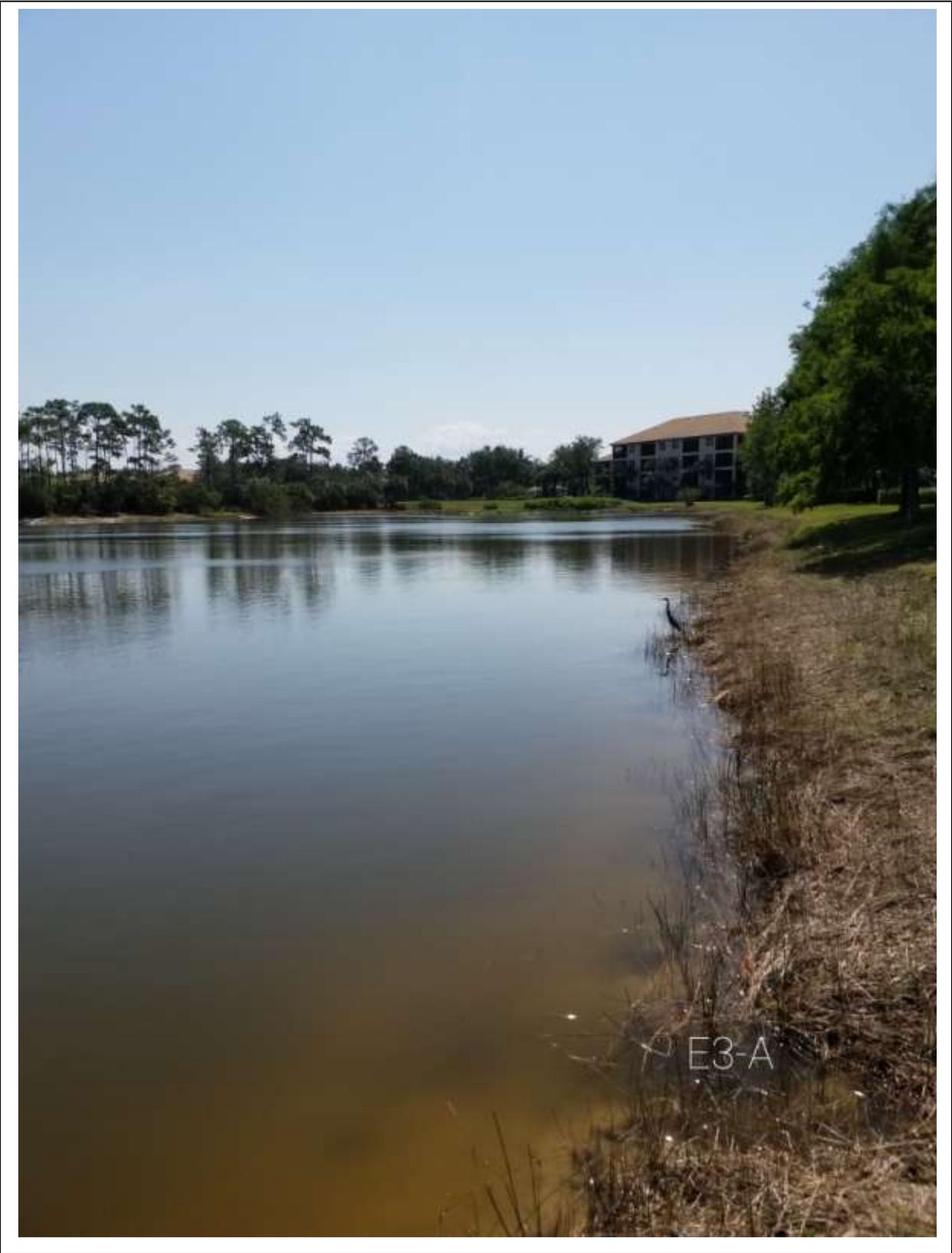
Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

Vegetation Control:	YES	NO	Additional Comments/Information
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bank Weeds
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider adding littorals resident side of pond
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bass & Bream
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Three head aeration system
Is it operating/properly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



E3-A



E3-A.2



E3-A.3

River Ridge CDD

Evaluation Sheet

Lakes

Date: 4/16/2021

Lake ID #: **E3-C (abuts Wetland #3 - Tract #9)**

PHOTO DOCUMENTATION REQUIRED

Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

	YES	NO	Additional Comments/Information
Vegetation Control:			
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pond Apple tree requires removal from Lake Bank - Golf Course side
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bank Weeds
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bass, Bream and Mosquito Fish
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Great White Heron, three Egrets, Black bird and Red Beak Hens
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Three head aeration system
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	



E3-C

River Ridge CDD

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 4/16/2021

Lake ID #: **E4-A (Irrigation Lake/Edgewater)**

PHOTO DOCUMENTATION REQUIRED

Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

	YES	NO	Additional Comments/Information
Vegetation Control:			
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimal Plankton Algae, Bull Rush at Tee Box requires removal
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Florida Mottled Ducks, Red Beak Hen, Black Birds Mosquito Fish
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One aerator with four bubblers. Bio-Generator installed August 2017
Is it operating/properly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



E4-A

River Ridge CDD

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/3/2021

Lake ID #: **Island Sound Lake (E7-A)**

PHOTO DOCUMENTATION REQUIRED

Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

	YES	NO	Additional Comments/Information
Vegetation Control:			
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Treated Alligator Weed
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cormorant Bass & Bream
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are two fountains - both owned and maintained by the Association. 3 head aeration system and Nano-bubbler
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



E7-A

River Ridge CDD

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/3/2021

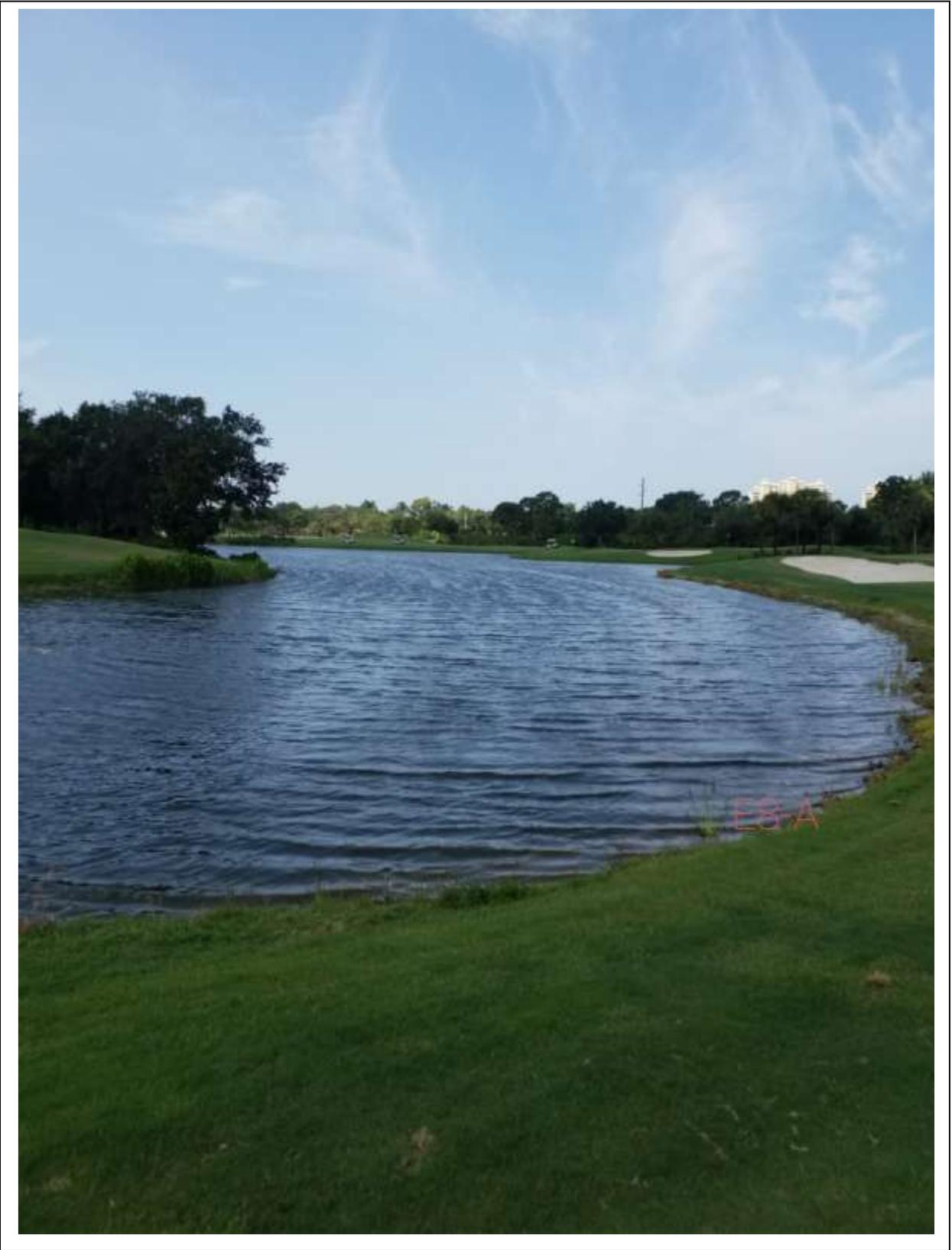
Lake ID #: **E8-A (River 1)**

PHOTO DOCUMENTATION REQUIRED

Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

	YES	NO	Additional Comments/Information
Vegetation Control:			
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grey Heron Bass & Bream
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 89?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Monitor for future repairs adjacent to the fairway
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Three head aeration system
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	



E8-A

River Ridge CDD

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/3/2021

Lake ID #: **E8-C (abutting wetland #9)**

PHOTO DOCUMENTATION REQUIRED

Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

	YES	NO	Additional Comments/Information
Vegetation Control:			
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Osprey in nest, Great Grey Heron Fish
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One aeration box with two bubblers.
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	



E8-C

River Ridge CDD

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: **4/16/2021**

Lake ID #: **H1-A (Sound #4-left)**

PHOTO DOCUMENTATION REQUIRED

Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

	YES	NO	Additional Comments/Information
Vegetation Control:			
Invasive/undesirable plant control meet contract specifications?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pennywort, Bullrush, weeds on lake banks
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grey Heron, Black Birds Bream and Bass
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nano-bubbler and six head aeration systems
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	



H1-A

River Ridge CDD

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: **4/16/2021**

Lake ID #: **H1-B (Sound #2)**

PHOTO DOCUMENTATION REQUIRED

Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

	YES	NO	Additional Comments/Information
Vegetation Control:			
Invasive/undesirable plant control meet contract specifications?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Blue/Green Algae
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cormorant, Gray Heron & Black Birds Bass, Bream & One Turtle
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Two aeration boxes with six bubblers. Bio-Generator installed August 2017, Water Circulator Installed November 2018
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	



H1-B



H1-B.2



H1-B.3

River Ridge CDD

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 4/16/2021

Lake ID #: **HI-C (Sound #5)**

PHOTO DOCUMENTATION REQUIRED

Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

	YES	NO	Additional Comments/Information
Vegetation Control:			
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimal Algae observed at the Tee Box Perimeter bank weeds need to be sprayed
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bass and Bream
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One aeration box with three bubblers.
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	



H1-C

River Ridge CDD

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 4/16/2021

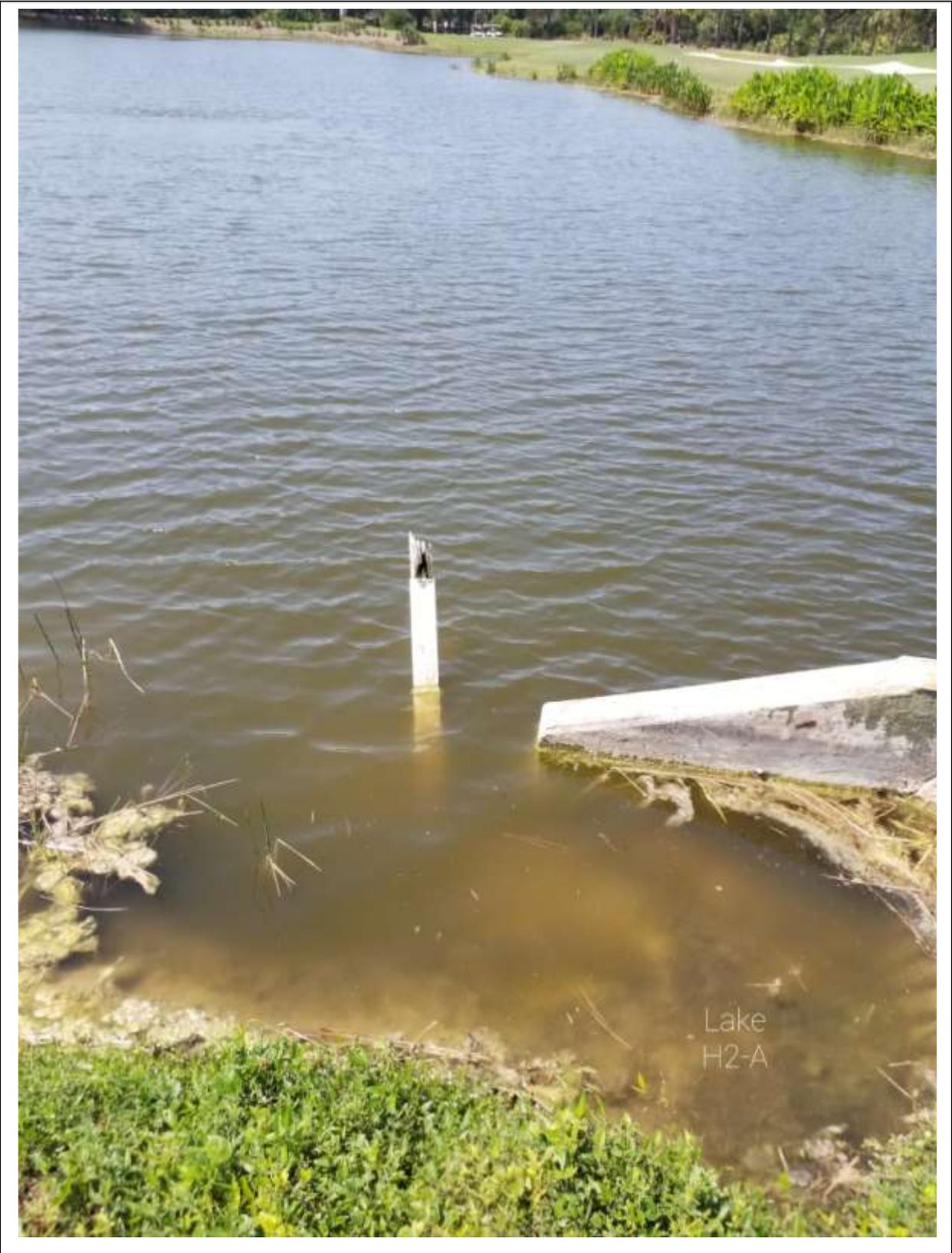
Lake ID #: H2-A (Sound #4-Right)

PHOTO DOCUMENTATION REQUIRED

Audit Check Points

All Audit Check Points answered "No" require Additional Comments/Information

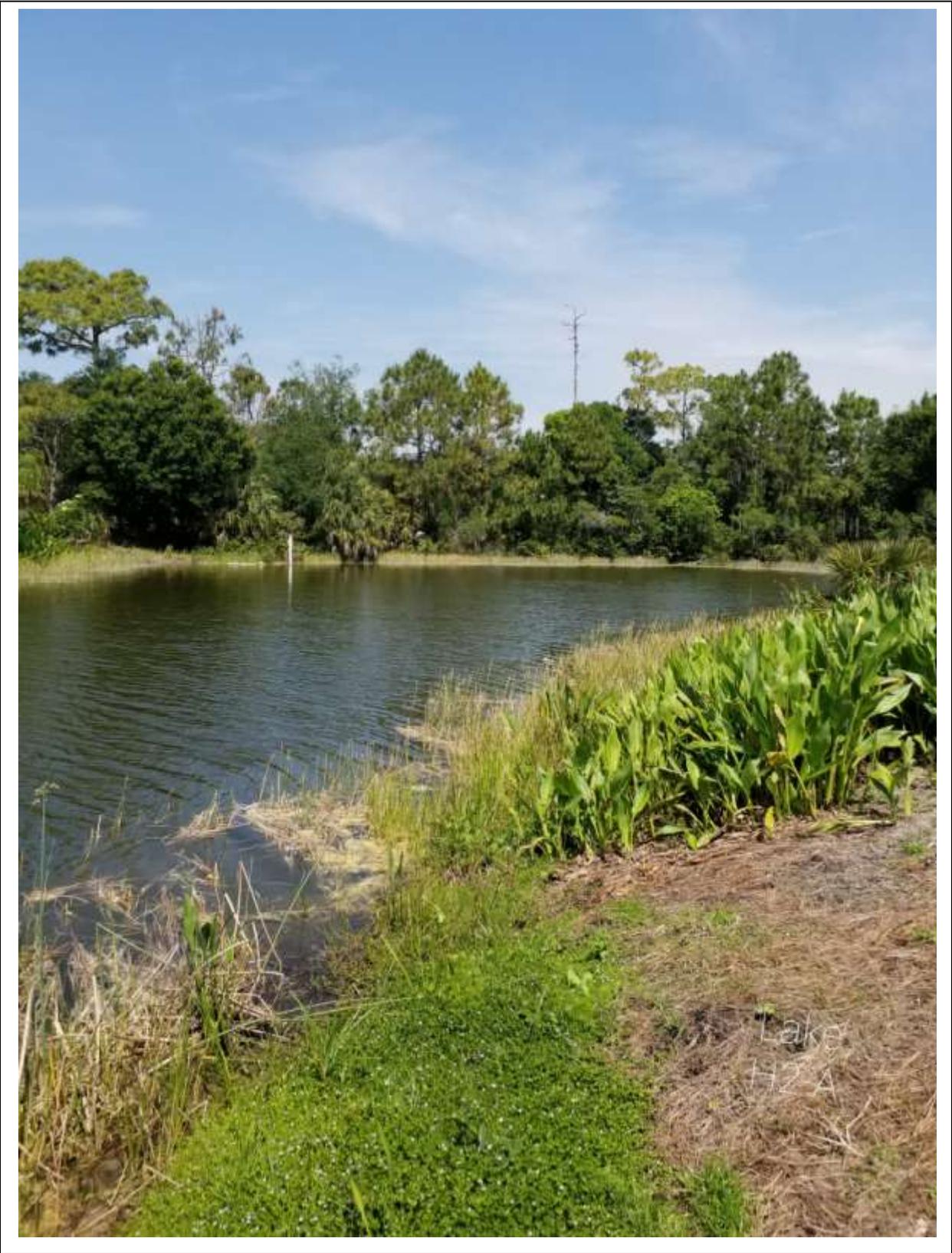
	YES	NO	Additional Comments/Information
Vegetation Control:			
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Spoonbill Heron, Black Birds, Great Gray Heron One Turtle, Bass and Bream
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Requested replacement of Staff Gauge
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One aeration box with four bubblers
Is it operating/properly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	One bubbler not operating
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	



H2-A.2



H2-A.3



H2-A.4

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

5C

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT
9220 Bonita Beach Road, Suite #214, Bonita Springs, FL 34135**

MEMORANDUM

Date: May 25, 2021
To: River Ridge Board of Supervisors
From: Cleo Adams – Assistant District Manager
Subject: Quality Assurance Audit – Dry Retention
Cc: File

On Friday, April 16th, Management conducted our yearly review of the Dry Retention area, to include photo documentation.

The Dry Retention was planted in the summer of 2011, consisting of Native plant species which included Pond Apple, Cypress, Maple, Pop Ash, Seashore Grasses, Canna Lilly, Leather Fern, Muhlygrass, Arrowhead, Buttonbush, Wax Myrtle, Carolina Willow, Salt meadow Cord Grass, Spike Rush, Maiden cane, and Sand Cord grass.

This year's primary focus was to recognize areas of over population and an opportunity to remove the overabundance of plant material that has populated over the past ten years.

Staff is currently out to RFP for proposals; for budget considerations (attached specifications are attached to this memo).

Management will continue photo documentation/audit review on a yearly basis.

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT
9220 Bonita Beach Road, Suite #214, Bonita Springs, FL 34135**

MEMORANDUM

Date: May 2, 2021
To: Contractors
From: Cleo Adams – Assistant District Manager
Subject: RFP – Dry Retention Projects

During a recent field audit conducted on Friday, April 16th, it has been observed that there is an overabundance of plant species within the Dry Retention Areas that require removal as well as yearly maintenance events.

Provide an itemized proposal for Board's consideration:

River Golf Course #8:

1. 4554 Pinehurst Greens CT: Remove Elderberry Tree
2. Weed Whack Canna Lilly in two areas far side of golf course and homes adjacent to the fairway
3. 4546 Pinehurst Greens CT: Weed Whack Canna Lilly resident side of golf course
4. At Fairway - Remove "volunteer" Oak trees @ Pine Tree grouping, remove the vines and trim the Palm
5. At Green – Remove Oak

River Golf Course #7:

1. Fairway adjacent to resident's side - Remove Wax Myrtle Trees and Trees blown over by Hurricane Irma of 2017.
2. Trim all Palms of dead Palm Fronds.
3. Area in the rear of 20839 to 20845 Gleneagles Links Drive: Thin out/remove bushes and lower branches of Pine Trees.
4. Thin out the Buttonwood Trees adjacent to the right side of the Tee Box
5. Remove the "volunteer" Pond Apple Tree

River Golf Course #6:

1. Zone 1 - Remove Willow Tree to the left towards G.C. @ Tee box
2. Zone 1 – Remove Willow Trees
3. Zone 1 mow area on a three-year rotation schedule (50% first year, 50% second year and the third year no cut).

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT
9220 Bonita Beach Road, Suite #214, Bonita Springs, FL 34135**

River Golf Course – Between River #6 & #7

4. Limb up Oak tree located at the 2nd weir structure (Rear of 20831 Gleneagles Links Drive)

River Golf Course #4:

1. Left side adjacent to the Tee Box – Remove One Maple Tree

Resident Side of Dry Retention:

1. Cost to hard cut Cord Grass on an annual basis



RIVER 7

PINEHURST GREENS

RIVER 8

PINEHURST GREENS COURT

PINEHURST GREENS

RIVER 9

River right of Tee

River 8 Canna Trimming

River 8 Fairway

River 8 Oak Removal

GREENS

O/Sp Area
Gfwy

P/O/Sp
BS-Up
Lit Area Zn-1
Lscp

Lit Area Zn-1
Gfwy
Lscp

Lit Area Zn-1
OW
Zn-2

O/Sp
Lscp
Veg

Lscp
Lit Area Zn-1
Gfwy

Gfwy
Swale
Lwn

Gfwy
Lwn

Gfwy
N-Veg Zn-1
Zn-1a
P/Sp
Lscp

Gfwy
N-Veg Zn-1
Zn-1a
P/Sp
Lscp

Lscp
P/Sp
Lscp

Swale Zn-3
Lit Area Zn-1
OW
Zn-2

GREENS

PINEHURST GREENS

RIVER 9



RIVER 6

RIVER 7

RIVER 3

URST GREENS DRIVE

GLENEAGLES LINKS DRIVE

2nd Weir 2

2nd Weir

River 7 Fairway 2

River 7 Fairway





RIVER 4

RIVER 5

RIVER 6 TEE

RIVER 3

RIVER 6

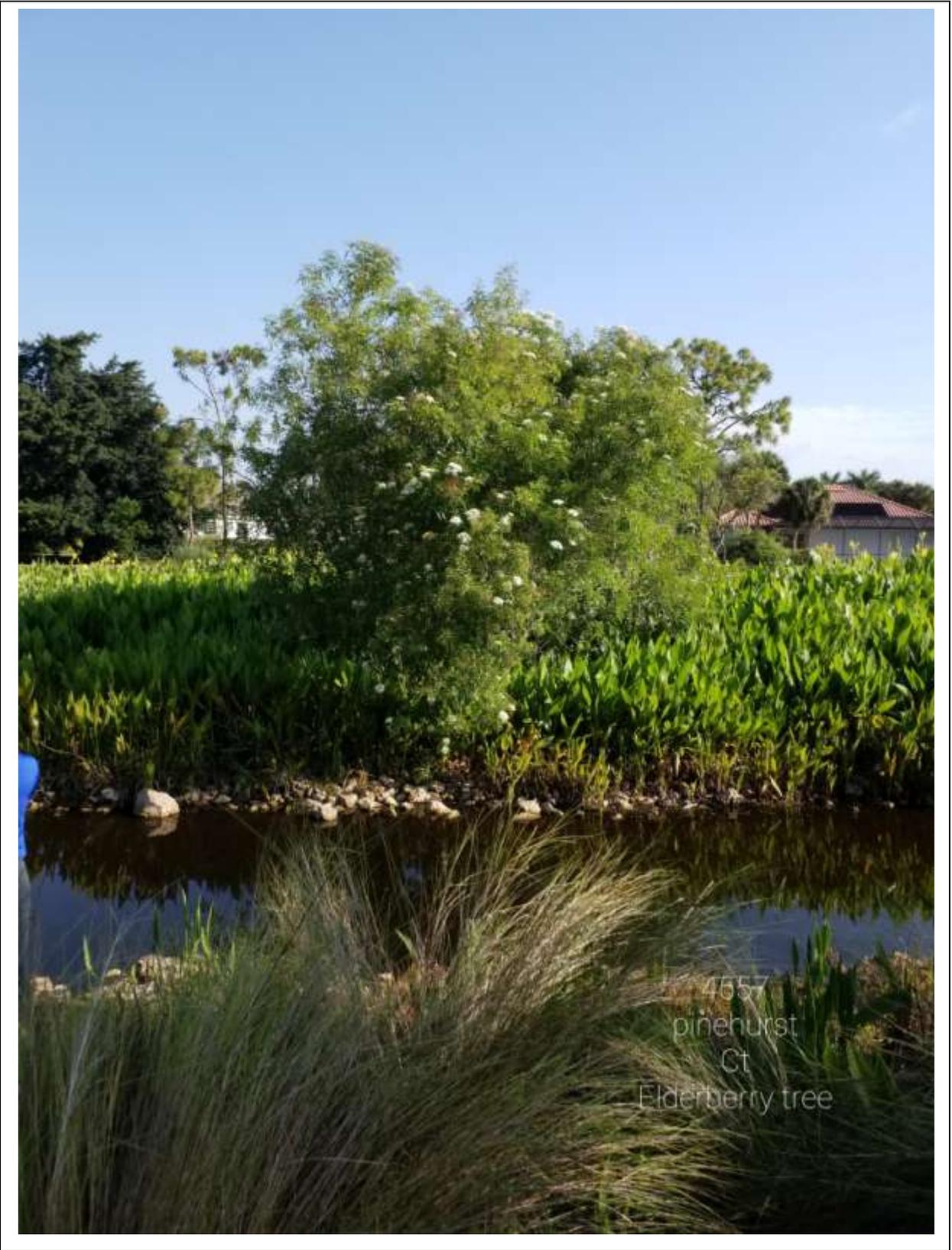
RIVER 6

GLENELAGLES LINKS DRI

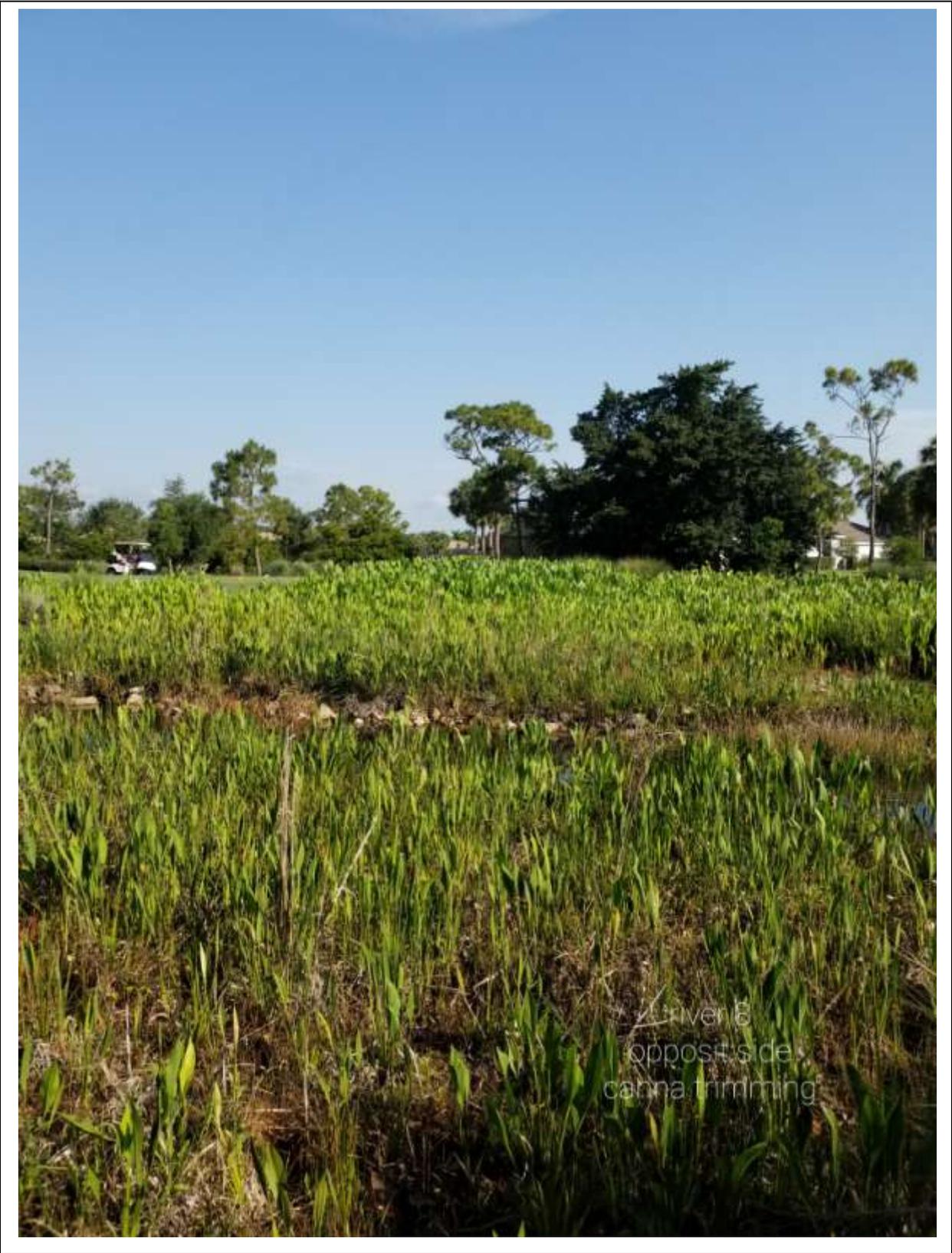


**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

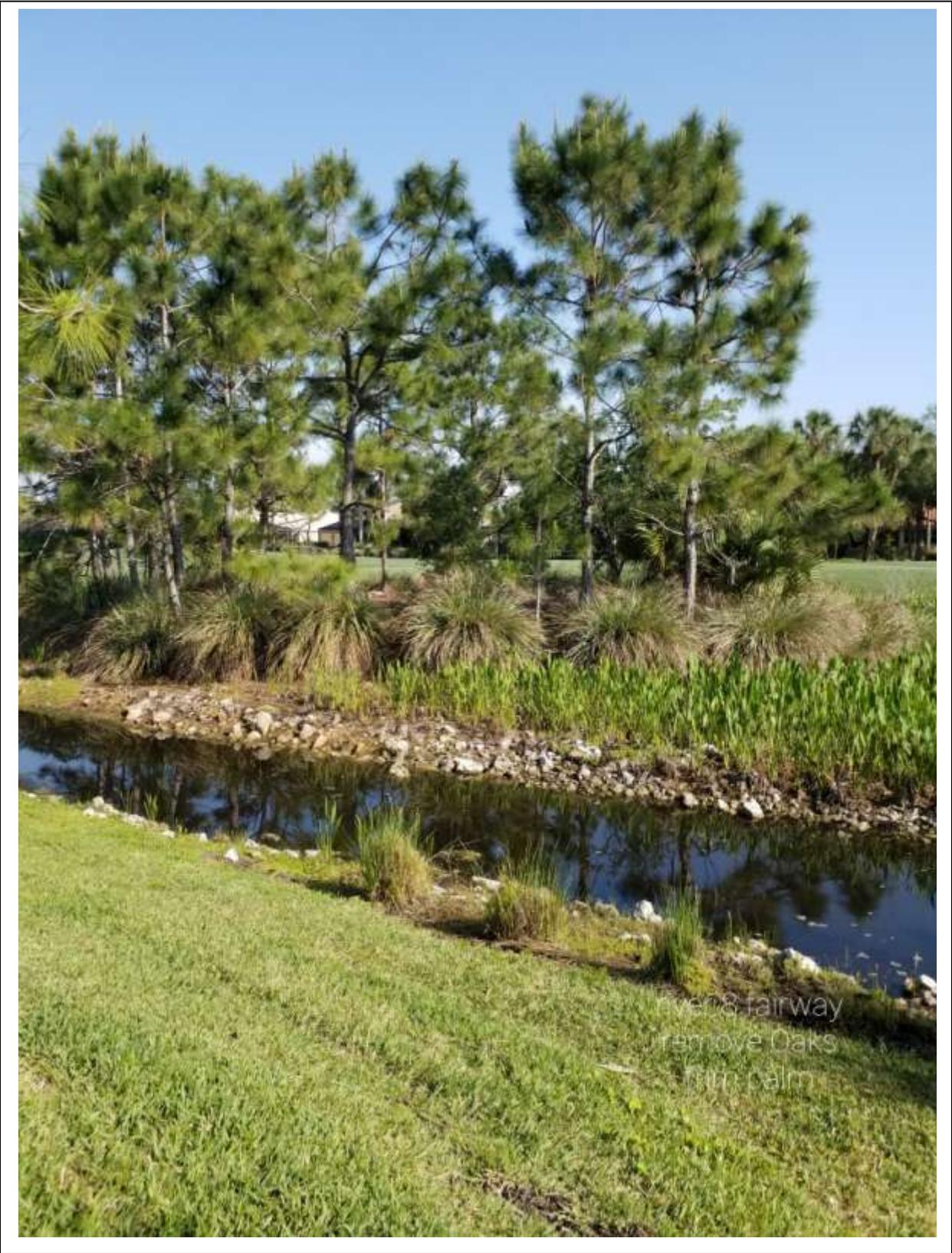
5D



4557 Pinehurst



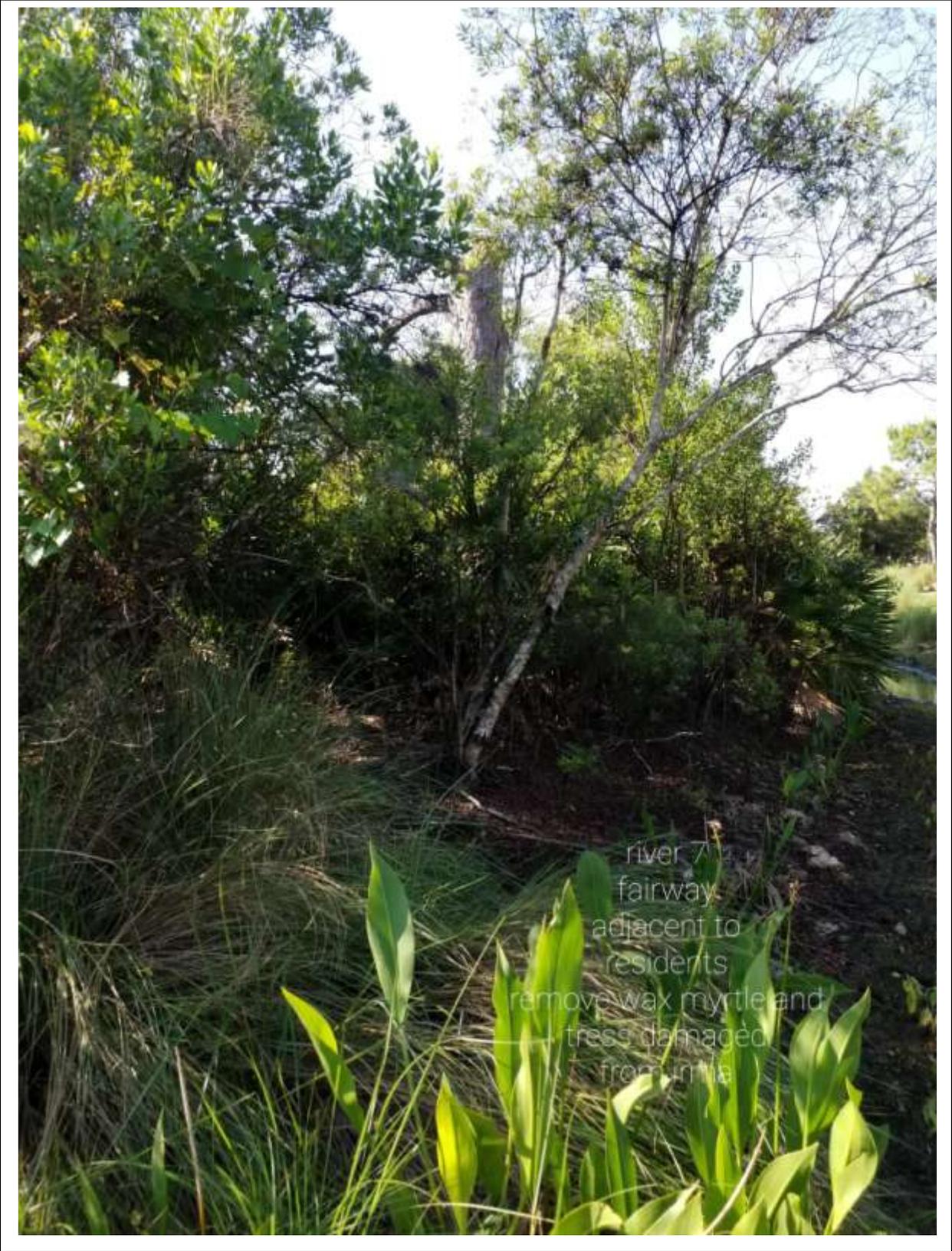
River 8 Canna Trimming



River 8 Fairway

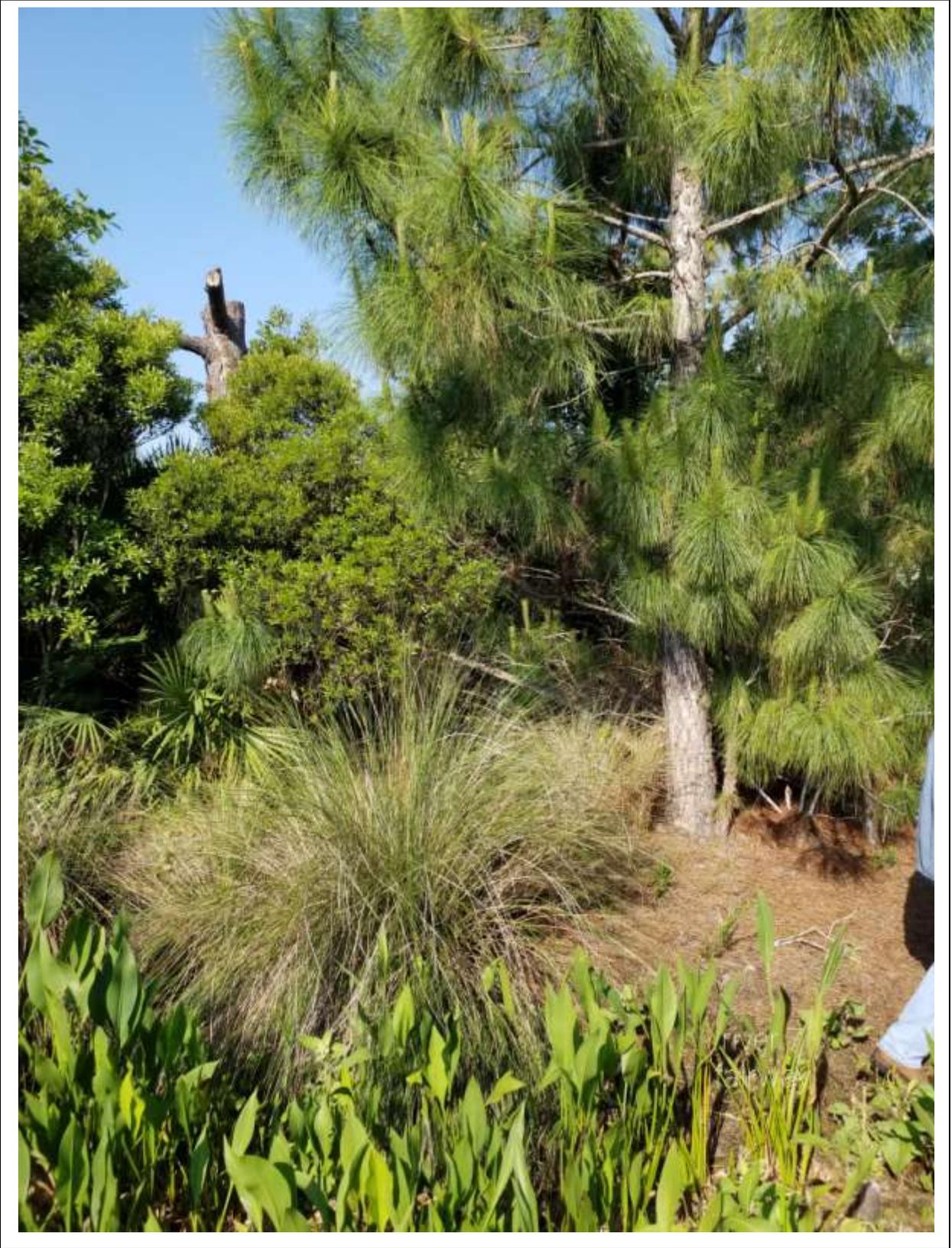


River 8 Oak Removal



river 7
fairway
adjacent to
residents
remove wax myrtle and
stressed trees damaged
from millie

River 7 Fairway



River 7 Fairway.2



River 6



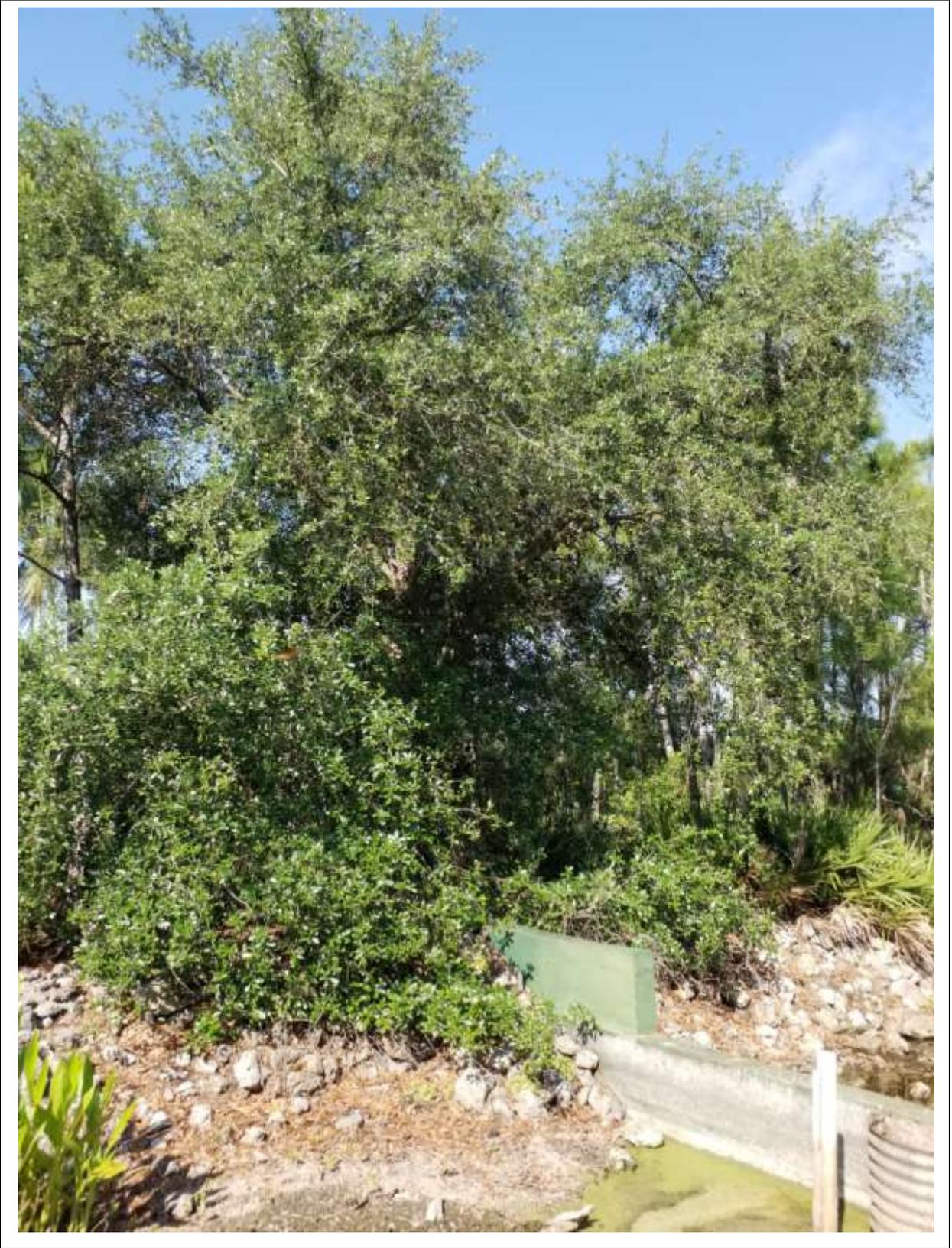
River 6 Tee



River right of Tee



2nd Wier



2nd Wier.2



River 4

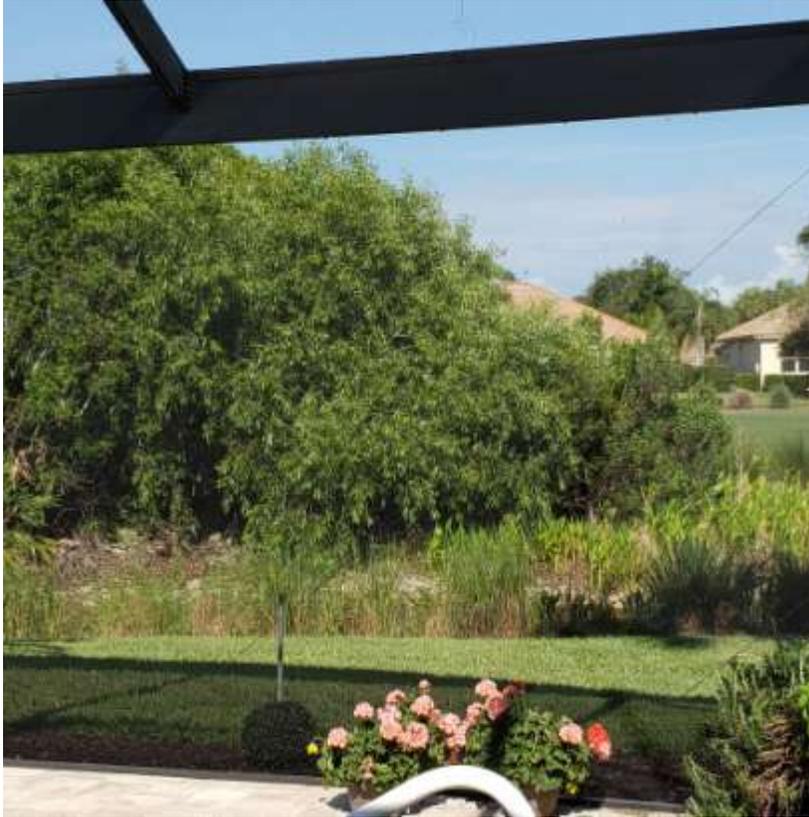


The red roof house in 2011 is clearly visible

2011

2021

Irma took out the Bismarck tree and the pool cage now has a picture window



Only a small portion of the red roof house is now visible due to the growth between our house and the golf course

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2021-07

A RESOLUTION OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the River Ridge Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lee County, Village of Estero and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 25th day of May, 2021.

Attest:

RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT			
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE			
LOCATION			
<i>River Club Conference Center (upstairs above the Fitness Center) 4784 Pelican Sound Boulevard, Estero, Florida 33928</i>			
DATE	POTENTIAL DISCUSSION/FOCUS	TIME	ROOM
October 26, 2021	Regular Meeting	1:00 PM	Sound
November 9, 2021*	Regular Meeting	1:00 PM	Lakes
December 14, 2021*	Regular Meeting	1:00 PM	Sound
January 25, 2022	Regular Meeting	1:00 PM	Sound
February 22, 2022	Regular Meeting	1:00 PM	Sound
March 22, 2022	Regular Meeting	1:00 PM	Sound
April 26, 2022	Regular Meeting	1:00 PM	Sound
May 24, 2022	Regular Meeting	1:00 PM	Sound
June 28, 2022	Regular Meeting	1:00 PM	Sound
July 26, 2022	Regular Meeting	1:00 PM	Sound
August 23, 2022	Public Hearing & Regular Meeting	1:00 PM	Sound
September 27, 2022	Regular Meeting	1:00 PM	Sound

*** Exceptions**

November meeting is two weeks earlier to accommodate the Thanksgiving holiday.

December meeting is two weeks earlier to accommodate the Christmas holiday.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

7

River Ridge Breakdown April 29, 2021

Summary:

Drainage Pipe Annual Inspection & Cleaning Projects:

- MRI – Sink Hole Repair \$3K
- MRI Drainage Pipe Cleaning \$43,450.00
- MRI Grate Replacement \$700.00
- Turnberry Pipe Repair \$13,400.00
- MRI Drainage Pipe Cleaning \$38,400.00

Roadway Maintenance & Traffic Calming:

- Collier Paving – October \$13,171.00
- Collier Paving – November - \$21,126.00
- Collier Paving – March - \$4,542.00

Lake Bank Remediation Projects:

- GulfScapes Restoration @ 7 Tee Weir - \$4,130.00
- MRI FPL Restoration Project - \$12,000.00

Irrigation Blow Off Valve:

- Installation of Blow Off Valve (Palmetto Dunes) - \$6,000.00

River Ridge CDD - Pelican Sound Program

FY 2021 Operations Financial Impact Analysis

4.29.21

<u>Operations Account</u>	Budget	Actual	Planned	Variance <u>FY 2021</u>	
Drainage/pipe cleaning/repairs	\$ 35,000	\$ 98,950		\$ (63,950)	Drainage Pipe Cleanout/sink hole repair/Turnberry Pipe Repair
Roadway RM/traffic calming	\$ 15,000	\$ 38,840		\$ (23,840)	Sidewalk Repairs/Curbs/asphalt
Irrigation Blow Off Valve (Palmetto Dunes)	\$ -	\$ 6,000		\$ (6,000)	
Lake Bank Remediation	\$ 30,000	\$ 16,130	\$ -	<u>\$ 13,870</u>	Outfall FPL/Weir @ 7 Tee Dry Retention
				\$ (79,920)	

<u>Contingencies</u>	Budget	<u>Actual</u> <u>Expense</u>	<u>Planned</u> <u>FY 2021</u>	Variance <u>FY 2021</u>	
	\$125,000.00	\$45,080.00		\$79,920.00	
				<hr style="width: 100%; border: 0.5px solid black;"/>	
				\$45,080.00	Unencumbered

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2021**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2021**

	General Fund	Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash			
SunTrust			
Operating	\$ 195,565	\$ -	\$ 195,565
Loan account 2019	-	75,316	75,316
SRF - Pelican Sound	-	327,458	327,458
Florida Community Bank			
Note reserve 2016	-	9,994	9,994
Note reserve 2019	-	9,994	9,994
Total assets	<u>\$ 195,565</u>	<u>\$ 422,762</u>	<u>\$ 618,327</u>
LIABILITIES			
Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE			
Unassigned	<u>195,565</u>	<u>422,762</u>	<u>618,327</u>
Total fund balance	<u>195,565</u>	<u>422,762</u>	<u>618,327</u>
Total liabilities and fund balance	<u>\$ 195,565</u>	<u>\$ 422,762</u>	<u>\$ 618,327</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 4,084	\$ 213,671	\$ 214,350	100%
Interest & miscellaneous	2	14	750	2%
Total revenues	<u>4,086</u>	<u>213,685</u>	<u>215,100</u>	99%
EXPENDITURES				
Administrative				
Supervisors	1,076	7,336	10,918	67%
Management/accounting	4,284	29,988	51,408	58%
Audit	-	960	7,100	14%
Special assessment preparation	-	6,500	6,500	100%
Legal fees	-	2,646	10,000	26%
Engineering	564	2,814	10,000	28%
NPDES reporting filing	-	3,605	13,000	28%
Telephone	33	233	400	58%
Postage	212	664	1,000	66%
Insurance	-	6,733	7,100	95%
Printing & binding	62	438	750	58%
Legal advertising	-	349	1,000	35%
Contingencies	22	202	3,880	5%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	705	705	100%
ADA website compliance	-	-	210	0%
Property taxes	-	9	-	N/A
Total administrative	<u>6,253</u>	<u>63,357</u>	<u>124,146</u>	51%
Field services				
Other contractual - field management				
Q & A	217	1,517	2,601	58%
Contingencies	-	-	1,000	0%
Other contractual	2,429	13,479	40,000	34%
Street lighting	290	1,731	4,500	38%
Plant replacement	-	-	4,000	0%
Street sweeping	-	-	10,000	0%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	6,720	20,000	34%
Total field services	<u>2,936</u>	<u>23,447</u>	<u>84,601</u>	28%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Property appraiser	-	1,571	1,725	91%
Tax collector	-	2,278	2,588	88%
Total other fees and charges	-	3,849	4,313	89%
Subtotal expenditures: general	<u>9,189</u>	<u>90,653</u>	<u>213,060</u>	43%
Net change in fund balances	(5,103)	123,032	2,040	
Fund balances - beginning				
Unassigned	200,668	72,533	59,650	
Fund balances - ending				
Unassigned	72,948	195,565	61,690	
Fund balances - ending	<u>\$ 195,565</u>	<u>\$ 195,565</u>	<u>\$ 61,690</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - PELICAN SOUND PROGRAM
FOR THE PERIOD ENDED APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: Pelican Sound	\$ 11,019	\$ 570,387	\$ 578,500	99%
Interest & miscellaneous: Pelican Sound	5	24	500	5%
Total revenues	<u>11,024</u>	<u>570,411</u>	<u>579,000</u>	99%
EXPENDITURES				
Professional services				
Audit	-	540	3,400	16%
Legal	-	-	5,000	0%
Engineering	8,243	8,243	20,000	41%
Contingencies	49	302	600	50%
Total professional services	<u>8,292</u>	<u>9,085</u>	<u>29,000</u>	31%
Other contractual				
Field management	417	2,917	5,000	58%
Lake/wetland	8,197	55,430	95,000	58%
Drainage pipe annual inspection and cleaning	-	43,450	35,000	124%
Drainage pipe	-	15,700	-	N/A
Lake bank remediation	-	-	30,000	0%
2019 Note - Capital outlay	83,328	89,966	90,000	100%
Capital outlay - phase 2 pavers	-	-	15,000	0%
2017 Note - Roadway resurfacing	124,330	126,608	140,000	90%
Roadway RM/traffic calming	4,542	25,271	15,000	168%
Contingencies	-	6,000	125,000	0%
Total other contractual	<u>220,814</u>	<u>365,342</u>	<u>550,000</u>	66%
Net change in fund balances	(218,082)	195,984	-	
Fund balances - beginning				
Unassigned	640,844	226,778	191,868	
Fund balances - ending				
Unassigned	422,762	422,762	191,868	
Fund balances - ending	<u>\$ 422,762</u>	<u>\$ 422,762</u>	<u>\$ 191,868</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
APRIL 2021**

8:42 PM
05/18/21

River Ridge CDD Check Register April 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBP	04/05/2021	F P L	151.002 · Suntrust Operating Account		-289.52
Bill	55697-04520 032...	04/01/2021		538.431 · Street Lighting	-289.52	289.52
TOTAL					-289.52	289.52
Check	DD	04/30/2021	JAMES E. GILMAN JR.	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	04/30/2021	ROBERT SCHULTZ (Employee)	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	04/30/2021	KURT BLUMENTHAL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	04/30/2021	TERRY MOUNTFORD (Employee)	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	04/30/2021	ROBERT TWOBMLY	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	5976	04/05/2021	FEDEX	151.002 · Suntrust Operating Account		-211.75
Bill	7-293-39662	04/01/2021		519.410 · Postage	-7.78	7.78
Bill	7-314-68206	04/01/2021		519.410 · Postage	-106.87	106.87
Bill	7-285-93901	04/01/2021		519.410 · Postage	-97.10	97.10
TOTAL					-211.75	211.75
Bill Pmt -Check	5977	04/05/2021	HOLE MONTES, INC.	151.002 · Suntrust Operating Account		-7,993.00
Bill	84187	04/01/2021		519.320 · Engineering	-7,993.00	7,993.00
TOTAL					-7,993.00	7,993.00

River Ridge CDD
Check Register
April 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	5978	04/05/2021	LAZS LAWN SERVICE INC.	151.002 · Suntrust Operating Account		-2,428.60
Bill	3662	04/01/2021		538.340 · Other Contractual Services	-2,428.60	2,428.60
TOTAL					-2,428.60	2,428.60
Bill Pmt -Check	5979	04/05/2021	WRATHELL, HUNT AND ASSOCIATES, LLC	151.002 · Suntrust Operating Account		-4,596.58
Bill	2019-2170	04/01/2021		513.311 · Management	-3,927.93	4,284.00
				519.411 · Telephone	-30.56	33.33
				519.470 · Printing and Binding	-57.31	62.50
				539.020 · Field Management	-382.04	416.67
				538.336 · Q & A	-198.74	216.75
TOTAL					-4,596.58	5,013.25
Bill Pmt -Check	5980	04/05/2021	COLLIER PAVING AND CONCRETE	151.003 · SRF - Pelican Sound		-4,542.32
Bill	7966	04/01/2021		539.466 · Roadway RM/Traffic Calming	-4,542.32	4,542.32
TOTAL					-4,542.32	4,542.32
Bill Pmt -Check	5981	04/05/2021	SOLITUDE LAKE MANAGEMENT	151.003 · SRF - Pelican Sound		-8,196.96
Bill	PI-A00568626	04/01/2021		539.021 · Lake/Wetland	-747.96	747.96
Bill	PI-A00564076	04/01/2021		539.021 · Lake/Wetland	-7,449.00	7,449.00
TOTAL					-8,196.96	8,196.96
Bill Pmt -Check	5982	04/05/2021	WRATHELL, HUNT AND ASSOCIATES, LLC	151.003 · SRF - Pelican Sound		-416.67
Bill	2019-2170	04/01/2021		513.311 · Management	-356.07	4,284.00
				519.411 · Telephone	-2.77	33.33
				519.470 · Printing and Binding	-5.19	62.50
				539.020 · Field Management	-34.63	416.67
				538.336 · Q & A	-18.01	216.75
TOTAL					-416.67	5,013.25
Bill Pmt -Check	5983	04/20/2021	GRAU AND ASSOCIATES	151.002 · Suntrust Operating Account		-640.00
Bill	20647	03/02/2021		513.320 · Audit Fees	-409.60	960.00
				539.010 · Audit	-230.40	540.00
TOTAL					-640.00	1,500.00
Bill Pmt -Check	5984	04/20/2021	GRAU AND ASSOCIATES	151.003 · SRF - Pelican Sound		-360.00
Bill	20647	03/02/2021		513.320 · Audit Fees	-230.40	960.00
				539.010 · Audit	-129.60	540.00

8:42 PM
05/18/21

River Ridge CDD
Check Register
April 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-360.00	1,500.00
Bill Pmt -Check	5985	04/20/2021	SYNOVUS BANK	151.003 · SRF - Pelican Sound		-124,330.20
Bill	041521	04/19/2021		517.723 · Interest expense	-2,330.20	2,330.20
				517.721 · Principal expense	-122,000.00	122,000.00
TOTAL					-124,330.20	124,330.20
Bill Pmt -Check	5986	04/20/2021	SYNOVUS BANK	151.003 · SRF - Pelican Sound		-83,327.87
Bill	040921	04/19/2021		517.723 · Interest expense	-6,522.99	6,522.99
				517.721 · Principal expense	-76,804.88	76,804.88
TOTAL					-83,327.87	83,327.87

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

8

DRAFT

**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 27, 2021 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 and via Zoom at <https://us02web.zoom.us/j/88149819964>, and telephonically at 1-929-205-6099, Meeting ID 881 4981 9964 for both.

Present were:

Bob Schultz	Chair
Terry Mountford	Vice Chair
Kurt Blumenthal	Assistant Secretary
James Gilman	Assistant Secretary
Robert Twombly	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Lamar Stoltzfus	PSGRC President
Eric Long	PSGRC General Manager
Jim McGivern (via Zoom)	PSGRC Vice President
Bill Kurth	SOLitude Lake Management (SOLitude)
Mike Radford (via telephone)	M.R.I. Underwater Specialists, Inc. (MRI)
Larry Fiesel	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.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

No members of the public spoke.

41 **THIRD ORDER OF BUSINESS****Updates: SOLitude Lake Management**

42

43 • **Status of Lake H1-B**

44 Mr. Kurth reported the following:

45 ➤ A letter was sent detailing the steps taken to treat Lake H1-B.

46 ➤ Lake H1-B: Testing was comprised of several parameters and indicated that the total
47 phosphorus levels were low, which was perplexing as it is typically the main driver and side
48 affect of bacteria algae in the lake.49 ➤ As the materials being used and the rate of growth are not having the desired results, a
50 meeting with a new manufacturer would be scheduled to discuss a new product, once the total
51 lake water analysis test results are received. Upon receipt of the test results, Board Members
52 should submit their questions to Mrs. Adams. Mr. Kurth would notify Mrs. Adams of any
53 relevant information and she would distribute it to the Board before the next meeting.

54 ➤ Weekly inspection of the nano-bubbler systems was ongoing.

55 ➤ The intake for the bacteria was changed to ensure it is efficient and the aeration system
56 was evaluated to ensure the system is functioning properly. An aggressive treatment protocol
57 was being implemented and another aggressive application was scheduled for tomorrow.

58 Mr. Kurth responded questions, as follows:

59 ➤ Regarding what is unusual about the lakes, Lakes H1-C, H1-A and Lake H1-B in the
60 drainage system are isolated from the others, with Lake H1-B being the most problematic.
61 There is no known reason for the outbreak.62 ➤ The season is responsible for the outbreak and growth; algae growth is expected during
63 longer days. Despite various treatments to the lake they have not been able to get to the
64 bottom. The goal is to find a way to stop algae growth.65 ➤ Regarding whether SOLitude checked the bottom of the other lakes to compare them
66 with Lake H1-B, additional sampling included pulling muck samples to see what nutrients are in
67 the muck. This information would be shared with the outside company.

68

69 **FOURTH ORDER OF BUSINESS****Continued Discussion: Two-Phase 5-Year
Financing Versus "Pay as you Go"**

70

71

72 Mr. Schultz gave an overview of the items discussed at the PSGRC Workshop, at which
73 Mr. Long provided a detailed report of the upcoming projects and estimated costs and
74 explained the financing plans. He conveyed the Board Members' responses; some did not see a
75 need for certain projects and some thought the CDD, not PSGRC, is responsible for certain
76 projects. After the Workshop, he and Mr. Adams discussed the concerns presented and
77 determined that the focus should be on the first seven projects and defer the next seven
78 projects. They discussed financing, the impact on the annual budget and the cost per door; the
79 projects and associated costs would be included in the proposed Fiscal Year 2022 budget that
80 would be presented at the next meeting.

81 **A. Updated CIP**

82 This item was included for informational purposes.

83 **B. Term Sheet – Synovus Bank**

84 This item was presented following Item 4C.

85 **C. “Pay as you Go” Analysis**

86 Mr. Adams presented the Long Range Planning Schedule, which included assessment
87 amounts per unit. Although the updated proposal from MAJ was significantly less than
88 anticipated, he recommended keeping the paver project amount as is. Mr. Mountford's email
89 request to consider adding an additional infrastructure item to the schedule was displayed. Mr.
90 Mountford discussed the need to replace existing fencing and install new fencing in areas along
91 the outside border at Williams Road, for security and sound buffering purposes because of the
92 City's plan to change the traffic direction, which would cause more issues. If asked, he preferred
93 doing this project rather than the paver project.

94 A Board Member stated that repairs to the existing fence would be completed today
95 and that, as part of the Phase 2 Long Range Planning Schedule, Mr. Krebs included replacement
96 of the fence from Williams Road to the Southern Hills Section with one similar to the Meadows,
97 at a cost of \$230,000, in 2026, and keeping the existing chain-link fence from the entrance of
98 Williams Road to West Bank. Discussion ensued regarding building a higher fence and planting
99 vegetation on both sides of the fence. A Board Member suggested that Mr. Long take this into
100 consideration while the multi-use path is being considered.

101 Mr. Long discussed the PSGRC forming a Committee to review implementing a multi-use
102 path circling the community, for which Mr. Krebs provided input on the District's infrastructure
103 and various constraints; a path along Williams Road was being considered. Proposals were
104 being obtained, landscaping plans were being reviewed and the cost of certain areas would be
105 shared by the District. Discussion continued about whether to discuss potentially expanding the
106 existing sidewalk with the Village and sharing the costs, as the Village plans to install walking
107 paths along every roadway within the Village, or keeping the path within the District's
108 boundaries, which requires adding another fence and landscaping.

109 Although the soft costs for electrical hook up to the units was not included in the MRI
110 proposal, Mr. Adams believed the proposal would cover those costs.

111 ▪ **Term Sheet – Synovus Bank**

112 **This item, previously Item 4B, was presented out of order.**

113 Mr. Blumenthal stated they would need to revise the Agreement to increase the loan
114 amount to include the paver project, if the PSGRC approves it, and extend the due date to
115 March 31, 2022. He asked Mr. Stoltzfus if the Club was amenable to the revised terms. Mr.
116 Stoltzfus could not speak on behalf of the Board, but discussed conversations about PSGRC's
117 available line of credit, membership increasing and delayed revenues in November.

118

119 **On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor,**
120 **authorizing Staff to proceed with Phase II of the Paver Project and the First**
121 **Phase of the Long Range Planning Projects, on a "Pay as you Go" funding**
122 **approach, was approved.**

123

124

125 **On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor,**
126 **amending the existing Funding Reimbursement Agreement to include the**
127 **Phase II Paver Project and \$238,000 cost and extend the due date from**
128 **October 31, 2021 to March 31, 2022, was approved.**

129

130

131 The proposed Fiscal Year 2022 budget would include this new budget line item and
132 revenue collections. Staff would include a narrative in the assessment increase notices to
133 residents within Pelican Sound. Mr. Adams suggested noticing the assessment increase amount

134 higher than necessary to avoid sending additional notices the following year, should
135 assessments increase the following year.

136 Mr. Mountford asked to move the 8’ decorative fence project up to the Fiscal Year 2025
137 Capital Improvement Projects (CIP) List. Mr. Adams offered several fencing options, including a
138 4’ chain-link fence and heavily landscaping each side similar to The Brooks, a concrete fence or
139 a 6’ or 8’ decorative vinyl fence like the one that Fiddler’s Creek installed after a hurricane
140 damaged its concrete wall, which is very cost effective. Mr. Long would provide an updated
141 Executive Summary Report including the fence project to Mr. Adams to send with the notices to
142 residents.

143

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, adding the fence line project, in the amount of \$235,000, to the Long Range Projects List and moving the project and funding up from Fiscal Year 2026 to Fiscal Year 2025, was approved

144

145

146

147

148

149

150 A Board Member asked Mr. Adams to provide the cost for the Hammock Green HOA’s
151 portion of the Phase II paver project. Mr. Krebs would obtain square foot mobilization charges
152 and determine the cost split.

153

154 **FIFTH ORDER OF BUSINESS**

**Consideration of Community Irrigation
Facilities Major Capital Advance Funding
Reimbursement Agreement with the
Pelican Sound Golf and River Club, Inc.**

155

156

157

158

159 **A. MAJ Contracting, Inc., Bid – Pelican Sound Boulevard Round-About Replacement –**
160 **Corkscrew Entrance at Pelican Sound Boulevard**

161 **B. MAJ Contracting, Inc., Bid – Remove Asphalt and Install New Pavers – Hammock**
162 **Greens Entrance**

163 These items were addressed and approved during the Fourth Order of Business.

164

165 **SIXTH ORDER OF BUSINESS** **Consideration of M.R.I. Underwater**
166 **Specialists, Inc., M.R.I. Inspection, LLC**
167 **Proposals and Drainage Inspection Report**
168

169 **A. Estimate #2642 – Drainage Cleaning – 25% or More**

170 **B. Estimate #2643 – Drainage Cleaning – 35% or More**

171 **C. Estimate #2644 – Drainage Cleaning – 50% or More**

172 Mrs. Adams presented the MRI drainage cleaning estimates listed above and noted that
173 inspections were completed in the spring after the oak tree leaves had fallen and prior to the
174 rainy season. She discussed the Board approving proposals for 35% blockage or higher and
175 using contingency funds for the project, which resulted in correcting an error in the Fiscal Year
176 2021 Operations Financial Impact Analysis Report that was distributed during the meeting.

177 **D. Drainage Inspection Report**

178 The annual Drainage Inspection Report was provided for informational purposes.

179 Regarding the types of landscape materials and items built up in the system, Mr.
180 Radford stated items include sediment, typically consisting of sand, pine and cypress mulch,
181 grass clippings, leaves, mud, doggy bags, etc.

182 Discussion ensued regarding the amount of build up since the last cleaning, multiple
183 causes of build up due to street sweepers, residents cleaning driveways and landscapers
184 blowing materials into the system.

185 Mr. Radford stated that, if approved today, the project would be added to the schedule
186 and work would commence three weeks from today. He noted the District would not be able to
187 maintain the system on a yearly basis, due to the abundance of oak trees in this community.
188 The goal is to keep everything flowing to prevent backup. Mrs. Adams would review the GIS
189 map to determine catch basins P-142 and P-143 are on the list to be cleaned by MRI. Discussion
190 ensued regarding the amount of debris left if cleaned after the rainy season.

191

192 **On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in**
193 **favor, the M.R.I. Inspection, LLC Proposal, Estimate #2642 – Drainage Cleaning**
194 **– 25% or More, in the amount of \$46,300, was approved.**

195

196

229 A response from the Village of Estero was pending. An unknown speaker noted five
230 new sampling stations on the river were approved.

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

232 Mr. Krebs would continue assisting Mr. Long.

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

234 **I. Key Activity Dates**

235 The Key Activity Dates list was provided for informational purposes.

236 The April Field Operations Report was provided for informational purposes.

237 **II. 1,454 Registered Voters in District as of April 15, 2021**

238 There were 1,454 registered voters residing within the District as of April 15, 2021.

239 **III. NEXT MEETING DATE: May 25, 2021 at 1:00 P.M.**

240 • **QUORUM CHECK**

241 Supervisors Gilman, Blumenthal, Mountford and Twombly confirmed their attendance
242 at the May 25, 2021 meeting. Mr. Schultz would attend via telephone.

243

244 **TENTH ORDER OF BUSINESS**

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

245

246

247 There being no Supervisors' request, the next item followed.

248 No members of the public spoke.

249

250 **ELEVENTH ORDER OF BUSINESS**

Adjournment

251

252 There being nothing further to discuss, the meeting adjourned.

253

254 **On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in**
255 **favor, the meeting adjourned at 2:44 p.m.**

256

257

258

259

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

260
261
262
263
264
265
266
267

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 04.27.21 Meeting – for 05.25.21 Agenda

1. **CONTINUING** **ACTION:** Speakers to identify themselves.

2. **CONTINUING** **AGENDA:** Traffic calming discussion. **As of 09.24.19** Mr. Childers to remind residents about 15 MPH zone, etc.

3. **ACTION/AGENDA 09.24.19** The work required on Corkscrew would be postponed until the spring. Repair of broken and tarred pavers would be scheduled in the meantime. **12.10.19** long-range plan is complete. **06.23.20** work was postponed until spring of 2021. **02.23.21** Mr. Krebs to request updated quotes and paver bids. **04.27.21** Revise Long Term Plan to include Phase II Paver Project.

4. **ACTION** **06.23.20** Mrs. Adams to review Lake E8-A on a yearly basis specific to bank erosion concerns. **ONGOING**

5. **ACTION/AGENDA 10.27.20** Staff to implement and present a Maintenance Plan for the Dry Retention Areas to commence in the new fiscal year. **As of 2.23.2021** Staff to schedule review/inspection of dry retention areas (DRAs) during the month of April. **03.23.21** Inspection scheduled for 04.16.21. **04.27.21** Mrs. Adams preparing an Annual Maintenance event list to remove fallen trees and mow in increments in certain areas identified during inspection to present with proposals at the next meeting and include in next year's proposed budget. **ONGOING**

6. **ACTION/AGENDA 12.8.20** Mrs. Adams to email EarthBalance regarding harvesting littoral plants and reimburse the District for those littorals removed. **01.26.21** SOLitude managing harvesting/removal of littorals in May specific to H1-B. **04.27.21** Report will be included in next month's agenda package. SOLitude scheduled to mow area River #8 and schedule removal of Cana Lilly in May. **ONGOING**

7. **ACTION** **01.26.21** Mr. Blumenthal to serve as Chair and formalize a Committee to study the feasibility of a multi-use path for walking, cycling and running. **2.23.21** Mr. Krebs to participate as required. **04.27.21** Mr. Blumenthal resigned as Chair of Committee.

8. **ACTION** **03.23.21** SOLitude to treat Lake H1-B for an aggressive algae bloom. **04.27.21** Mr. Kurth to notify of any relevant information and provide water analysis test results to Mrs. Adams to distribute to the Board before the next meeting. **ONGOING**

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 04.27.21 Meeting – for 05.25.21 Agenda

- 9. ACTION** **03.23.21** Mr. Long to paint a 24 inch stop bar to warn cart drivers to stop for vehicular traffic. **ONGOING**
- 10. ACTION** **03.23.21** Mr. Adams to amend the funding agreement with the Golf and River Club. **04.27.21** Staff to amend existing Funding Agreement to include Phase II Paver Project and extend due date to March 31, 2022. **ONGOING**
- 11. ACTION/AGENDA** **04.27.21** Staff to include in the proposed budget the first seven projects and Phase II Paver project to present at the next meeting and prepare invoice to Hammock Green’s HOA. Mr. Krebs to obtain square foot mobilization charges to split costs. Mr. Long to provide Mr. Adams updated Executive Summary Report that included the fence line project to commence in Fiscal Year 2025 to send with the assessment notices to residents. **ONGOING**
- 12. ACTION** **04.27.21** Mrs. Adams to correct Fiscal Year 2021 Operations Financial Impact Analysis Report drain pipe cleaning line item. **COMPLETED (subsequent to 04.27.21 meeting)**
- 13. ACTION** **04.27.21** Mrs. Adams to review GIS map to determine catch basin P-142 and P-143 at 21320 Pelican Sound Drive and corner of Pelican Sound Boulevard and have MRI inspect to determine the cause of flooding. **COMPLETED (subsequent to 04.27.21 meeting)**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

9A



APRIL 29, 2021

**RE: RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT
PROPOSED REVISED BILLING RATES, FEES, EXPENSES AND CHARGES
BEGINNING OCTOBER 1, 2021**

It is proposed that the revised rates of professionals who will work on the District's routine issues would be:

- Anthony P. Pires, Jr, Esq.: \$195.00 per hour
- Lenore T. Brakefield, Esq.: \$185.00 per hour
- Associates: \$125.00 to \$150.00 per hour
- Paralegals: \$75.00 to \$150.00 per hour

Additionally, when dealing with litigation matters that may require the particular expertise of the litigation attorneys in the law firm, the law firm may request that the hourly rates for such litigators be adjusted, depending on the nature of the matter, not to exceed \$350.00 per hour, which is a rate consistent with the substantially discounted rate utilized by the Firm for other public sector clients.

As it relates to bond issues, it is proposed that a flat fee for any bond issue would be charged. The work would include participating with the financing team, review of all documents associated with the bond issue and the Issuer Counsel's opinion letter [together with associated copying, faxing, courier service, and long distance telephone calls] with payment being made from bond proceeds and only upon closing of the issuance and sale of the bonds. The fee would be agreed upon separately as to each bond issued.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

9ci

RIVER RIDGE CDD

Key Activity Dates

Updated: May 2021

Description	Reference	Submit To	Due Date	MONTH/DATE
FPL and Outfall Ditch	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance completed in April. Review and treatment will be scheduled in July.	Jan/May/July/Oct
Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Detention	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance completed in April. Review and treatment will be scheduled in July.	Jan/May/July/Oct
Street Sweeping @ 5 MPH	SOP	N/A	Weekly December 1 through February & 2 x's per week March thru April 31, Bi weekly remainder of the year. Street Sweeper provides their gate pass to the Foreman with each visit.	January thru December
Aeration Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspection was completed on December 4, 2020. The first event for 2021 should be during the month of June.	June/December
Annual Letter to the Residents		All Residents as well as PSGRC Staff	Annual news letter to be distributed to all residents during the January/February time frame providing past projects & accomplishments as well as upcoming events. Board of Supervisors to provide information to District Staff in a timely manner in order to be included in the Newsletter. Newsletter are to be emailed to Pelican Sound GM, Meadows Representative and Mailed to Estero Property Owners Association only.	2/25/2022
NPDES Report Filing	SOP	N/A	As mandated, the District must participate in the National Pollutant Discharge Elimination System Program. It is designed to improve storm water quality through construction activity monitoring, periodic facility review and inspection, public education, etc.	10/1/2021 - Agenda Item - Presentation in October
Lake Littoral Plantings	SOP	N/A	Review of ponds for littoral supplemental planting during annual audit.	4/1/2022
Lake & Dry Retention Audit Report	SOP	N/A	Annual inspection and report of all District owned lakes & Dry Retention. Report includes review of specific items related to water quality, lake maintenance deficiencies, littoral plant health and population, structural integrity of lake banks and pipework, aerator operation and any unauthorized activities in or adjacent to the lakes.	4/1/2022
Dry Retention	SOP	N/A	Staff to implement and present a Maintenance Plan in Spring time frame to be included in the Long Range Plan of future projects.	5/1/2021
Lake Bank Remediation	SOP	N/A	Continue to monitor E8-C for future repairs.	4/1/2022

Certificate of District Registered Voters	190(3)(a)(d)	District receives annually from the local Supervisor of Elections	Due April 15th of each year and must be read into the record at a regularly scheduled meeting (no additional filing is required)	4/15/2022
Culvert/Interconnecting Drain Pipe Inspection and cleanout	SOP	N/A	Annual inspection and report of all District roadside catch basins, interconnect piping and outfall structures. This project was completed in April 2021. Note: Moving forward, this is to be a yearly agenda item for Board's consideration. As approved at the April Board meeting, proposal to clean 25% or more. Project to commence the week of May 10th.	April 2021 Inspection/Cleaning May 2021
Corkscrew Projects	SOP	N/A	Project to be scheduled in August 2021 - Pavers at Round-about. Approved at the April 27th Board meeting. Materials to take 10 to 12 weeks to obtain.	Aug-21
Road & Gutter Inspections	SOP	N/A	Annual Inspection to be completed by the District Engineer during the month of October.	Oct-21
Sidewalk & Line of Sight Inspections	SOP	N/A	Inspection completed in November 2020 by the PSGRC & by the District Engineer. Note: Sidewalk grinder to be rented @ a cost of \$750.00 per week as necessary.	January/May/November
(8) Tee Box Canna Lilly	SOP	N/A	Staff to mow Canna Lilly at this location on an annual basis as may be necessary at the end of rainy season.	11/1/2021
Annual Financial Report	190.008/218.32 & 39	Florida Department of Financial Services	45 days after the completion of the Annual Financial Audit but no more than 9 month's after the end of Fiscal Year.	6/1/2021
Proposed Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by June 15 each year. Long Range Capitol Improvements forecast to include landscape plans from the PSGRC.	6/15/2021
Assessment Roll Certification	Local County Requirement	Local County Tax Collector	For most counties, submission and certification of the annual assessment roll is due by September 15th of each year.	9/15/2021
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal year with an effective of October 1st thru September 30th	10/1/2021
Adopted Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by October 1st each year.	10/1/2021

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

9C11

RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

*River Club Conference Center (upstairs above the Fitness Center)
4784 Pelican Sound Boulevard, Estero, Florida 33928*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME	ROOM
October 27, 2020	Regular Meeting	1:00 PM	Sound
Join Zoom Meeting: https://us02web.zoom.us/j/89481350560 Meeting ID: 894 8135 0560 Dial by your location: 1-929-205-6099 Meeting ID: 894 8135 0560			
November 17, 2020*	Regular Meeting	1:00 PM	Sound
December 8, 2020*	Regular Meeting	1:00 PM	Sound
January 26, 2021	Regular Meeting	1:00 PM	Sound
February 23, 2021	Regular Meeting	1:00 PM	Sound
March 23, 2021**	Regular Meeting	1:00 PM	Sound
April 27, 2021**	Regular Meeting	1:00 PM	Sound
May 25, 2021**	Regular Meeting	1:00 PM	Sound
June 22, 2021**	Regular Meeting	1:00 PM	Sound
July 27, 2021**	Regular Meeting	1:00 PM	Sound
August 24, 2021**	Public Hearing & Regular Meeting	1:00 PM	Sound
September 28, 2021**	Regular Meeting	1:00 PM	Sound

*Exceptions

*November meeting is one week earlier to accommodate the Thanksgiving holiday.
December meeting is two weeks earlier to accommodate the Christmas holiday.*

** Join Zoom Meeting: <https://us02web.zoom.us/j/88149819964> Meeting ID: 881 4981 9964 Dial
by your location: 1-929-205-6099 Meeting ID: 881 4981 9964