

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

The Board of Supervisors of the River Ridge Community Development District held 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>, and telephonically at 1-929-205-6099, Meeting ID 881 4981 9964 for both.

Present were:

Bob Schultz (via Zoom)	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
Shane Willis	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Lamar Stoltzfus (via Zoom)	PSGRC President
Eric Long	PSGRC General Manager
Jim McGivern (via Zoom)	PSGRC Vice President
Bill Kurth	SOLitude Lake Management (SOLitude)
Travis Childers	PSGRC Assistant General Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

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

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Updates: SOLitude Lake Management

- **Status of Lake H1-B**

Mr. Kurth reported the following:

- Some recent improvement was observed on Lake H1-B.
- The nanobubbler machine was repaired and the technician observed improvement.
- SeaPro Corporation was consulted to develop a treatment protocol, which began today. Half of the lake, the maximum permitted at one time, was treated today. The other side would be treated in two weeks, weather permitting.
- Muck samples were taken for additional phosphorus measurements, to help determine whether additional algae treatment would be necessary.

Mr. Kurth responded to questions, as follows:

- Regarding the observation during the Lake Audit that three nanobubblers were not working, he would ensure that the Lake Technician implements nanobubbler function checks during regular weekly maintenance. Reports would be submitted to Mrs. Adams.

Mr. Blumenthal noted that there was great improvement on Lake H1-B. Mr. Kurth discussed the ongoing treatment efforts and stated the three connected lakes were the most problematic in the District and, despite the connectivity, other factors contribute to differences in water quality in connected lakes.

Mr. Long asked for sound abatement to be installed inside the new nanobubbler on Lake H1-B, to avoid noise complaints.

FOURTH ORDER OF BUSINESS**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**

Mrs. Adams distributed a revised proposed Fiscal Year 2021/2022 budget and presented Resolution 2021-06. Mr. Adams explained the annual budget preparation, deliberation, public hearing and adoption process and reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments.

Mr. Adams referred to Page 6 of the new version and explained that, after the agenda package was shipped, the "Lake bank remediation" line item name was modified to "Lake bank remediation/Dry Retention enhance" and the budgeted amount was increased from \$30,000 to \$50,000, all of which is reflected in the new version.

Mr. Adams noted that the new version reflects a formula that was corrected which, combined with the increase to "Lake bank remediation/Dry Retention enhance" line item, resulted in an adjustment to the per unit Special Revenue Fund assessment amount. For those within Pelican Sound, that assessment would be added to the \$129.41 General Fund assessment.

Discussion ensued regarding the need for unassigned fund balance in addition to working capital, the potential use of fund balance to reduce assessments and informing residents about assessments.

Mr. Adams presented potential budgetary revisions to reduce the Pelican Sound Special Revenue Fund assessment to \$869.24 and noted that, with the \$129.41 General Fund assessment, the Pelican Sound total assessment would be just under \$1,000 per unit.

Mr. Schultz expressed concern that reducing "Contingencies" from \$125,000 to \$25,000 could lead to a shortfall, given the upcoming maintenance needs and the possibility of additional maintenance and emergency repairs.

- **Consideration of Obtaining a Working Line of Credit:**

This item was an addition to the agenda.

Mr. Adams discussed the option of obtaining a working line of credit, which includes a cost of borrowing and establishment. Once a working line of credit is established it is not expensive to maintain. Mr. Pires stated that the line of credit could be established for emergency purposes only.

Mr. Blumenthal asked why additional fund balance may be necessary. Mr. Adams stated that general maintenance and basic infrastructure repairs have been occurring more frequently and may become costly. Discussion ensued regarding the need to preserve fund balance, reduction of working capital and the goal of keeping assessments as low as possible.

Mr. Adams recapped the modifications made to the proposed Fiscal Year 2022 budget, as follows, and noted that changes could be made at future meetings; there were no changes to the General Fund portion of the budget:

Page 6: "Lake bank remediation" was modified to "Lake bank remediation/Dry Retention enhance" and the budgeted amount was increased from \$30,000 to \$50,000

Special Revenue Fund – Pelican Sound: Modified fund balance to reduce the per unit assessment down to \$869.24 and "Total Revenues" reduced accordingly, down to "1,084,480

Mr. Adams stated a Term Letter would be included in the next agenda; the typical amount for a line of credit is \$500,000.

Mr. Schultz asked for the cost to establish and maintain a line of credit, if there was a benefit to designating an emergency use and whether a budget line item would be needed. Mr. Adams estimated the cost to establish a line of credit would be \$5,000 to \$10,000 and about \$1,500 to \$2,000 annually. He would present options for an operating line of credit versus an emergency line of credit for the Board to consider. With approximately \$45,000 in unassigned fund balance, there were sufficient funds to establish a line of credit.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, Resolution 2021-06, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 24, 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; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, authorizing Staff to obtain a Term Sheet for the purpose of obtaining a \$500,000 line of credit for emergency use purposes, for presentation and consideration at the next meeting, was approved.

FIFTH ORDER OF BUSINESS**Presentation of Annual Quality Assurance Audit: Lake Maintenance and Dry Retention****A. Memorandum: Lake Maintenance**

Mrs. Adams presented the Quality Assurance Audit – Lake Maintenance; the tour was conducted on April 16 and May 3, 2021. Items were addressed as described in the Memorandum. In the opinion of Management, at the time of this Audit, these lakes were in compliance with the South Florida Water Management District (SFWMD) requirements.

B. Evaluation Sheets/Photos

These items were provided for informational purposes.

C. Memorandum: Dry Retention

Mrs. Adams presented the Quality Assurance Audit for Dry Retention. Based on the April 16, 2021 tour, it was determined that the Dry Retention vegetation planted in 2011 was overpopulated. Staff sent a Request for Proposals (RFP) to remove the overabundance of plant materials; specific areas of focus were identified, mapped and photographed. SOLitude Lake Management (SOLitude) submitted an estimate for approximately \$20,000, which was included in the proposed Fiscal Year 2022 budget. Formal proposals from SOLitude and Aquagenix would be presented for consideration, once received.

Mr. Blumenthal asked if canna lilies could be removed and sold to help defray the costs. Mrs. Adams stated SOLitude agreed to harvest and relocate canna lilies in Lake H1-B. This was rescheduled from May to June to coincide with the rainy season. Mrs. Adams would request that canna lilies be removed and relocated at “River 8, right of Tee”.

Mr. Schultz stated he believed that canna lilies would continue spreading unless measures are taken to inhibit growth.

D. Photos

These items were provided for informational purposes.

SIXTH ORDER OF BUSINESS

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

Mrs. Adams presented Resolution 2021-07.

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, 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, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2021

Mrs. Adams presented the Unaudited Financial Statements as of April 30, 2021. Mr. Blumenthal referred to Page 2 of the budget and noted that \$61,690 was budgeted for the General Fund "Fund balances – beginning Unassigned" but the Year-to-Date actuals were \$72,533. He asked if that meant that, following the audit, an additional \$10,000 in revenues was received. He referred to Page 4 and noted that \$191,868 was budgeted for the Special Revenue Fund line item "Fund balances – beginning Unassigned" but the Year-to-Date actuals were \$226,777. Mr. Adams stated he would research these questions.

Mr. Mountford asked when the annual audit would be received. Mr. Adams anticipated that the audit would be presented at the next meeting.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Consideration of April 27, 2021 Regular Meeting Minutes

Mrs. Adams presented the April 27, 2021 Regular Meeting Minutes.

The following changes were made:

Line 94: Change "A Board Member" to "Eric Long"

Line 58: Insert "to" before "questions"

Line 62: Change “The season” to “Seasonality”

Line 64: Insert “of the issue” after “bottom”

Line 98: Change “Bank” to “Bay”

Lines 109 through 110: Insert “relating to the chemical injection for the irrigation” after “units”

Line 192: Change “Blumenthal” to “Twombly”

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the April 27, 2021 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 11 and 13 were completed.

Items 3, 6, 7, 9 and 10 were discussed and the list was updated to reflect further action.

Mr. Schultz recalled a January email about erosion of the asphalt by the 20815 Pinehurst Greens Drive curb. Mr. Krebs would inspect the curb that was replaced earlier this year.

NINTH ORDER OF BUSINESS

Staff Reports

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

Mr. Pires stated he was monitoring pending legislation; updates would be provided when signed into law.

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

Mr. Pires presented the Woodward, Pires & Lombardo, P.A., Proposed Revised Billing Rates, Fees, Expenses and Charges Beginning October 1, 2021. He stated that the rates had not increased since he began representing the District many years ago and the proposed rates are still below the rates charged to other Districts. Mr. Adams stated he did not believe a budgetary adjustment would be necessary.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the Woodward, Pires & Lombardo, P.A., Proposed Revised Billing Rates, Fees, Expenses and Charges Beginning October 1, 2021, was approved.

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

Mr. Krebs stated he would continue assisting Mr. Long.

Mr. Long provided an update for the Ad-hoc Committee addressing the multi-use path. Mr. Krebs assisted by reviewing plans for Pelican Sound Drive and Pelican Sound Boulevard; most of the improvements needed are on the biking side. The Committee has been assessing other paths and a meeting with the Village was scheduled for May 26, 2021 at 2:00 p.m., to determine the feasibility of paths on the north and south side of Pelican Sound Boulevard. A Committee report might be available for review by October. Further updates would be provided.

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

I. Key Activity Dates

The Key Activity Dates list was provided for informational purposes.

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

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the June 22, 2021 meeting.

TENTH ORDER OF BUSINESS

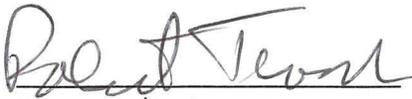
Supervisors' Requests and Public Comments (5 minutes per speaker)

Mr. Long provided paver samples for Hammock Greens, Corkscrew and Pinehurst.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 2:20 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair