

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on June 28, 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 (via telephone)	Chair
Terry Mountford	Vice Chair
Kurt Blumenthal	Assistant Secretary
Robert Twombly	Assistant Secretary
Jim Gilman	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
John Baker	District Engineer
Eric Long	PSGRC General Manager
Jim McGiven (via telephone)	PSGRC Board President
Tony Grau (via telephone)	Grau & Associates
Linda Christiansen	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:02 p.m. Supervisors Mountford, Blumenthal, Gilman and Twombly were present, in person. Supervisor Schultz was attending via telephone.

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

Mrs. Adams suggested addressing the Eleventh and Twelfth Orders of Business next.
Mr. Pires noted that an amended agenda was distributed.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the amended agenda, was approved.

- **Presentation of Draft Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates**

This item, previously the Eleventh Order of Business, was presented out of order.

Mr. Grau presented the Draft Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2021. There were no findings, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit. No changes are anticipated.

- **Consideration of Resolution 2022-07, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2021**

This item, previously the Twelfth Order of Business, was presented out of order.

Mr. Adams noted that Resolution 2022-07 was not included in the agenda.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, Resolution 2022-07, Hereby Accepting the Audited Basic Financial Report for the Fiscal Year Ended September 30, 2021, subject to Staff drafting the Resolution and execution by the Chair or Vice Chair, was adopted.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

There were no public comments.

THIRD ORDER OF BUSINESS

Discussion/Consideration: Award of Contract for Landscape and Irrigation Renovations

A. Award Memo

Mrs. Adams presented the Award Memorandum, noting the following:

- Six companies attended the pre-bid meeting and two bids were received.
- Bids were submitted by Sunny Grove Landscape Nursery (Sunny Grove) and by Hannula Landscaping and Irrigation Inc. (Hannula).
- The Sunny Grove bid sheet did not include sod and Sunny Grove did not submit a list of comparable projects within the last five years.

Discussion ensued regarding contractors who did not submit bid packages, differences between the bids and the references.

Mrs. Adams noted that, for Fiscal Year 2022, the CDD has Note Proceeds of \$840,375 to cover the cost of the Roadway Landscape Enhancements and Irrigation Renovations project. She read the CDD Rules, which state that the lowest cost, most responsive and responsible and best bid or the proposal most advantageous to the CDD, as appropriate, shall be accepted.

B. Bid Analysis

Mr. Pires stated that the Board could make a determination to reject the Sunny Grove bid as being nonresponsive, in material aspects and respects. The Board may waive the minor irregularity regarding a missing signature on the Hannula bid before making a decision on the proposals. Mrs. Adams concurred.

Discussion ensued regarding additional CDD projects. Mr. Long noted that a portion of the work to be completed is located at five community pools, at a cost of \$22,491.80, and it would be paid for by Pelican Sound, as it includes a portion of The River Club that is outside the CDD. Additional projects to be funded from the Note Proceeds include the proposal of approximately \$56,000 for irrigation clocks, which will be presented for ratification.

Mr. Long discussed a \$7,500 proposal from Landscape Architect James McCord for assistance and support for the construction of the entire project, including on-site supervision of extractions, installations, contractor management and planning of potential additional landscaping enhancements, such as the fence line landscape buffer hedge, cul-de-sac enhancements, isolation valves and hardscape enhancements.

Discussion ensued regarding additional CDD projects and the reduction of the amount to be approved for the Hannula bid to reflect that \$22,491.80 that would be paid by Pelican Sound.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, rejecting the Sunny Grove Landscape Nursery proposal based on it being deemed nonresponsive, waiving the minor deficiency in the Hannula Landscaping and Irrigation Inc., proposal and awarding the contract for Landscape and Irrigation Renovations to Hannula Landscaping and Irrigation Inc., the most responsive and responsible respondent to the RFP, in the amount of \$598,431.95, was approved.

FOURTH ORDER OF BUSINESS

Discussion/Ratification: Global Irrigation Solutions, Inc. Quote to Install ESP-LXME Controller

This item was discussed in conjunction with the Third Order of Business. Mrs. Adams presented the Global Irrigation Solutions, Inc., quote for installation of the ESP-LXME Controller.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the Global Irrigation Solutions, Inc., quote for installation of the ESP-LXME Controller, in the amount of \$55,977.87, was ratified.

FIFTH ORDER OF BUSINESS

Discussion/Ratification: Irrigation Concepts, LLC Estimate 20281 to Install Vibratory Plow

Mrs. Adams presented Irrigation Concepts, LLC Estimate 20281.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, Irrigation Concepts, LLC Estimate 20281, in the amount of \$195,000, was ratified.

▪ **Consideration: Landscape Architect James McCord Proposal**

This item was an addition to the agenda.

Mr. Long stated assistance is needed to achieve installation of 600 irrigation heads in Pelican Sound before October 14, 2022.

Discussion ensued regarding the proposal and various tasks to be completed.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the Landscape Architect James McCord proposal for assistance and support during the entire project, in a not-to-exceed amount of \$7,500, was approved.

SIXTH ORDER OF BUSINESS

Discussion: Seaside II Drainage Structure

Mrs. Adams stated this was added at Mr. Schultz's request. Following a rain event, the area was flooded and, upon inspection, MRI observed that it was not caused by a CDD structure. A plugged 12" yard drain caused flooding and the Seaside Association paid the expense to have it cleaned.

Mr. Schultz stated a similar situation exists between Masters and the tee area of Lake #7. During heavy rains, the low area along the Masters Circle roadway near the drains fills with water. He expressed his opinion that this is part of the CDDs stormwater management drain system and recommended these structures be included in the group of drains managed and maintained by the CDD. He suggested inspecting them to determine how to address the drainage issues.

Mr. Pires stated, in order for the CDD to take responsibility for these structures, the CDD would need a license or a lease agreement if the property is not owned by the CDD. He asked if the pipes are sized appropriately for the CDD to take over them. The consensus was that they are 12" pipes. Mr. Pires cautioned against setting a precedent given that the CDD is not responsible for maintaining those areas.

Discussion ensued regarding standing water in swale areas that used to have palmettos, moving drains to the swale and using of pumps to remove water in the area.

A resident noted that the drain is higher than the standing water.

A map of the area, pipes and catch basins in the area were discussed.

Mr. Long stated Mr. Krebs would need to inspect the area and give recommendations. Based on the approximate 40,000 square foot size of the area in question, Mr. Long estimated that it might cost \$111,000 for fill dirt to raise the elevation 1'.

Mr. Long stated Seaside II cleaned out the area at its expense and Pelican Sound is draining it now.

Areas with similar elevations that have not experienced issues were discussed.

Mr. Long recalled that the River Ridge Plan allocated stormwater management as an area to consider for future growth.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, authorizing Mr. Krebs to research and provide alternatives for the drainage areas, was approved.

SEVENTH ORDER OF BUSINESS

Discussion/ Consideration: Additional Parking Request on Turnberry Lake Drive

Mr. Long discussed the request for additional parking in the cul-de-sac between Turnberry I and II. It might be possible to create five additional parking spots but the question is whether the expense would be the responsibility of Turnberry or the CDD.

Ownership of the property, limited parking spaces in the area and whether to allow parking on Turnberry Lake Drive until 10:00 p.m., were discussed.

Mr. Long asked if the CDD would accommodate a request by Turnberry I and II to add parking in the right-of-way (ROW) or the utility easement at their own expense. Mr. Adams stated the Board can cooperate to the extent that the Association needs the CDD to give consent, cooperate with the permitting application process and allow use of the CDD’s ROW but it would be a function of the Association and at the Association’s expense. Mr. Adams stated he would send an email to that effect to Mr. Long, for transmittal to the Association.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2022

- **2022 Operations Financial Impact Analysis**

Mrs. Adams presented the Unaudited Financial Statements as of May 31, 2022.

Mr. Schultz asked if there is a plan for the “Lake bank remediation” work noted in the Pelican Sound Program Special Revenue Fund, on Page 4. Mrs. Adams stated the annual audit is underway and necessary work will be discussed at the next meeting. She noted that \$18,675 has been spent on the Dry Retention Project. Mr. Adams stated the expenditure might have been

included under the “Lake/wetland” line item. Mrs. Adams would ask Accounting to address the issue.

Mr. Blumenthal asked about the “Working capital” amount in the Pelican Sound Program Special Revenue Fund, on Page 4. Mr. Adams stated it represents 25% of the annual CDD budget, which is reserved to pay expenses during the first three months of the fiscal year.

Mr. Blumenthal asked about the absence of the \$7,500 “Bank Counsel” expense in the Pelican Sound Program Special Revenue Fund – Series 2022A, on Page 5. Mr. Adams stated the fee was paid from the proceeds, when received. Mr. Blumenthal stated the amount is not visible. Mr. Adams stated the amount is reflected in the total but it is in a collapsed cell on the spreadsheet; it would be corrected.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of May 24, 2022 Regular Meeting Minutes

Mrs. Adams presented the May 24, 2022 Regular Meeting Minutes. The following changes were made:

Line 283: Change “MBR” to “NVR”

Line 264: Change “weekly” to “every other week”

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the May 24, 2022 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 6, 12 and 13 were completed.

Item 5: Mr. Baker stated he received a revised proposal from Collier Paving but further review and revision are needed.

Item 4: The speed cushion was delivered but the components were stolen before they could be installed. Another speed cushion would be ordered.

Item 7: Mr. Long stated he needs a legal exhibit to the License Agreement. Mr. John Baker will provide the Exhibit. Mr. Pires will assist with the License Agreement.

Items 5 and 8 were to be combined.

TENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

There was no report.

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

I. Key Activity Dates

II. NEXT MEETING DATE: July 26, 2022 at 1:00 P.M.

- **QUORUM CHECK**

Supervisors Gilman, Blumenthal and Mountford confirmed their in-person attendance at the July 26, 2022 meeting. Supervisor Schultz would attend via telephone. Supervisor Twombly would not attend.

Mrs. Adams will email the draft Fiscal Year 2023 budget in case the July 26, 2022 meeting is canceled.

ELEVENTH ORDER OF BUSINESS

Presentation of Draft Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates

This item was presented following the First Order of Business.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2021

This item was presented following the First Order of Business.

THIRTEENTH ORDER OF BUSINESS

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

Mr. Mountford asked if Staff completed the lake audit. Mrs. Adams stated it is in progress. Discussion ensued regarding excessive pine straw and vegetation issues at Lake #7.

Mrs. Adams stated she requested an update from MRI. She would forward the email to Mr. Mountford when received.

Mr. Mountford requested that SOLitude treat algae in Lake H1-A. He voiced his opinion that Lake H1-B is looking great.

Mr. Schultz asked for a box of 40 yellow road reflectors to be sent to Pelican Sound. Mr. Long stated he installed all that he had. Adhesive is also needed. Mrs. Adams asked for an adequate quantity of reflectors and adhesive to be ordered.

Mr. Schultz reported that his Seat and Supervisor Gilman's Seat are up for Election and, as they were both unopposed, they will serve for another four years.

A resident stated a Planning, Zoning and Design Board Meeting is scheduled for July 12, 2022 at 4:30 p.m. Pelican Sound has two items on the agenda for the south pickleball courts located on the Florida Power & Light (FPL) easement. Four courts would be made permanent and four courts could be added in the future. The River Club requested a Special Event Permit to allow outdoor music between 5:00 p.m. and 9:00 p.m., on Thursdays and Saturdays. A sign announcing the Public Hearing will be posted in the entrance.


FOURTEENTH ORDER OF BUSINESS

Adjournment

**On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor,
the meeting adjourned at 2:42 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair