

RIVER RIDGE

COMMUNITY DEVELOPMENT DISTRICT

February 28, 2023

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

February 21, 2023

Board of Supervisors
River Ridge Community Development District

<p><u>ATTENDEES:</u> 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 February 28, 2023 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/82086246862>, Meeting ID: **820 8624 6862** or telephonically at **1-929-205-6099**, Meeting ID: **820 8624 6862**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items *(5 minutes per speaker)*
3. Continued Discussion: Stormwater Management System Analysis
 - A. Storm Preparation and Response Plan
 - B. Update: Stormwater Flow Adjustment Study
 - C. Response to Pinehurst Greens Neighborhood Association Requests
4. Discussion/Updated: 5 Year Capital Improvement Projects to include Storm Water Management
5. Update: Infrastructure Plan to Include Southeast Corner of The Masters
6. Discussion: Infrastructure Plan Phase II
7. Discussion: Speed Radar Signs
8. Acceptance of Unaudited Financial Statements as of January 31, 2023
 - 2022 Capital Improvement Projects
 - 2023 Operations Financial Impact Analysis
9. Approval of January 24, 2023 Regular Meeting Minutes
 - Active Action and Agenda Items

10. Staff Reports

- A. District Counsel: *Woodward Pires & Lombardo, P.A.*
- B. District Engineer: *Hole Montes, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

I. Key Activity Dates

II. NEXT MEETING DATE: March 28, 2023 at 1:00 PM

o QUORUM CHECK

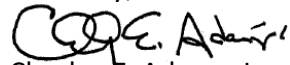
SEAT 1	JAMES (JIM) GILMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BOB SCHULTZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KURT BLUMENTHAL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	TERRY MOUNTFORD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	BOB TWOMBLY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

12. 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**

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MEMORANDUM

To: River Ridge CDD – Board of Directors
From: Charles L. Krebs, P.E.
Date: February 20, 2023
Subject: Pelican Sound Drainage Update

HM Project No. 1996028

Pinehurst

In response to the concerns of the Pinehurst neighborhood residents, I have prepared this memo of recommendations to address standing water and drainage related issues that arose from hurricane Ian.

The changes to the existing control structures created an unintended consequence to the residence of Pinehurst. The drainage inlets located directly north of the Corkscrew Road round-a-bout, continued to trickle water down the street into the Pinehurst neighborhoods for several weeks. This was a result of moving water from Basin E1 to E3 to help reduce the standing water elevations that were seen because of hurricane Irma. The water elevations were raised in basin E3 to a point where the water elevation was higher than the grate elevation for the inlets in question. To address that situation, we have looked at scaling back the changes to the Basin E1 control structure and looking at changing the control structure for Basin E8. These attempts did not bring the water elevation back to levels below the grates. As such there would always be the possibility of water flowing down from the inlets into Pinehurst neighborhoods.

Since the existing inlets at the Corkscrew round-a-bout are so much lower than the design elevations for Basin E3 it seems the best solution would be to sever the connection to the adjacent Basin E3 dry detention area. The pipe connecting the inlets could be grouted and abandoned in place breaking the connection. As such the inlets would not collect water from the Corkscrew round-about but would pass it along down the roadway similar to what is happening currently. This change would stop the water that was seen flowing down the streets after a rainfall event. If, in the future the board wishes, the roadway inlets could be connected to existing inlets behind the residents of Pinehurst Greens Court. This would allow the water to flow to the Basin E2 dry detention flow way located north of Pinehurst Court.

It was also brought to my attention that the inlets located near 20921 Pinehurst Greens Drive became clogged with debris from hurricane Ian. The water rose to an elevation that caused it to flow to the inlets located near 20878 Pinehurst Greens Drive. The drainage

pipe that connected the inlets near 20921 Pinehurst Greens Drive may have been partially or completely clogged by debris. The maintenance contractor, MRI, was able to send a crew to inspect and clear the grate and the pipe after it was safe to do so. To help address the possible clogged pipe I recommend increasing the inspection of that pipe during the rainy season. Currently the system gets a complete inspection near the end of the dry season. Since the rainy season runs from May to November, I recommend increasing the inspection time to include two additional times or prior to a estimated hurricane event. If the data supports continued cleaning then a permanent program can be established. Should the data show that the pipe has remained clean through the rainy season then the program can be pulled back.

As an option to help address the clogging of the roadway inlets at 20921 Pinehurst Greens Drive, the existing valley gutter and inlet grates could be removed and replaced with Type F curb and gutter and a Type 9 inlet.

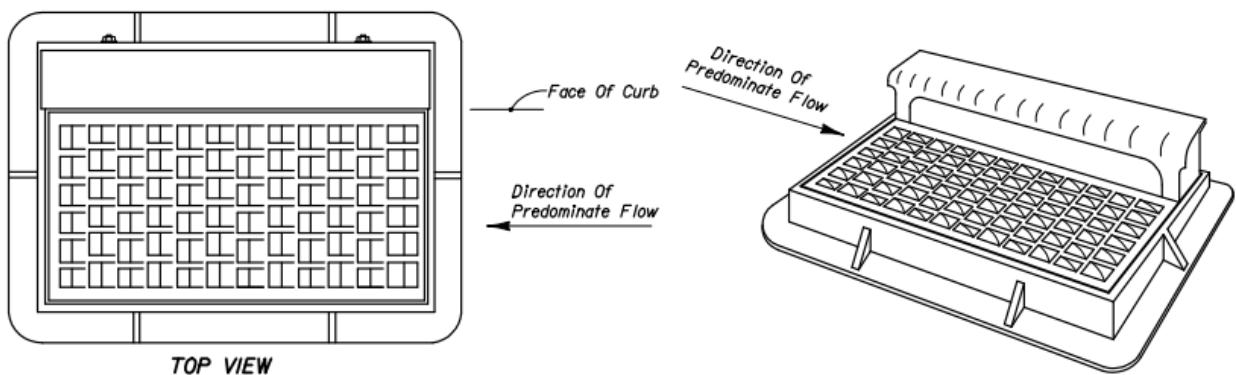


Figure 1 FDOT Type 9 Inlet Top

The Type 9 inlet top has a traffic bearing grate for low flows and a throat opening for higher flows. This inlet does come with some drawbacks. The floating debris that clogged the existing valley gutter inlets would pass through the throat opening and into the drainage pipe. This material could create or exacerbate a clogged pipe resulting in the same standing water that was seen during lan. This is not recommended to be done at this time but could be done as part of a later phase if there are still standing water issues even with the increased inspections.

Masters Circle

The residents of the Masters neighborhood have indicated there is standing water located behind homes that are adjacent to the golf course. A review of the plans indicated that yard inlets were to be installed but to this day we have not been able to verify the inlets have been installed. As such I recommend creating a program to budget for the installation of the inlets either at one time or over a few years based on the budgetary restraints and the preliminary bid numbers that will be collected prior to beginning the installation.

In addition, there is an existing inlet that is located in a indigenous area in the southeast corner of the Master that does not show up on the drainage map. This inlet should be investigated by MRI to determine where the inlet discharges to and what other drainage improvements may be connected to this inlet and drainage pipe. After which drainage

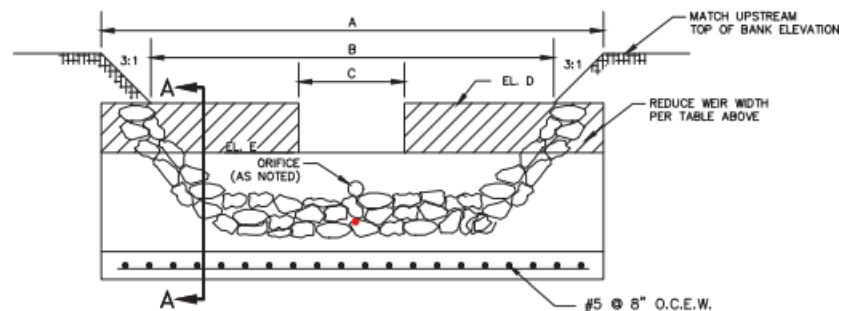
easements can be prepared to transfer the ownership and ongoing maintenance to the River Ridge CDD.

Seaside

The former indigenous area located between the golf course and Seaside has no positive outfall or drainage connection to the existing water management system. Last year during the rainy season this area was holding water and could only be controlled by pumping water to nearby inlets. Since this area is under the control of the Pelican Sound Golf and River Club there would need to be an agreement or drainage easement created to allow the CDD to install and maintain yard drains in this area and connect them to existing CDD owned improvements. These inlets would allow the water to drain in accordance with the water elevations in the surrounding lakes.

Control Structures

Currently there is an approved SFWMD permit to adjust the control structures for Basins E2, E5 and E6 to reduce the flow to the river and allow for more flow to the FPL easement. The approved permit allows for the modification of the existing weirs to restrict the flows in the northern basins and redirect the flow to the FPL outfall.



CONTROL STRUCTURE — WEIR TYPE
STRUCTURE E2 E5 AND E6 N.T.S.

I would recommend discussing the potential impacts with the Golf and River Club. As we have seen with the existing modifications, there will be higher water elevations seen on the golf course. If the increased elevations are acceptable and will not be detrimental to the course, then I would recommend completing the improvements. If the impacts are determined to be too harmful to the course, I would recommend pulling the permit approval.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2023**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2023**

	General Fund	Special Revenue Fund	Series 2022A Note	Series 2022B Note	Total Governmental Funds
ASSETS					
Cash					
SunTrust					
Operating	\$ 1,180,670	\$ -	\$ -	\$ -	\$ 1,180,670
Loan account 2019	-	75,316	-	-	75,316
SRF - Pelican Sound	-	180,382	-	-	180,382
Series 2022A note	-	-	72,835	-	72,835
Series 2022B note	-	-	-	197,153	197,153
Florida Community Bank					
Note reserve 2016	-	10,001	-	-	10,001
Note reserve 2019	-	10,001	-	-	10,001
Prepaid expense	-	7,207	-	-	7,207
Due from general fund	-	893,713	-	-	893,713
Total assets	<u>\$ 1,180,670</u>	<u>\$ 1,176,620</u>	<u>\$ 72,835</u>	<u>\$ 197,153</u>	<u>\$ 2,627,278</u>
LIABILITIES					
Liabilities					
Accounts payable	\$ -	\$ 33,473	\$ -	\$ -	\$ 33,473
Due to SRF - Pelican Sound	893,713	-	-	-	893,713
Total liabilities	<u>893,713</u>	<u>33,473</u>	<u>-</u>	<u>-</u>	<u>927,186</u>
FUND BALANCE					
Assigned					
Working capital	59,565	271,120	-	-	330,685
Restricted for					
Debt service	-	-	72,835	197,153	269,988
Unassigned	227,392	872,027	-	-	1,099,419
Total fund balance	<u>286,957</u>	<u>1,143,147</u>	<u>72,835</u>	<u>197,153</u>	<u>1,700,092</u>
Total liabilities and fund balance	<u>\$ 1,180,670</u>	<u>\$ 1,176,620</u>	<u>\$ 72,835</u>	<u>\$ 197,153</u>	<u>\$ 2,627,278</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 78,874	\$ 198,060	\$ 237,510	83%
Interest & miscellaneous	13	20	750	3%
Total revenues	<u>78,887</u>	<u>198,080</u>	<u>238,260</u>	83%
EXPENDITURES				
Administrative				
Supervisors	861	3,014	10,918	28%
Management/accounting	4,284	17,136	51,408	33%
Audit	-	-	7,100	0%
Special assessment preparation	-	-	6,500	0%
Legal fees	-	845	10,000	8%
Engineering	2,000	2,000	10,000	20%
NPDES reporting filing	-	700	13,000	5%
Telephone	33	133	400	33%
Postage	137	301	1,000	30%
Insurance	-	7,480	7,800	96%
Printing & binding	62	250	750	33%
Legal advertising	-	482	1,000	48%
Contingencies	57	105	3,880	3%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	-	705	0%
ADA website compliance	-	-	210	0%
Property taxes	-	9	-	N/A
Total administrative	<u>7,434</u>	<u>32,630</u>	<u>124,846</u>	26%
Field services				
Other contractual - field management				
Q & A	217	867	2,601	33%
Contingencies	-	-	1,000	0%
Other contractual	-	-	40,000	0%
Street lighting	315	946	4,500	21%
Plant replacement	-	-	4,000	0%
Debt service (prin & int) 2022 note	-	-	19,500	0%
Street sweeping	2,025	3,375	15,000	23%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	2,270	20,000	11%
Total field services	<u>2,557</u>	<u>7,458</u>	<u>109,101</u>	7%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Property appraiser	-	-	1,725	0%
Tax collector	-	2,278	2,588	88%
Total other fees and charges	-	2,278	4,313	53%
Subtotal expenditures: general	<u>9,991</u>	<u>42,366</u>	<u>238,260</u>	18%
Net change in fund balances	68,896	155,714	-	
Fund balances - beginning				
Unassigned	218,061	131,243	108,879	
Fund balances - ending				
Assigned				
Working capital	59,565	59,565	59,565	
Unassigned	227,392	227,392	49,314	
Fund balances - ending	<u>\$ 286,957</u>	<u>\$ 286,957</u>	<u>\$ 108,879</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 JANUARY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: Pelican Sound	\$ 360,044	\$ 893,713	\$ 1,083,981	82%
Interest & miscellaneous: Pelican Sound	-	23	500	5%
Total revenues	<u>360,044</u>	<u>893,736</u>	<u>1,084,481</u>	82%
EXPENDITURES				
Professional services				
Audit	-	-	3,400	0%
Legal	-	-	5,000	0%
Engineering	3,104	11,842	20,000	59%
Contingencies	-	145	600	24%
Total professional services	<u>3,104</u>	<u>11,987</u>	<u>29,000</u>	41%
Other contractual				
Field management	417	1,667	5,000	33%
Lake/wetland	6,015	29,288	101,000	29%
Drainage pipe annual inspection and cleaning	-	875	50,000	2%
Drainage pipe repair	-	-	100,000	0%
Lake bank remediation	-	-	50,000	0%
2019 Note - capital outlay	-	3,398	90,000	4%
Debt service (prin & int) 2022 note	-	-	370,500	0%
Roadway RM/traffic calming	26,267	67,211	35,000	192%
Aeration repair	-	988	-	N/A
Contingencies	-	-	50,000	0%
Total other contractual	<u>32,699</u>	<u>103,427</u>	<u>851,500</u>	12%
Total expenditures	<u>35,803</u>	<u>115,414</u>	<u>880,500</u>	13%
OTHER FINANCING SOURCES				
Transfer out	-	(26,725)	-	N/A
Total other financing sources	<u>-</u>	<u>(26,725)</u>	<u>-</u>	N/A
Net change in fund balances	324,241	751,597	203,981	
Fund balances - beginning				
Unassigned	818,906	391,550	327,516	
Fund balances - ending				
Assigned				
Working capital	271,120	271,120	271,120	
Unassigned	872,027	872,027	260,377	
Fund balances - ending	<u>\$ 1,143,147</u>	<u>\$ 1,143,147</u>	<u>\$ 531,497</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - SERIES 2022A
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt Service		
Interest expense	-	11,890
Total debt service	<u>-</u>	<u>11,890</u>
 Other contractual		
Capital outlay	-	176,804
Total other contractual	<u>-</u>	<u>176,804</u>
Total expenditures	<u>-</u>	<u>188,694</u>
 OTHER FINANCING SOURCES		
Transfer in	-	11,890
Total other financing sources	<u>-</u>	<u>11,890</u>
 Net change in fund balances	-	(176,804)
Fund balances - beginning		
Unassigned	72,835	249,639
Fund balances - ending		
Unassigned	72,835	72,835
Fund balances - ending	<u>\$ 72,835</u>	<u>\$ 72,835</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - SERIES 2022B
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt Service		
Interest expense	<u>-</u>	<u>14,835</u>
Total debt service	<u>-</u>	<u>14,835</u>
 Other contractual		
Capital outlay	<u>2,875</u>	<u>377,162</u>
Total other contractual	<u>2,875</u>	<u>377,162</u>
Total expenditures	<u>2,875</u>	<u>391,997</u>
 OTHER FINANCING SOURCES		
Transfer in	<u>-</u>	<u>14,835</u>
Total other financing sources	<u>-</u>	<u>14,835</u>
 Net change in fund balances	(2,875)	(377,162)
Fund balances - beginning		
Unassigned	200,028	574,315
Fund balances - ending		
Unassigned	<u>197,153</u>	<u>197,153</u>
Fund balances - ending	<u>\$ 197,153</u>	<u>\$ 197,153</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
JANUARY 2023**

River Ridge CDD
Check Detail
 January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	01/04/2023	FPL	151.003 · SRF - Pel...		-199.11
Bill	67220-91268 112922	12/09/2022		539.021 · Lake/Wet...	-199.11	199.11
TOTAL					-199.11	199.11
Bill Pmt -Check	CBI	01/04/2023	FEDEX	151.002 · Suntrust ...		-30.01
Bill	7-954-32938	12/09/2022		519.410 · Postage	-30.01	30.01
TOTAL					-30.01	30.01
Bill Pmt -Check	CBI	01/04/2023	FPL	151.002 · Suntrust ...		-315.50
Bill	55697-04520 112822	12/09/2022		538.431 · Street Lig...	-315.50	315.50
TOTAL					-315.50	315.50
Bill Pmt -Check	CBI	01/05/2023	FEDEX	151.002 · Suntrust ...		-133.67
Bill	7-974-63273	01/04/2023		519.410 · Postage	-117.37	117.37
Bill	7-982-17520	01/04/2023		519.410 · Postage	-16.30	16.30
TOTAL					-133.67	133.67
Bill Pmt -Check	CBI	01/05/2023	FPL	151.002 · Suntrust ...		-315.50
Bill	55697-04520 122822	01/04/2023		538.431 · Street Lig...	-315.50	315.50
TOTAL					-315.50	315.50
Bill Pmt -Check	CBI	01/05/2023	FPL	151.003 · SRF - Pel...		-239.59
Bill	67220-91268 122922	01/04/2023		539.021 · Lake/Wet...	-239.59	239.59
TOTAL					-239.59	239.59
Check	DD	01/26/2023	JAMES E. GILMAN...	151.002 · Suntrust ...		-184.70
				511.00 · Supervisor'...	-184.70	184.70
TOTAL					-184.70	184.70

River Ridge CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	DD	01/26/2023	TERRY MOUNTFO...	151.002 · Suntrust ...		-184.70
				511.00 · Supervisor'	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	01/26/2023	ROBERT SCHULT...	151.002 · Suntrust ...		-184.70
				511.00 · Supervisor'	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	01/26/2023	ROBERT TWOBMLY	151.002 · Suntrust ...		-184.70
				511.00 · Supervisor'	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	6228	01/04/2023	JOHNSON ENGIN...	151.002 · Suntrust ...		-700.00
Bill	20044471-020 7	12/09/2022		538.300 · NPDES P...	-700.00	700.00
TOTAL					-700.00	700.00
Bill Pmt -Check	6229	01/04/2023	LEE COUNTY PRO...	151.002 · Suntrust ...		-1,571.00
Bill	010957	09/30/2022		513.314 · Property ...	-1,571.00	1,571.00
TOTAL					-1,571.00	1,571.00
Bill Pmt -Check	6230	01/04/2023	LEE COUNTY TAX ...	151.002 · Suntrust ...		-9.37
Bill	21-005778897 1222	12/09/2022		519.960 · Property ...	-9.37	9.37
TOTAL					-9.37	9.37
Bill Pmt -Check	6231	01/04/2023	PRECISION CLEA...	151.002 · Suntrust ...		-1,350.00
Bill	84047	12/09/2022		538.500 · Street Sw...	-1,350.00	1,350.00
TOTAL					-1,350.00	1,350.00
Bill Pmt -Check	6232	01/04/2023	WOODWARD, PIR...	151.002 · Suntrust ...		-2,357.77

River Ridge CDD
Check Detail
January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	26303	09/30/2022		514.310 · Legal Fees	-2,357.77	2,357.77
TOTAL					-2,357.77	2,357.77
Bill Pmt -Check	6233	01/04/2023	WRATHELL, HUNT...	151.002 · Suntrust ...		-4,596.58
Bill	2021-2406	12/09/2022		513.311 · Managem...	-3,927.93	4,284.00
				519.411 · Telephone	-30.56	33.33
				519.470 · Printing a...	-57.31	62.50
				539.020 · Field Man...	-382.04	416.67
				538.336 · Q & A	-198.74	216.75
TOTAL					-4,596.58	5,013.25
Bill Pmt -Check	6234	01/04/2023	FLORIDA PAINTERS	151.003 · SRF - Pel...		-875.00
Bill	22-245 PELICAN SO...	12/09/2022		539.022 · Drainage ...	-875.00	875.00
TOTAL					-875.00	875.00
Bill Pmt -Check	6235	01/04/2023	HOLE MONTES, IN...	151.003 · SRF - Pel...		-8,737.01
Bill	89683	12/09/2022		519.320 · Engineeri...	-8,737.01	8,737.01
TOTAL					-8,737.01	8,737.01
Bill Pmt -Check	6236	01/04/2023	SOLITUDE LAKE ...	151.003 · SRF - Pel...		-9,481.60
Bill	113022	12/09/2022		539.021 · Lake/Wet...	-7,206.60	7,206.60
Bill	PSI-29850	12/09/2022		539.021 · Lake/Wet...	-2,275.00	2,275.00
TOTAL					-9,481.60	9,481.60
Bill Pmt -Check	6237	01/04/2023	WRATHELL, HUNT...	151.003 · SRF - Pel...		-416.67
Bill	2021-2406	12/09/2022		513.311 · Managem...	-356.07	4,284.00
				519.411 · Telephone	-2.77	33.33
				519.470 · Printing a...	-5.19	62.50
				539.020 · Field Man...	-34.63	416.67
				538.336 · Q & A	-18.01	216.75
TOTAL					-416.67	5,013.25
Bill Pmt -Check	6238	01/04/2023	HANNULA LANDS...	151.221 · Series 20...		-191,731.51

River Ridge CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	24174	12/09/2022		538.602 · Cap Outlay	-191,731.51	191,731.51
TOTAL					-191,731.51	191,731.51
Bill Pmt -Check	6239	01/05/2023	FL GIS SOLUTION...	151.002 · Suntrust ...		-300.00
Bill	1106	01/04/2023		519.320 · Engineeri...	-300.00	300.00
TOTAL					-300.00	300.00
Bill Pmt -Check	6240	01/05/2023	HOLE MONTES, IN...	151.002 · Suntrust ...		-935.00
Bill	89797	01/04/2023		519.320 · Engineeri...	-84.13	287.50
				519.320 · Engineeri...	-189.49	647.50
				519.320 · Engineeri...	-661.38	2,260.00
TOTAL					-935.00	3,195.00
Bill Pmt -Check	6241	01/05/2023	PRECISION CLEA...	151.002 · Suntrust ...		-2,025.00
Bill	83923	01/04/2023		538.500 · Street Sw...	-2,025.00	2,025.00
TOTAL					-2,025.00	2,025.00
Bill Pmt -Check	6242	01/05/2023	HOLE MONTES, IN...	151.003 · SRF - Pel...		-2,260.00
Bill	89797	01/04/2023		519.320 · Engineeri...	-203.37	287.50
				519.320 · Engineeri...	-458.01	647.50
				519.320 · Engineeri...	-1,598.62	2,260.00
TOTAL					-2,260.00	3,195.00
Bill Pmt -Check	6243	01/05/2023	SOLITUDE LAKE ...	151.003 · SRF - Pel...		-7,206.60
Bill	123122	01/04/2023		539.021 · Lake/Wet...	-7,206.60	7,206.60
TOTAL					-7,206.60	7,206.60
Bill Pmt -Check	6244	01/17/2023	HOLE MONTES, IN...	151.002 · Suntrust ...		-765.00
Bill	89973	01/13/2023		519.320 · Engineeri...	-363.49	765.00
				519.320 · Engineeri...	-401.51	845.00

River Ridge CDD
Check Detail
 January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-765.00	1,610.00
Bill Pmt -Check	6245	01/17/2023	WRATHELL, HUNT...	151.002 · Suntrust ...		-4,596.58
Bill	2021-2570	01/13/2023		513.311 · Managem...	-3,927.93	4,284.00
				519.411 · Telephone	-30.56	33.33
				519.470 · Printing a...	-57.31	62.50
				539.020 · Field Man...	-382.04	416.67
				538.336 · Q & A	-198.74	216.75
TOTAL					-4,596.58	5,013.25
Bill Pmt -Check	6246	01/17/2023	HOLE MONTES, IN...	151.003 · SRF - Pel...		-845.00
Bill	89973	01/13/2023		519.320 · Engineeri...	-401.51	765.00
				519.320 · Engineeri...	-443.49	845.00
TOTAL					-845.00	1,610.00
Bill Pmt -Check	6247	01/17/2023	PREMIER LAKES	151.003 · SRF - Pel...		-5,775.00
Bill	1006	01/13/2023		539.021 · Lake/Wet...	-5,775.00	5,775.00
TOTAL					-5,775.00	5,775.00
Bill Pmt -Check	6248	01/17/2023	WRATHELL, HUNT...	151.003 · SRF - Pel...		-416.67
Bill	2021-2570	01/13/2023		513.311 · Managem...	-356.07	4,284.00
				519.411 · Telephone	-2.77	33.33
				519.470 · Printing a...	-5.19	62.50
				539.020 · Field Man...	-34.63	416.67
				538.336 · Q & A	-18.01	216.75
TOTAL					-416.67	5,013.25
Bill Pmt -Check	6249	01/17/2023	HERITAGE LANDS...	151.221 · Series 20...		-2,875.00
Bill	0009154206-001	01/13/2023		538.602 · Cap Outlay	-2,875.00	2,875.00
TOTAL					-2,875.00	2,875.00

River Ridge CDD
 2022 Capital Improvement Projects
 Updated February 1, 2023

Current 2022 Project

Sources

2022A Note from Synovus Bank (Taxable) 850,000

Uses- Encumbered

Cost of Issuance- Origination Fee \$ (9,625)
 Irrigation Concepts- plow in wire \$(195,000)
 Irrigation Concepts CO #1 \$ (46,560)
 Metro- Filter \$(141,286)
 FIS- Software \$ (20,298)
 FIS - Software CO #1 \$ 18,557
 FIS- Clocks, heads, valves etc \$(481,707)
 FIS-Clocks,heads,valves, etc. CO #1 \$ 39,716

Projected Remaining Funds \$ 13,797

Sources

2022B Note from Synovus Bank (Tax-exempt) 850,000

Uses-Encumbered

Cost of Issuance- Origination Fee \$ (9,625)
 Global Irrigation Solutions- irrigation clocks and antenna \$ (55,978)
 Land Consult- additional services/construction services \$ (7,500)
 Hannula \$(598,432)
 Jan LED-Lighting \$ (16,158)
 Jan LED-Lighting CO #1 \$ 1,613
 Hannula CO #1 \$ (8,840)
 Hannula CO #2 \$ (2,000)
 Hannula CO #3 thru #8 \$ (68,807)

Projected Remaining Funds \$ 84,273

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on January 24, 2023 at 1:00 p.m., at the Golf Clubhouse (Lakeview Room), 4561 Pelican Sound Boulevard, Estero, Florida 33928, via Zoom at <https://us02web.zoom.us/j/82086246862> and telephonically at 1-929-205-6099, Meeting ID: 820 8624 6862 for both.

Present were:

Bob Schultz	Chair
Terry Mountford	Vice Chair
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
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Alex Kurth	Premier Lakes, Inc.
Ed Nowak	Resident
Jack Crotty	Resident
Dikran Ohannessian	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Schultz, Mountford, Twombly and Gilman were present. Supervisor Blumenthal was not present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Resident Ed Nowak asked about the total cost of the foliage enhancement project and if it met with Board's approval after inspection. Mrs. Adams stated this will be addressed later in the meeting. Mr. Nowak asked which entity is responsible for completion of sidewalks from the

42 Koreshan Park entrance to US41. Mr. Long stated the CDD believes it to be the Village of Estero's
43 responsibility as their long-range plan includes a state-funded, multi-use path. The CDD provided
44 information to Mr. David Williams, the Public Works Director to document that it is not CDD
45 property. Sidewalk concerns should be brought to the attention of the Village of Estero.

46 Mr. Nowak asked Mr. Schultz to respond to his email in a timely manner.

47 Resident Dikran Ohannessian discussed ongoing drainage concerns and opined that a
48 three-year timeline is inadequate and the problem is serious. He discussed drainage issues
49 behind homes in The Masters and asked if a recently discovered water drainage network noted
50 in the Engineering report is related. He asked for the Board to acknowledge the seriousness of
51 the issue, comment on the appropriateness of the report's recommendations and how the
52 network impacts the resolution, commit to addressing the issue as soon as possible and consider
53 reprioritizing this initiative over lower priority items.

54 Mrs. Adams stated these concerns will be addressed during the meeting.

55 Resident Jack Crotty thanked the CDD for installing the speed hump at the circle in
56 Pinehurst; he opined that it is working to control traffic speeds.

57

58 **THIRD ORDER OF BUSINESS**

Update: Premier Lakes, Inc. [Alex Kurth]

59

60 Mr. Kurth introduced himself as a representative of Premier Lakes, Inc. (Premier), the new
61 lake management vendor as of January 1, 2023. He thanked the Board for the opportunity to
62 service the CDD's lakes, wetlands and aeration units. He reported the following:

63 ➤ Lakes: The lakes look very good, for the most part; minor touchups were performed
64 including algae and Chara treatment, which will be monitored and repeated as necessary.

65 ➤ No submersed weeds were observed at this time.

66 ➤ Aeration: According to a report that Staff provided from the previous vendor, a list of
67 needed repairs was compiled in October but all necessary work was not performed. Premier's
68 technician is on site and will prepare a comprehensive report. A proposal will be presented.

69 ➤ A noise complaint was received for the Lake H1-A aerator. The compressor will be rebuilt
70 to hopefully reduce the noise to a satisfactory level.

71 ➤ The biogenerators in Lakes E4-A and H1-B are down; quotes for replacement parts will be
72 provided.

73 Mr. Willis stated Lake H1-A was previously repaired due to a noise complaint and the
74 problem recurred so it is necessary to rebuild the compressor.

75 • **Update: E7-A Dye Treatment Schedule**

76 Mrs. Adams noted that the schedule calls for treatments from January through April. Mr.
77 Kurth stated the initial dye treatment was applied to the lake today and monthly treatments will
78 be applied to maintain aesthetics.

79 • **Discussion/ Consideration: H1-B Water Quality Testing**

80 Mr. Kurth stated a quote for testing was provided. The CDD paid the previous vendor for
81 testing in January 2022. He recommended delaying testing now to save for when it is necessary.
82 Mrs. Adams stated the testing was authorized last year when the lake quality was poor.

83 Mr. Mountford asked if the reason for the improvement was known. Mrs. Adams stated
84 testing will be done, when necessary, to measure the difference and benefit from research
85 moving forward. Mr. Kurth believed the nanobubbler systems played a large role in the
86 improvement. Mr. Mountford noted the significant time and money spent to improve and
87 maintain the lakes. Mr. Kurth stated the nanobubblers likely greatly reduced the algae.

88 Mr. Long asked for Mr. Gary Privet, the NVR, to be informed about the Lake E7-A four-
89 month dye process. Mr. Schultz asked if that is the Island Sound Lake. Mr. Long replied
90 affirmatively. Mrs. Adams noted that, although the CDD budgeted for it, during contract
91 negotiations, Premier agreed to perform the dye treatment at no additional charge.

92

93 **FOURTH ORDER OF BUSINESS**

**Consideration of Award of Contract:
Hurricane Ian Debris Removal – Dry
Retention and FPL Flow-way**

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On MOTION by Mr. Mountford and seconded by Mr. Twombly, with all in favor, the Premier Lakes, Inc., proposal for Hurricane Ian Debris Removal, in the amount of \$4,000, was approved.

106
107 Mr. Schultz stated cleanup of the dry retention area from Pinehurst Greens Drive to the
108 Estero River was discussed at the December meeting. Most of the cleanup was necessitated by
109 the hurricane but cleanup is done periodically if tree limbs and palm fronds are blocking water
110 flow; very minor cleanup would be done in conservation areas.

111

112 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: Stormwater
Management System Analysis**

113

114

115 **A. Storm Preparation and Response Plan**

116 **B. Update Stormwater Flow Adjustment Study**

117 **C. Response to Pinehurst Greens Neighborhood Association Requests**

118 Mr. Krebs reported the following:

119 ➤ He is revising the calculations to reduce water in dry retention areas, using the old model
120 as a basis. It is important not to create downstream strain on the next community and to develop
121 a solution that accommodates all involved.

122 ➤ A report addressing Items 5A, 5B and 5C will be presented at the next meeting.

123 Mr. Schultz stated some of the stormwater issues were due to Hurricane Ian. He voiced
124 his opinion that The Club's 30-page Storm Plan is an excellent guide for before, during and after
125 a storm. He asked CDD Staff to develop a hurricane plan for use in future years.

126 Mr. Schultz stated that, during the hurricane, there was a drainage issue with a catch
127 basin and the piping system for the dry retention area behind the River 8 green and Pinehurst
128 Greens Drive. He noted that M.R.I personnel restored water flow but this area should be
129 inspected prior to a storm.

130 Mr. Mountford felt that the stormwater system worked fairly well in many areas during a
131 terrible storm. Mr. Krebs discussed factors he is examining, including adjusting the staging
132 elevation of the dry retention area to improve flow for Pinehurst and other communities. He
133 noted that the CDD must meet design criteria.

134 Discussion ensued regarding design criteria, outcomes during the hurricane and
135 operation of the stormwater management system.

136

137 **SIXTH ORDER OF BUSINESS** **Discussion/Updated: 5 Year Capital**
 138 **Improvement Projects to include Storm**
 139 **Water Management**
 140

141 Mr. Schultz stated, when the Engineering Study is complete, the Board will evaluate the
 142 funds available and attempt to reprioritize the Stormwater Management portion of the CDD’s 5
 143 Year Capital Improvement Plan. The Masters will be working on the southeast corner of the circle
 144 and, if available funds remain, landscaping might also be done.

145 Mr. Willis stated an update will be presented at the next meeting.

146 Asked if all buried receivers were located, Mr. Krebs stated that crews are still working on
 147 it. While some grates are metal, smaller grates are plastic. He will send crews back to The Masters
 148 when Pinehurst is complete.

149 Discussion ensued regarding a diagram of the areas in question, including locations of
 150 inlet drains, standing water and low-lying areas that flood after a storm. Mr. Krebs stated some
 151 inlet drains might not be in the proper locations due to changes during construction. If the lake
 152 elevation is at a high level, it takes more time to drain.

153 Mr. Schultz stated the project timeline will be dependent upon funding.
 154

155 **SEVENTH ORDER OF BUSINESS** **Update: Infrastructure Plan to Include**
 156 **Southeast Corner of The Masters**
 157

- 158 **▪ Update: Infrastructure Plan to Include Southeast Corner of The Masters**

159 This item was discussed in conjunction with the Sixth Order of Business.
 160

161 **EIGHTH ORDER OF BUSINESS** **Consideration of Proposals for Preliminary**
 162 **Planning for Gatehouses and Monuments**
 163

164 **A. RG Architects, P.A.**

165 **B. Hole Montes, Inc.**

166 Mrs. Adams stated this is being presented for discussion purposes, as the sealed bid
 167 process will be necessary.

168 Mr. Long stated, while stormwater management is the top priority, the Capital
 169 Improvement Plan (CIP) provides for the gatehouses and monuments. He presented the
 170 proposals for the gatehouses. He noted that RG Architects, P.A. (RGA) also designed the Golf

171 Clubhouse and The River Club building, so there is an understanding of the aesthetic desired. He
 172 discussed the need to balance matching, existing architecture with an eye toward updating for
 173 the future. From a permitting and design review standpoint, the project will take nearly one year
 174 from start to finish. The neighborhood and main monuments will also require Design Review
 175 Board (DRB) approval.

176 Mr. Mountford is opposed to expending funds on gatehouses and monuments due to the
 177 possibility of hurricane-related assessments and the need to address more critical projects. He
 178 opined that the monuments are adequate and attractive and the exterior of the guardhouses can
 179 be improved relatively inexpensively.

180 Mr. Long stated the proposals involve refacing and not totally reconstructing the
 181 guardhouses. He noted that other buildings in the CDD no longer have a Tuscan appearance and
 182 updating the outdated, 20-year-old appearance might help property values. He discussed the
 183 potential costs for each item and noted that it might cost about \$150,000 each to remodel. The
 184 main monuments show signs of wear. The neighborhood monuments are constructed of foam,
 185 which is fragile and vulnerable to damage, necessitating replacement as opposed to patching.

186 The consensus was that the project should be included on the CIP to determine the scope
 187 and cost and to facilitate decision making and project planning.

188

189 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of December 31, 2022**

190

191

192 • **2022 Operations Financial Impact Analysis**

193 Mrs. Adams presented the Unaudited Financial Statements as of December 31, 2022 and
 194 the Financial Impact Analysis Report. Assessment revenue collections were at 50%. Several items
 195 on the Financial Impact Analysis Report were approved in 2022 but not completed until the Fiscal
 196 Year 2023 budget.

197 Mr. Schultz noted asphalt repairs needed near the Torrey Pines and Island Sound four-
 198 way stop sign. Collier Paving cones are stacked in the cul-de-sac at the end of Torrey Pines. Mr.
 199 Willis will retrieve the cones. Mr. Long will have the area photographed and submitted for repair.

200

201 **TENTH ORDER OF BUSINESS**

**Approval of December 13, 2022 Regular
Meeting Minutes**

202

203

204 Mrs. Adams presented the December 13, 2022 Regular Meeting Minutes. The following
205 changes were made:

206 Line 48 and throughout: Change "Doherty" to "Dougherty"

207 Line 54: Change "He for the allowable" to "He allows for the"

208 Line 121: Change "believes" to "stated"

209 Line 122: Change "so that they do not hold 5½" of water for more than" to "to meet the
210 SFWMD 5 year storm which is 5.5" in"

211 Line 123: Change "up to 12" to "several"

212 Line 126: Change "dry retention volume" to "the performance of the system"

213 Line 130: Insert "storm" before "waters" and insert "the required" before "12"

214 Line 131: Change "they" to "the lakes"

215 Line 132: Change "one week" to "weeks"

216 Line 143: Change "debris" to "removing trash" and change "into" to "and"

217 Line 151: Change "CDD" to "Developer"

218 Line 160: Change "allow water to enter" to "flow on"

219 Line 161: Delete "so"

220 Line 162: Change "during" to "for a storm over a"

221 Line 164: Insert a period after the first "SFWMD" and delete "but it seems that"

222 Line 165: Change "25-year storm" to "Hurricane Ian"

223 Line 170: Change "systems are" to "storm water management system is"

224 Line 174: Change "biometric" to "stormwater"

225

226

227

**On MOTION by Mr. Gilman and seconded by Mr. Twombly, with all in favor, the
December 13, 2022 Regular Meeting Minutes, as amended, were approved.**

228

229

230 • **Active Action and Agenda Items**

231 Item 4: Delete

232 Item 8: Change "biometric" to "stormwater"

233 Item 10: Change "Mr. Sims/SOLitude" to "Premier"

234 Item 12: Completed. Mr. Long sent an updated list to Angela with the plants that are still
235 in question. Mr. Schultz asked when the final cost of golf course irrigation and landscaping will
236 be known. Mr. Long stated the cost of irrigation is done; all landscaping change orders will be
237 presented at the next meeting. The proposal for the Williams fence line is \$41,940. Mrs. Adams
238 stated, if these are all correct, the remaining balance of \$84,000 will cover that cost of the hedge.
239 Mr. Schultz stated the Board might know by the end of February if sufficient funds remain for
240 desired landscaping, should the Board agree to do that work.

241 Discussion ensued regarding approved uses of the funds in question.

242 Mr. Adams noted that drainage was not an approved use of the funds received from this
243 loan. Mr. Long noted that there is irrigation along the entire fence line.

244 Item 13: Partially completed. Delete "Present hurricane cleanup proposals, including on"
245 Mrs. Adams will review the quote from MRI.

246 Item 16: Mrs. Adams stated, while Johnson Engineering issued two checks, Accounting
247 caught the error so the issue was resolved.

248 Items 11, 12 and 16 were completed.

249

250 ELEVENTH ORDER OF BUSINESS

Staff Reports

251

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

253 There was no report.

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

255 There was no report.

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

257 I. Key Activity Dates

258 The Key Activity Dates List was included for informational purposes.

259 Mr. Schultz asked for the Pinehurst drain plug CB-166 to be added to the quarterly review.

260 II. NEXT MEETING DATE: February 28, 2023 at 1:00 PM

261 • QUORUM CHECK

262 Supervisors Gilman, Schultz, Mountford and Twombly confirmed their in-person
263 attendance at the February 28, 2023 meeting.

264 Mr. Long stated the February meeting should be held at the second-floor fitness center;
265 he will send a confirmation to Mrs. Adams.

266

267 **TWELFTH ORDER OF BUSINESS** **Supervisors’ Requests and Public**
268 **Comments (5 minutes per speaker)**

269

270 Mr. Schultz stated, during inspection of drains and pipes last year, six could not be located
271 and two were buried and unable to be dug up, as documented in the report. He would like an
272 action item created for these to be located. Mr. Krebs stated he will address this and noted that
273 one was found two years prior but it might not have been finished during construction.

274 Mr. Schultz wants to add an action item related to moving the portion of the Masters
275 drainage, should the Board decide to do so.

276 Mr. Novak observed that there are many projects to address with the limited budget so
277 they need to be prioritized. He asked for a list of the Board’s priorities.

278 A Board Member discussed the five-year CIP and stated the gatehouse and monuments
279 are scheduled for 2025. The stormwater management plan was discussed but has not been
280 added to the CIP.

281 Mrs. Adams stated the CIP is posted on the website.

282 A resident thanked the Board for listening to and addressing the residents’ concerns and
283 asked for a copy of the drainage map of The Masters. Mrs. Adams stated it is on the website and
284 directed him to see Mr. Willis after the meeting for a response via email.

285

286 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

287

288

289 **On MOTION by Mr. Gilman and seconded by Mr. Schultz, with all in favor, the**
290 **meeting adjourned at 2:22 p.m.**

291

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293

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295

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

296
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301

Secretary/Assistant Secretary

Chair/Vice Chair

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**ACTIVE
ACTION AND
AGENDA
ITEMS**

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 1.24.23 Meeting – for 2.28.23 Agenda

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

2. **ACTION/AGENDA** **10.26.21** Mr. Childers: Follow up regarding a request for Florida Power & Light (FPL) to install a street light at the intersection of Pelican Sound Drive and Southern Hills Drive. **03.22.22** Travis waiting for FPL to return his call. **12.13.22** Mr. Long: Ask FPL to repair and relocate downed street light to the new preferred location. **ONGOING**

3. **ACTION** **12.14.21** PSGRC: Send periodical e-blast communications. **ONGOING**

4. **ACTION** Mr. Long: Continue sending e-blasts that CDD might take action if drivers do not adhere to stop signs and if violations increase. **ONGOING**

5. **ACTION** Mrs. Adams: Obtain MRI proposal to install rip rap at Weir #2 in Gleneagles, upon receipt of sketch from Mr. Krebs. **2.16.23** Proposal received and contract currently out for execution by MRI. **ONGOING**

6. **ACTION** **12.13.22** Mr. Krebs: Present results of stormwater study. **ONGOING**

7. **ACTION** **12.13.22** Mr. Krebs: Continue addressing Pinehurst drainage concerns. **ONGOING**

8. **ACTION** **12.13.22** Mr. Kurth/Premier: Submit work order for biogenerator repairs and schedule algae treatments for Lake E-4A. **ONGOING**

9. **ACTION/AGENDA** **12.13.22** Mrs. Adams: River Course 4 flow way within dry retention and a possible storm drain to be examined further. Mitered end pipe located and MRI will be installing rip/rap, fill dirt and mat to the shore line up and around the mitered end pipe to establish proper flow. **ONGOING**

10. **ACTION** **12.13.22** Mr. Willis: Update Five-Year Capital Improvement Plan, potentially move Stormwater Management forward & email to Mr. Twombly. **ONGOING**

11. **ACTION** **12.13.22** Mr. Trombly: Draft annual letter to residents, email to Mr. Willis for review and send letter in February. **ONGOING**

12. **ACTION** **01.24.23** Mr. Kurth/Premier: Rebuild aerator compressor on Lake H1A. **ONGOING**

13. **ACTION** **01.23.23** Mr. Krebs: Schedule asphalt repair in vicinity of four-way stop sign at Torrey Pines and Island Sound. **ONGOING**

14. **ACTION** **01.24.23** Staff: Develop Hurricane Plan for CDD use in future years. **ONGOING**

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 1.24.23 Meeting – for 2.28.23 Agenda

- 15. ACTION** **01.24.23** Mr. Krebs: Schedule the location of 6 drains/pipes that could not be located and 2 that were buried and unable to be dug. **ONGOING**
- 16. ACTION** **01.24.23** Mr. Krebs: Inspect southeast corner of The Masters and request quotes for work. **ONGOING**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
CI**

RIVER RIDGE CDD

Key Activity Dates

Updated: February 2023

Description	Reference	Submit To	Due Date	MONTH/DATE
FPL and Outfall Ditch	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance performed/completed in February.	Jan/May/July/Oct
Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Retention	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance performed/completed in January.	Jan/May/July/Oct
Control Structure CB-166 adjacent to Pinehurst Greens Drive (Owned by others)	SOP	N/A	Quarterly reviews and maintenance of any required debris removal.	Feb/May/July/October
Dry Retention River Course #6	SOP	N/A	50% Mowing of Zone 1 completed in the Spring 2022; 50% mowing of Zone 1 will be completed in the Spring 2023; with no mowing in the Spring of 2024.	2022 thru 2024
Dry Retention Cord Grass Trimming	SOP	N/A	Annual Cord Grass trimming was completed November 21, 2022.	10/1/2023
River (8) Tee Box Harvesting & H1-B Canna Lilly trimming	SOP	N/A	Harvesting completed April 22, 2022 & October 19, 2022. Staff to mow Canna Lilly at this location, as well as H1-B (resident side of pond) Completed in October; on an annual basis and may be necessary twice per year.	October/April
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.	6/1/2023
Aeration Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspections were completed October 25th.	April/October 2023
Lake Littoral Plantings	SOP	N/A	Review of ponds for littoral supplemental planting during annual audit. Lake E3-A identified as needing plantings during audit.	6/1/2023
Lake Bank Remediation	SOP	N/A	Continue to monitor E8-C for future repairs.	6/1/2023
Street Sweeping @ 5 MPH		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
Additional Street Sweeping by Precision Cleaning	SOP	N/A	Street Sweeping of all Roadways within the Boundaries of the District. Precision Cleaning is under contract for the weeks: Sep 15 & 29, Oct 13 & 27, Nov 10 & 24	Sep/Oct/Nov annually

Annual Letter to the Residents to include quarterly Letters submitted by Bob Twombly.	SOP	All Residents as well as PSGRC Staff & mailed to Estero Property Owners Association	Annual news letter to be distributed to all residents during the 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. Newsletters are to be emailed to Pelican Sound GM, Meadows Representative and Mailed to Estero Property Owners Association only.	2/25/2023
Water Quality Sampling of Lake H1-B	SOP	N/A	Premier Lakes to provide a water quality analysis in order to see the parameters when the lake looks good, so if it goes bad again, we can compare what changed by obtaining an additional sample	January 2022 first sample
Lake E7-A Dye Treatments	SOP	N/A	Approved and budgeted commencing 2023 - Premier (new contractor) - Lake E7-A - Dye treatments January thru April - \$908.00 as approved at the April 2022 Board meeting. Premier Lakes, Inc. will commence at no charge for these services.	January through April 2023
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 is an annual agenda item for Board's consideration. Proposal to clean 25% or more.	4/1/2023
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.	10/1/2023 - Agenda Item - Presentation in October
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)	4/1/2023
Road & Gutter Inspections & Inspections of asphalt depressions	SOP	N/A	Annual Inspection to be completed by the District Engineer during the month of October. Including review of asphalt depressions in the event we need to ROV a pipe - MRI to inspect if necessary. Repairs completed in November 2022	Oct-23
Sidewalk & Line of Sight Inspections	SOP	N/A	Inspection completed in August & October by the PSGRC & by the District Engineer. Note: Sidewalk grinder to be rented @ a cost of \$750.00 per week as necessary. Last inspection May 2022.	May/October 2023
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.	6/1/2023
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.	6/15/2023
2023 Proposed Budget to include Golf Course Irrigation System Cost	SOP	N/A	Draft Budget to include updated Golf Course Irrigation Cost	5/1/2022

2022 Budget & Other Events	SOP	N/A	Filter & Install - Metro Pumping - \$141,287. Maxicon Wire & Ground Rod Install - Irrigation Concepts - \$195K. Controller Install - Global Irrigation Solutions - \$55,978. Landscape Renovation Projects - Hannula Landscape - \$598,432.	Commenced 6/1/2022
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.	9/15/2023
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal year with an effective of October 1st thru September 30th	10/1/2023
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.	10/1/2023
Qualified Public Depositor Annual Report to CFO	280.17	Department of Financial Services - Division of Treasury - Collateral Management	By November 30 of each year, file annual report for the period ending September 30th.	11/30/2023
Fiscal Year Annual District Filing Fee and Update Form	190, 189.064 & 189.018 & Chapter 73C-24, F.A.C.	Florida department of Economic Opportunity (Special District Accountability Program)	Annual filing fee of \$175.00 is paid to the Florida Department of Economic Opportunity. The filing of the Update Form is required to verify the status of the Special District and to update any changes (including changes to the registered agent). Filing Fee invoice and Update Form is mailed out by the State on October 1st of each year. The fee and form are due and must be postmarked by the following December 3rd.	12/1/2023
Letter of Explanation for the Assessment Levels	SOP	All Residents as well as PSGRC Staff	BOS requested staff to develop a letter to be sent to Residents explaining the increase in their assessments and is required to be distributed (30) days before the Public Hearing and received by WHA, Corporate fourth days in advance of the hearing date.	To be mailed no later than July 20th annually, and received by WHA, Corporate 6/26/23 as maybe necessary.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
CII**

RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

¹Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928
River Club Conference Center, Sound Room (Second Floor of Fitness Center),
4784 Pelican Sound Boulevard, Estero, Florida 33928

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 25, 2022¹	Regular Meeting	1:00 PM
¹ Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928 Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
November 8, 2022*¹ CANCELED	Regular Meeting	1:00 PM
¹ Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928 Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
December 13, 2022*¹	Regular Meeting	1:00 PM
¹ Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928 Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
January 24, 2023	Regular Meeting	1:00 PM
¹ Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928 Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
February 28, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
March 28, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
April 25, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
May 23, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 27, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
July 25, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
August 22, 2023	Public Hearing & Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
September 26, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		

Exceptions

¹Meeting Location: October, November, December, January:

(Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928)

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

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