

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on February 22, 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
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Bill Kurth	SOLitude Lake Management (SOLitude)
Christine Kennedy	SOLitude Lake Management (SOLitude)
Eric Long	PSGRC General Manager
Jack Crotty	Resident
Dikran Ohannessian	Masters HOA President
Jim Swanger	Masters HOA Board Member
Jim McGivern	PSGRC Vice President

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)

Resident Jack Crotty reported experiencing several “close calls” at the traffic circle entrance on Corkscrew Road and asked the Board to take action by approving one of the proposals presented at the last meeting.

THIRD ORDER OF BUSINESS

**Discussion: SOLitude Lake Management
Premium Waterbody Assessment and
Coring (Lake H1B)**

Mr. Kurth and Ms. Kennedy presented the Waterbody Assessment and Coring Report for Lake H1-B, which was requested to establish a baseline for water quality.

They reported that all “H” lakes were looking very good but they were unable to identify the original location of the water flowing out from H1-B into H1-A.

Mr. Krebs stated the only thing in the area that can be contaminated was the lift station at the entrance of Turnberry; he reported there may be some type of damage to the wet well that would allow it to seep into the ground, from an upstream source.

Mr. Kurth suggested doing another test at the core site, in order to determine if this is a sewage issue that is actually impacting the lake. He discussed the interconnected lakes including P-96 and P98, which were displayed on the screen.

Mr. Krebs stated that this could be the same issue where they might need to repair the pipe due to tree roots breaking into it and causing inflow from the groundwater. Mr. Krebs and Mr. Kurth would inspect the area after the meeting.

After lengthy discussions trying to determine if the high nitrogen and ammonia levels are just a trend, Mr. Kurth and Ms. Kennedy believed additional, frequent testing is needed, as there is limited data available to make an informed conclusion and ongoing recommendation.

Mrs. Adams recalled that SOLitude has one more test to perform, as the Board approved one for when the lake condition is good and another when it is not; however, Mr. Kurth recommended the less costly option of performing two quarterly nitrogen tests to determine what is causing this issue.

Mr. Kurth would provide a proposal for more frequent nitrogen testing for consideration at the next meeting. Mrs. Adams stated that MRI will be on site next month to conduct their annual inspection of the interconnecting pipes.

Mrs. Adams was asked to include "Continued Discussion: Corkscrew Traffic Circle" on the next agenda.

FOURTH ORDER OF BUSINESS

Continued Discussion: Traffic Safety in the Masters

- **Consideration of Lykins Signtek, Inc., No Parking Sign Estimate #44976**

Mr. Krebs presented the estimate to install five "No Parking" signs along Masters Circle. Mrs. Adams stated the amount would be \$4,300, as the CDD is tax-exempt.

Discussion ensued regarding the high cost, due to supply and demand and the recent changes in the criteria.

Mr. Blumenthal stated he was not convinced this is necessary, unless the Board considers fixing the larger problem throughout the Masters community. He was unsure how they can enforce this and recalled discussing the pros and cons and choosing not to install signage at Corkscrew Circle at the last meeting. He felt the Board should be consistent in their approach.

On MOTION by Mr. Mountford and seconded by Mr. Schultz, with Mr. Mountford, Mr. Schultz, Mr. Gilman and Mr. Twombly in favor and Mr. Blumenthal dissenting, the Lykins Signtek, Inc., Estimate #44976, to purchase and install five "No Parking" signs, in the not-to-exceed amount of \$4,300, was approved. [Motion passed 4-1]

FIFTH ORDER OF BUSINESS

Consideration of Collier Paving & Concrete Estimates for Torrey Pines Curb and Pavement Repair Projects

A. Estimate #22-053 [\$8,912.84]

Mr. Krebs stated this is for curb replacements along Pelican Sound Boulevard and on a few other streets.

B. Estimate #22-054 [\$4,507.61]

Mr. Krebs stated this is to replace damaged curb and asphalt at Torrey Pines Way, where the tree roots have broken through.

C. Estimate #22-055 [\$6,748.70]

Mr. Krebs stated this is the worst case scenario cost to replace the flat areas of curbs holding water near Masters Circle and Gleneagles Links Drive, if the original plan to saw cut them and create a trench, fails. The cost to saw cut the curbs was not included in the proposal.

Mr. Krebs explained the plan for the contractor to saw cut the curbs first and obtain homeowner feedback in a month and determine if the saw cuts solved the issue or if it is necessary to proceed with replacing the curb.

The Board discussed the estimates and asked Mr. Krebs to negotiate mobilization fees down to one, since the Board is approving all the projects to be done simultaneously. The first two estimates and only if needed, Estimate #22-055.

On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, Collier Paving & Concrete Estimate #22-053, in the amount of \$8,912.84, and Estimate #22-054, in the amount of \$4,507.61, and, only if needed, Estimate #22-055, in the amount of \$6,748.70, for Curb and Pavement Repair Projects, subject to Mr. Krebs negotiating adjusted mobilization fees, were approved.

Mr. Adams arrived at the meeting at 1:34 p.m.

SIXTH ORDER OF BUSINESS

**Consideration of MAJ Contracting Inc.
Proposal to Move White Paver Stop Bar**

Mr. Krebs presented the MAJ Contracting, Inc., proposal to move the stop bar at Pelican Sound Boulevard and Pelican Sound Drive to resolve visibility issues; the proposal was not in the agenda package when he presented this at the last meeting. He stated that he met with Mr. Long on site and they determined something should be done to address the visibility issues.

A Board Member recalled that the vote to approve this failed at the last meeting, which was affirmed in the prior meeting minutes.

This item would be removed from future agendas.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mrs. Adams presented Resolution 2022-02. Seats 1 and 2, currently held by Mr. Gilman and Mr. Schultz, respectively, are estimated up for election at the November 2022 General Election.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, Consideration of Resolution 2022-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Discussion: Review of Annual Newsletter

Board Members thanked Mr. Willis and Mr. Twombly for preparing the annual newsletter, which was distributed in the meeting. Revisions were provided to Mr. Willis.

A Board Member stated that Mr. Gilman told him he can share the newsletter with his community; however, as all of the items address issues within the Pelican Sound Community, he most likely would not. Mrs. Adams stated that the newsletter will not be sent to the Commercial Management Company.

Mr. Willis will send the revised newsletter to the Board and to Pelican Sound; it should be posted on the CDD website within the week and e-blasted to homeowners/residents.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2022

Mrs. Adams presented the Unaudited Financial Statements as of January 31, 2022. The FY2022 Operations Financial Impact Analysis Report was distributed.

Mrs. Adams advised that Accounting was in the process of correcting two posts; one for \$11,000 in the General Fund "Engineering" budget line item belonging to the "Pelican Sound Program", and the other for \$600 in the Pelican Sound Program "Roadway RM/traffic calming" budget line item belonging to the "General Fund". Mr. Krebs stated he would ensure his submittals specify specific coding information for posting purposes.

Mr. Adams reported that the CDD's payment to The Club was processed last Monday. The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of January 25, 2022 Regular Meeting Minutes

Mrs. Adams presented the January 25, 2022 Regular Meeting Minutes. Edits were previously submitted to Management, which included the following change:

- Lines 29 and 92: Change "Dick Renaud" to "Dikran Ohannessian"
- Line 83: Change "Mr. Krebs" to "my"

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the January 25, 2022 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 3, 7, 10, 11, 14, 15, 17, 18 and 19 were completed.

The following items were discussed:

- Item 5: 12.14.21 part was completed.

Mr. Long distributed and presented five weekly charts showing Vehicle Count by Peak Speed times, tracking traffic without a camera at Southern Hills and Pelican Sound Drive. The charts were provided to Mrs. Adams for the record.

Mr. Blumenthal recalled that tracking this area was in response to a homeowner's request to have a stop sign installed. In his opinion, these results did not justify a stop sign. He recalled stating in the November meeting that he did not feel a stop sign was appropriate. Mr. Blumenthal suggested swapping the camera sign to this location, so they can identify the violators. Mrs. Adams discussed a recent incident where she observed two drivers not stopping at the stop signs. The Pelican Sound Board approved an approach to address excessive speed incidents.

- Item 6: Frequency of sending e-blasts changed from monthly to periodically.
- Item 9: Mr. Krebs to see if the surveyor can do it next week.
- Item 10: The Work Order was submitted and waiting for SOLitude to treat the shoreline at Lake H1-A.
- Item 15: Mr. Pires suggested he, Mr. Long along with others meet with Mr. Willem, of the Village of Estero, to discuss ownership of a portion of Corkscrew Road. Mr. Long stated he expected the road to need maintenance within the next two to three years.

Discussion ensued regarding the inability of the County or The Village to solidify which entity owns the road. There were reports of documentation that the road was transferred from the City to The Village but that a Resolution was never passed.

Mr. Pires stated that he researched and concluded that Lee County owns the road. Since this is still an issue, he suggested obtaining a copy of the Development Order to determine if this purchase would have impacts to the road, which could then be addressed during The Village's public meeting. The Board agreed to the suggestion of Mr. Krebs conducting an Engineering Assessment to evaluate the visible conditions of Corkscrew Road and eventually sending it to the County and The Village, as this is a public safety issue within their District.

- Item 16: Add "Mr. Krebs to provide an Analysis Report listing the deficiencies and required maintenance, at the next meeting." He would also take a photograph of the cracked drainage system. Mr. Pires stated the memorandum, under Agenda Item 11All, outlines ownership of the roadway and includes backup documentation.
- Item 17: Mrs. Adams sent Pinehurst HOA the M.R.I. proposal to inspect the HOA pipes.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

I. Memorandum Regarding Tow Policy

Mr. Pires presented the memorandum outlining the Amended Tow Policy, which included the legislative changes; the steps and recommendations to initiate it would require adopting a Resolution.

Mr. Adams explained that the Tow Policy applies to parking lots and streets. Another reported that road patrols typically cite two to three vehicles a month, in which they give a friendly reminder not to park on the street.

Discussion ensued regarding including language in the Resolution giving The Club discretion to enforce parking issues through their covenants and deed restrictions, having “No Parking in Unauthorized Areas” signage posted at the entrance gates and engaging a towing company.

The Board agreed to proceed with a soft approach before having a vehicle towed. Mr. Pires will work with Mr. Long on the proposed verbiage and Tow Agreement and send to Mr. Adams for review and prepare the Resolution for the next meeting.

II. Memorandum Regarding Ownership Identification of Portion of Corkscrew Road

This item was addressed during the Action Item 16 discussion.

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

There was no report.

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: March 22, 2022 at 1:00 P.M.

• QUORUM CHECK

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

TWELFTH ORDER OF BUSINESS

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

Mr. Schultz made the following requests:

- Asked Staff to invite the contractor for Rain Bird to the April meeting to give a 15-minute presentation on the Golf Course Irrigation Upgrade project for Fiscal Year 2023, along with other Representatives interested in the project. Mr. Long would provide Mrs. Adams with the contact information.
- Asked CDD Staff to prepare an informational brochure about the River Ridge CDD, its history of key events and the benefits of the CDD to be posted on the CDD and Pelican Sound websites and to possibly include in the new homeowner's package. This should help answer most homeowner questions. Mr. Pires will provide updated information to Mrs. Adams, which she can include in the brochure.

Mr. Long reported that the Pelican Sound Board approved construction of two dog parks in the Florida Power & Light (FPL) easement and in a fitness park. He briefed the Board on the dog park project for which they may need to ask the CDD for an easement. Mr. Long discussed how they will address gopher tortoises in the area.

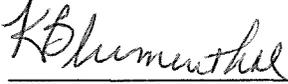
THIRTEENTH ORDER OF BUSINESS

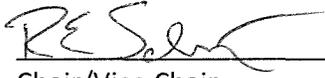
Adjournment

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor,
the meeting adjourned at 2:39 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair