

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on January 25, 2022 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/86587552750>, and telephonically at 1-929-205-6099, Meeting ID: 865 8755 2750 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
Shane Willis	Operations Manager
Lenore Brakefield	District Counsel
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Travis Childers	PSGRC Assistant General Manager
Lamar Stoltzfus	PSGRC President
Jim McGivern	PSGRC Vice President
Dick Ohannessian	Masters HOA President
Larry Fiesel	Resident
Bill Costick	Public Affairs Panel and 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, in person.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

There were no public comments.

THIRD ORDER OF BUSINESS

Updates: SOLitude Lake Management

- **Status of Lake H1-B**

Mrs. Adams reported the following on behalf of Mr. Kurth who was not present:

- All “H” lakes were looking very good.
- The test results to establish a baseline for water quality were pending.
- Lake H1-B nano-bubbler electrical project remained ongoing. Florida Power & Light (FPL) passed the meter box inspection and the electrician is now waiting on the directional bore.

Mr. Mountford felt that the Lake H1-B water levels are always lower than the other lakes and asked if a natural flow of water existed between the lakes to bring it up to the same level. Mr. Krebs stated that Lakes H1-B, H2-B and H3-B are interconnected; the surveyor would have to mark the water levels at the same time on all three lakes to determine if there is a difference in the elevation. He noted that, when water levels drop, plantings around the lakes make it appear as if the lake is lower than it is. Mr. Krebs would inspect Lake H1-B.

Mr. Schultz agreed that Lake H1-B looked good and noted that Lake H1-A had algae along the shorelines. Mrs. Adams stated she would submit a work order to SOLitude.

FOURTH ORDER OF BUSINESS

Continued Discussion: Corkscrew Circle Project

- **Signage at Roundabout**
- **Lykins-Signtek, Inc., Solar Yield Sign Estimate #44182**

Mr. Krebs presented a \$4,500 proposal to install a flashing yield sign. Mr. Blumenthal and Mr. Mountford were concerned about the cost of the sign. Rather than installing a sign, the Board agreed with Staff’s suggestion to provide an updated safety letter to Mr. Long and for Mr. Long to e-blast it to residents and address it during the upcoming Safety Saturdays.

FIFTH ORDER OF BUSINESS

Continued Discussion: Traffic Safety in the Masters

Mr. Krebs referred to the parking requirements, which state that no parking is permitted within 20' of an intersection and 30' of a stop sign. He stated that the Masters' request would prohibit parking at each intersection and, although it would result in the corner of the homeowners' lots not having guest parking in front of the residence, he recommended it because it addresses the visibility issues in that area. Mr. Krebs indicated that the specification for sign spacing is 25' to 75' apart; a total of five signs going out and two at each corner would be needed. He was unsure if yellow paint would stop people from parking in the area.

Mr. Blumenthal voiced his opinion that three of his neighbors in attendance would disagree with my point of view. He felt that painting a strip on the east side of the road would not solve the problem but it would, though, for the intersections. As he observed several work trucks with trailers working on various projects, he believed The Masters' request to limit parking was disingenuous. He noted that some residents hold parties where guests park on both side of the streets, which creates the same type of emergency access problems.

A resident disagreed with Mr. Blumenthal's point and voiced their opinion that the entrance had worsened due to vendor delivery trucks and it being used as a picnic area. He was concerned about emergency vehicle response times and supported no parking signage on the east side of the road.

Masters HOA President Dick Ohannessian thanked the Board for discussing this matter. As safety is of everyone's concern, the need to ensure access for emergency vehicles was of paramount concern, he encouraged the Board to continue discussions and support installing a no parking sign on one side of the street, from the northeast corner house to the edge of the road, as soon as possible.

Resident Bill Costick agreed with the previous comment and stated he experienced several instances where he could not drive his golf cart through. He felt that installing "No Parking" signage on the east side from the main drive, was a reasonable request.

On MOTION by Mr. Gilman and seconded by Mr. Schultz, with Mr. Gilman, Mr. Schultz, Mr. Mountford and Mr. Twombly in favor and Mr. Blumenthal dissenting, acceptance of the District Engineer's plan and authorizing the District Engineer to obtain proposals to present at the next meeting, was approved. [Motion passed 4-1]

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2021

Mrs. Adams presented the Unaudited Financial Statements as of December 31, 2021. The FY2022 Operations Financial Impact Analysis Report was distributed.

Mr. Schultz commented owing The Club money. Mr. Adams stated that payment to The Club was in progress; the invoice was received two days ago and covered everything except for the three filter injection systems and minor electrical work. He believed the project will come in under the \$674,000 budgeted.

In response to a question about the CDD paying for the injection systems, Mr. Adams stated the initial system was not working as intended. He would request an updated proposal from Mr. Mike Radford, of M.R.I., and send a copy to Mr. Long to review for accuracy.

Mr. Adams responded to questions and explained the “Due to Special Revenue Fund (SPF)” budget line item. He felt that the amount budgeted for “NPDES report filing” was sufficient. Page 3 of the Check Detail Report reflected payment to Counsel, Greenspoon Marder LLP, instead of netting it out to the line of credit proceeds.

The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of December 14, 2021 Regular Meeting Minutes

Mrs. Adams presented the December 14, 2021 Regular Meeting Minutes. All edits were previously submitted to Management, which included the following change:

After Line 32: Insert “Lamar Stoltzfus” and “PSGRC President”

On MOTION by Mr. Gilman and seconded by Mr. Blumenthal, with all in favor, the December 14, 2021 Regular Meeting Minutes, as amended to incorporate edits previously submitted to Management, were approved.

- **Active Action and Agenda Items**

Items 3, 4, 8, 9, 12, 13, 14, 15 and 18 were completed.

Item 11 was deleted, as it was a duplicate of Action Item 5.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

Ms. Brakefield reported on the following:

- Tow Policy: The CDD is authorized to tow vehicles once signage is posted.
- Ownership of Portion of Corkscrew Road: After in depth research, Mr. Pires concluded that Lee County owns Corkscrew Road and only the County Commissioners can vacate that ownership.

Mr. Long stated that Mr. David Willems, of the Village of Estero, contacted him today regarding providing him with information about something in the zoning that pointed out ownership for that section of Corkscrew Road. Mr. Long conveyed Mr. Pires' conclusion, which differed. He was asked to forward the information to Staff.

District Counsel would present a memorandum related to each of the above items at the next meeting.

Discussion ensued regarding the PSGRC having maintained the landscape on a voluntarily basis and the CDD having striped the road. Mr. Krebs stated he would email information to Mr. Pires and District Staff about needing to address long-term stormwater management in that area, sometime. Mr. Krebs discussed the Village of Estero having the ability to obtain a federal grant to install a multi-use path, which would eventually benefit the CDD.

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

Mr. Krebs reported the following:

- **Proposal for Moving Paver Stop Bar Located at Pelican Sound Blvd. & Pelican Sound Dr.**

Mr. Krebs presented a \$4,500 proposal from MAJ to move the paver stop bar 4' to resolve line of sight issues with the monument sign. The proposal included labor and materials; it would be necessary to order additional white pavers, which were out of stock.

Mr. Krebs gave an overview of specific areas where vehicles are experiencing visibility issues. He recommended moving the stop bar so that it is parallel to the cross walk, similar to what was discussed for Island Sound, unless the PSGRC decides to move the monument within the next few months. Mr. Long thought that this is the most dangerous intersection in the CDD

and offered to look into the suggestion to move the monument, as the PSGRC designated funds to replace the smaller monuments in 2025. Discussion ensued regarding where the original pavers were located prior to the first paver project and how the suggestion to install a traffic mirror would not resolve the issue.

Mr. Schultz motioned to move the stop bar and approve the proposal. The motion died due to a lack of a second.

Mr. Krebs reported the following:

- The pipe repair project at Turnberry was completed and available for viewing on video.
- A Change Order to repair the junction box and install the new one is necessary. M.R.I. had difficulty locating the junction box and, once found, had to break the seal and found an intrusion of tree roots.
- Curb and Pavement Repair Project: Collier Paving was preparing the proposal, which would be forwarded to Mrs. Adams upon receipt.
- PowerPoint Presentation: Homeowners at the HOA meeting about drainage were appreciative of the information provided.

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, the Change Order for additional funds to replace and seal the new junction box at Turnberry and to complete the repairs, in a not-to-exceed amount of \$6,500, was approved.

Mr. Schultz asked for the status of the Torrey Pines asphalt project. Mr. Krebs stated that Collier Paving was preparing the proposal for both the curb and pavement repair projects. He suggested having the roots cut to prevent future incidents prior to repairing the missing piece of asphalt before the right turn into Gleneagles.

Mr. Blumenthal stated that he received emails from several Pinehurst residents about the Dry Retention area near the road, at the Corkscrew Circle entrance, filling up between the T-Box and River Holes 8 and 9, which might result in spilling into the retention pond and overflowing elsewhere.

Mr. Schultz felt that the area does not give a good first impression of the community and it needs to be cleaned. Mr. Mountford felt that Lake Hole 9 should be cleaned, as well.

Mr. Krebs was asked to research and determine what these areas were designated as and to have MRI inspect the current conditions of the pipes at the 4515 through 4523 and 4559 locations, including determining if drainage is working as designed.

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

I. Key Activity Dates

The Key Activity Dates List was included for informational purposes.

II. NEXT MEETING DATE: February 22, 2022 at 1:00 P.M.

• QUORUM CHECK

All Supervisors confirmed their attendance at the February 22, 2022 meeting.

NINTH ORDER OF BUSINESS

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

Mr. Schultz assigned the following tasks to CDD Staff:

- Mr. Long, Mr. Krebs and Mr. Adams: Provide updated information on the upcoming golf course irrigation filtration system upgrade project in the next few months in preparation for the proposed Fiscal Year 2023 budget discussions in May.
- Mr. Willis: Review the prior year's CDD annual newsletter and work with Mr. Twombly to prepare one for review at the next meeting. The newsletter would be posted on the CDD website and e-blasted.
- Mrs. Adams: Respond to homeowner and resident emails directed to her and Mr. Long.

TENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the meeting adjourned at 2:06 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair