

RIVER RIDGE

COMMUNITY DEVELOPMENT DISTRICT

March 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

March 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 March 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. Update: Premier Lakes, Inc. [Alex Kurth]
4. Discussion/Consideration: Nanobubbler Replacement Lakes H1-A, H1-B and E7-A
5. Consideration of M.R.I. Construction, Inc., Proposal #377 for Excavation of Swale Near Pinehurst Greens Drive (CB-166)
6. Consideration of M.R.I. Inspection, LLC, Estimate #3932 for Hammock Greens Storm System Inspection
7. Continued Discussion: Stormwater Management System Analysis
 - A. Stormwater Improvements
 - B. Storm Preparation and Response Plan
8. Discussion/Updated: 5 Year Capital Improvement Projects to include Storm Water Management
9. Update: Infrastructure Plan to Include Southeast Corner of The Masters
10. Discussion: Infrastructure Plan Phase II

11. Discussion/Consideration: American Infrastructure Services – Pedestrian Crosswalk Signs
12. Discussion: Proposed Budget for Fiscal Year 2023 through Fiscal Year 2029
13. Acceptance of Unaudited Financial Statements as of February 28, 2023
 - 2022 Capital Improvement Projects
 - 2023 Operations Financial Impact Analysis
14. Approval of February 28, 2023 Regular Meeting Minutes
 - Active Action and Agenda Items
15. 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: April 25, 2023 at 1:00 PM

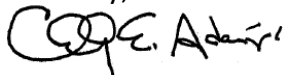
○ QUORUM CHECK

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

16. Supervisors’ Requests and Public Comments (*5 minutes per speaker*)
17. 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**

4



One-Time Work Order Agreement

Customer Name: River Ridge CDD

Management Company (if applicable): Wrathell, Hunt, & Associates, LLC., Cleo Adams

Work Order Description: Nanobubbler Replacements

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **February 20th, 2023**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes" and **River Ridge CDD**, hereinafter known as "Customer".

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer in accordance with the terms and conditions of this Agreement, and Customer agrees to pay Premier Lakes for those services as enumerated below in accordance with the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as **lakes H1-B, H1-A, and E7-A.**
3. **One-Time Services:** Premier Lakes will **install three (3) Molear 150 Clear nanobubble generators. One unit per lake will be installed in H1-B, H1-A, and E7-A.**
4. **Itemized Pricing:** The following itemization of materials, shipping, and labor includes no greater than a 15% markup above contractor cost on any individual item.
 - a. Three Molear 150 Clear Nanobubble Generators. **Total Price:** \$51,318.00
 - b. Shipping & Handling. **Total Price:** \$2,682.00
 - c. Labor. **Total Price:** \$1,380.00
 - d. Miscellaneous Plumbing Fixtures & Materials. **Total Price:** \$620.00
5. **Payment Terms:** The total agreement amount is **\$56,000.** The total agreement amount will be invoiced upon completion of services. Customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to customer by Premier Lakes on balances not paid with the sixty (60) days.
6. **Forms of Payment:** Premier Lakes accepts payment by Check, ACH, Debit, and Credit Cards.



7. **Credit & Debit Card Fees:** Premier Lakes will charge customer a 3% processing fee for invoices paid by Credit or Debit card.
8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of Service Area has materially declined between the date of this Agreement and commencement date of the Agreement. If Premier Lakes commences services under this Agreement, then this paragraph will not apply.
9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
10. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
11. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants on account of disease, pestilence, flood, weather or any other means unrelated to Premier Lakes activities. In addition, some collateral damage to beneficial plants might be necessary in order to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
12. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct. In no event will any party to this agreement be liable to the other for incidental, consequential or purely economic damages.
13. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
14. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



Total Agreement Amount: \$56,000.00

Accepted and Approved:

River Ridge CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 2551 Technology Blvd, Unit 6, Punta Gorda, FL
33950



**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

5



**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

6



M.R.I. Inspection LLC

5570 Zip Dr.
Fort Myers Fl. 33905
239-984-5241 Office
239-236-1234 Fax



CGC 1507963

Name

River Ridge CDD
Cleo Adams
9220 Bonita Beach Rd
Bonita Springs, Florida 34135

Proposal

Date	Estimate #
------	------------

2/24/2023 3932

Project

Hammock Greens
Storm System Inspection

Description	Total
<p>This proposal is for the total cost to inspect all interconnect pipes, curb inlets, junction boxes, control structures, pipe ends and storm structures within Heritage Palms Golf & Country Club . We will utilize a diver to physically inspect and determine the amount of sand, debris and blockage within each structure. We will provide an inspection report and a proposal cost to clean all structures found to contain 25% or more obstruction and any repairs needed. This price includes all labor, material and equipment needed to complete this job.</p> <p>Any work completed outside the scope of this proposal will result in additional charges.</p>	800.00

Please know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

Total \$800.00

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance . All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system . Due to sink holes crevases or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs.etc.) all Jobsites will be left clean,

Authorized Signature

Michael Radford
Michael Radford President

Acceptance of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature_____

Date of acceptance_____

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

7A

Stormwater Improvements

- **Seaside** – Improvements to the green area that separates the Seaside community from the golf course to reduce the standing water and provide drainage connections to the existing lakes and surrounding inlets. Improvements will consist of, but not be limited to, raising the existing grade to reduce the occurrence of standing water, installation of pipes and inlets to collect water and direct it to adjacent lakes and existing inlets, restoration of disturbed areas and sodding the disturbed areas to prevent erosion. The proposed improvements will require an easement agreement between the PSGRC and the District for continued maintenance of the pipes and inlets.
- **Masters** – Improvements to the low areas between the existing homes and the adjacent golf course. Such improvements are intended to collect the water that has been standing in the low lying areas and direct the water to the existing lakes and surrounding inlets. Improvements will consist of, but not be limited to, installation of pipes and inlets along existing property lines and within the existing drainage easements that are dedicated to the District. Sodding disturbed areas to prevent erosion. Location of the proposed improvements will be per the previously provided exhibit.
- **Control Structure Modification** – Modifications to the existing control structures for Basins E2, E5 and E6 per the approved SFWMD permit. Improvements will consist of but not be limited to, installations of concrete / block restrictions to the existing structures to restrict flow. Restoration of disturbed area and installation of sod to control erosion.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

7B

RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT HURRICANE & TROPICAL STORM EMERGENCY PLAN

PREPARATION:

Once within a Tropical Storm or Hurricane Watch

- Inspect the FPL outfall ditch to ensure it is free of debris
- Inspect the dry retention flow way to ensure it is free of debris
- Inspect all control structures to ensure they are free of debris

Post Storm:

- Ensure all drain structures are clear and flowing
- Assess all assets and document damage/losses; contact insurance carrier to file notice of claim as appropriate and File notice of Grant Reimbursement request with FEMA

Emergency Contacts:

- Cleo Adams – District Manager (239) 989-2939
- Shane Wills – Operations Manager (239) 259-4299
- Chuck Adams – District Manager (239) 464-7114
- MRI Underwater Solutions: Mike Radford (239) 707-5034 (Only in the event you cannot contact the first three listed.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

12

RIVER RIDGE CDD - PROPOSED BUDGET 2023-2029

3/21/2023

	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
COSTS:									
PROFESIONAL SVS	17,293	32,807	30,000	35,000	35,000	40,000	40,000	45,000	45,000
ALL OTHER COSTS:									
Lakes/Wetlands	96,152	91,013	101,000	110,000	110,000	115,000	115,000	120,000	120,000
Pipe inspection	108,950	107,141	150,000	150,000	160,000	170,000	170,000	180,000	180,000
Lake Banks remediation	5,345	18,675	50,000	55,000	55,000	60,000	60,000	65,000	65,000
Roadways	40,406	33,508	35,000	50,000	50,000	55,000	55,000	60,000	60,000
Other	21,236	26,602	5,000	5,000	5,000	5,000	5,000	5,000	5,000
CONTINGENCIES	0	0	50,000	30,000	30,000	35,000	40,000	45,000	45,000
	289,382	309,746	421,000	435,000	445,000	480,000	485,000	520,000	520,000
DEBT SERVICE									
2016									
2017	126,608								
2019	89,966	89,739	90,000	90,000					
2022			370,500	365,000	365,000	365,000	365,000		
LOAN PROCEEDS									
			(1,680,750)						
CAPITAL OUTLAYS									
	505,956	399,485	(799,250)	890,000	810,000	845,000	850,000	520,000	520,000
FY22		583,853							
FY23 IRRIGATION			850,000						
FY23 LANDSCAPE			850,000						
FY24 STORM WATER MGMT				300,000	300,000				
FY25/26 GATE/MONUMENTS					220,000	460,000	460,000		
FY27 GATE ACCESS & TRAFFIC CALMING								200,000	
FY27/28 PHASE III/IV PAVERS								275,000	275,000
FY29 FUTURE PROJECTS									400,000
TOTAL CASH OUTLAY	505,956	983,338	900,750	1,190,000	1,330,000	1,305,000	1,310,000	995,000	1,195,000
ASSESSMENT NET INTEREST	578,713	1,085,569	1,083,980	1,083,980	1,083,980	1,165,982	1,165,982	1,165,982	1,165,982
	39	102	500	500	500	500	500	500	500
TOTAL	578,752	1,085,671	1,084,480	1,084,480	1,084,480	1,166,482	1,166,482	1,166,482	1,166,482
EXCESS/SHORTFALL	72,796	102,333	183,730	(105,520)	(245,520)	(138,518)	(143,518)	171,482	(28,518)
BEGINNING BALANCE	219,329								
CUMULATIVE	292,125	394,458	578,188	472,668	227,148	88,630	(54,888)	116,594	88,076
ASSESSMENT GROSS	602,600	1,129,146	1,129,146	1,129,146	1,129,146	1,214,565	1,214,565	1,214,565	1,214,565
1299									
ASSESSMENT INCREASE	463.90	869.24	869.24	869.24	869.24	935.00	935.00	935.00	935.00
PERCENT INCREASE		87.4%	0.0%	0.0%	0.0%	7.6%	0.0%	0.0%	0.0%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2023**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2023**

	General Fund	Special Revenue Fund	Series 2022A Note	Series 2022B Note	Total Governmental Funds
ASSETS					
Cash					
SunTrust					
Operating	\$ 278,479	\$ -	\$ -	\$ -	\$ 278,479
Loan account 2019	-	75,316	-	-	75,316
SRF - Pelican Sound	-	1,155,056	-	-	1,155,056
Series 2022A note	-	-	71,448	-	71,448
Series 2022B note	-	-	-	154,113	154,113
Florida Community Bank					
Note reserve 2016	-	10,001	-	-	10,001
Note reserve 2019	-	10,002	-	-	10,002
Prepaid expense	705	-	-	-	705
Total assets	<u>\$ 279,184</u>	<u>\$ 1,250,375</u>	<u>\$ 71,448</u>	<u>\$ 154,113</u>	<u>\$ 1,755,120</u>
LIABILITIES					
Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE					
Assigned					
Working capital	59,565	271,120	-	-	330,685
Restricted for					
Debt service	-	-	71,448	154,113	225,561
Unassigned	219,619	979,255	-	-	1,198,874
Total fund balance	<u>279,184</u>	<u>1,250,375</u>	<u>71,448</u>	<u>154,113</u>	<u>1,755,120</u>
Total liabilities and fund balance	<u>\$ 279,184</u>	<u>\$ 1,250,375</u>	<u>\$ 71,448</u>	<u>\$ 154,113</u>	<u>\$ 1,755,120</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 24,964	\$ 223,024	\$ 237,510	94%
Interest & miscellaneous	13	33	750	4%
Total revenues	<u>24,977</u>	<u>223,057</u>	<u>238,260</u>	94%
EXPENDITURES				
Administrative				
Supervisors	-	3,014	10,918	28%
Management/accounting	4,284	21,420	51,408	42%
Audit	1,280	1,280	7,100	18%
Special assessment preparation	-	-	6,500	0%
Legal fees	938	1,783	10,000	18%
Engineering	-	2,000	10,000	20%
NPDES reporting filing	1,560	2,260	13,000	17%
Telephone	33	167	400	42%
Postage	149	451	1,000	45%
Insurance	-	7,480	7,800	96%
Printing & binding	62	313	750	42%
Legal advertising	305	786	1,000	79%
Contingencies	67	170	3,880	4%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	-	705	0%
ADA website compliance	-	-	210	0%
Property taxes	-	9	-	N/A
Total administrative	<u>8,678</u>	<u>41,308</u>	<u>124,846</u>	33%
Field services				
Other contractual - field management				
Q & A	217	1,084	2,601	42%
Contingencies	-	-	1,000	0%
Other contractual	20,734	20,734	40,000	52%
Street lighting	341	1,287	4,500	29%
Plant replacement	-	-	4,000	0%
Debt service (prin & int) 2022 note	-	-	19,500	0%
Street sweeping	-	3,375	15,000	23%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	2,270	20,000	11%
Total field services	<u>21,292</u>	<u>28,750</u>	<u>109,101</u>	26%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 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>29,970</u>	<u>72,336</u>	<u>238,260</u>	30%
Net change in fund balances	(4,993)	150,721	-	
Fund balances - beginning				
Unassigned	284,177	128,463	108,879	
Fund balances - ending				
Assigned				
Working capital	59,565	59,565	59,565	
Unassigned	219,619	219,619	49,314	
Fund balances - ending	<u>\$ 279,184</u>	<u>\$ 279,184</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 FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: Pelican Sound	\$ 113,956	\$ 1,007,669	\$ 1,083,981	93%
Interest & miscellaneous: Pelican Sound	-	23	500	5%
Total revenues	<u>113,956</u>	<u>1,007,692</u>	<u>1,084,481</u>	93%
EXPENDITURES				
Professional services				
Audit	720	720	3,400	21%
Legal	-	-	5,000	0%
Engineering	-	11,842	20,000	59%
Contingencies	-	145	600	24%
Total professional services	<u>720</u>	<u>12,707</u>	<u>29,000</u>	44%
Other contractual				
Field management	417	2,083	5,000	42%
Lake/wetland	742	30,030	101,000	30%
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	-	67,211	35,000	192%
Aeration repair	-	988	-	N/A
Contingencies	-	-	50,000	0%
Hurricane Ian recovery	4,850	4,850	-	N/A
Total other contractual	<u>6,009</u>	<u>109,435</u>	<u>851,500</u>	13%
Total expenditures	<u>6,729</u>	<u>122,142</u>	<u>880,500</u>	14%
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	107,227	858,825	203,981	
Fund balances - beginning				
Unassigned	1,143,148	391,550	327,516	
Fund balances - ending				
Assigned				
Working capital	271,120	271,120	271,120	
Unassigned	979,255	979,255	260,377	
Fund balances - ending	<u>\$ 1,250,375</u>	<u>\$ 1,250,375</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 FEBRUARY 28, 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>11,890</u>
Total debt service	<u>-</u>	<u>11,890</u>
 Other contractual		
Capital outlay	<u>1,387</u>	<u>178,191</u>
Total other contractual	<u>1,387</u>	<u>178,191</u>
Total expenditures	<u>1,387</u>	<u>190,081</u>
 OTHER FINANCING SOURCES		
Transfer in	<u>-</u>	<u>11,890</u>
Total other financing sources	<u>-</u>	<u>11,890</u>
 Net change in fund balances	(1,387)	(178,191)
Fund balances - beginning		
Unassigned	72,835	249,639
Fund balances - ending		
Unassigned	<u>71,448</u>	<u>71,448</u>
Fund balances - ending	<u>\$ 71,448</u>	<u>\$ 71,448</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - SERIES 2022B
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	<u>Current Month</u>	<u>Year to Date</u>
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>43,040</u>	<u>420,202</u>
Total other contractual	<u>43,040</u>	<u>420,202</u>
Total expenditures	<u>43,040</u>	<u>435,037</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	(43,040)	(420,202)
Fund balances - beginning		
Unassigned	197,153	574,315
Fund balances - ending		
Unassigned	<u>154,113</u>	<u>154,113</u>
Fund balances - ending	<u>\$ 154,113</u>	<u>\$ 154,113</u>

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

4:31 PM

03/16/23

River Ridge CDD
Check Register
February 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	02/09/2023	FPL	151.003 · SRF - Pelican Sound		-241.85
Bill	67220-91268 012723	02/08/2023		539.021 · Lake/Wetland	-241.85	241.85
TOTAL					-241.85	241.85
Bill Pmt -Check	CBI	02/09/2023	FEDEX	151.002 · Suntrust Operating Account		-141.58
Bill	8-023-84104	02/08/2023		519.410 · Postage	-141.58	141.58
TOTAL					-141.58	141.58
Bill Pmt -Check	CBI	02/09/2023	FPL	151.002 · Suntrust Operating Account		-340.93
Bill	55697-04520 012623	02/08/2023		538.431 · Street Lighting	-340.93	340.93
TOTAL					-340.93	340.93
Bill Pmt -Check	CBI	02/09/2023	NEWS PRESS	151.002 · Suntrust Operating Account		-304.58
Bill	0005332540	02/08/2023		519.480 · Legal Advertising	-304.58	304.58
TOTAL					-304.58	304.58
Bill Pmt -Check	CBI	02/21/2023	FEDEX	151.002 · Suntrust Operating Account		-7.80
Bill	8-038-06847	02/20/2023		519.410 · Postage	-7.80	7.80
TOTAL					-7.80	7.80
Bill Pmt -Check	6250	02/08/2023	COLLIER PAVING AND CONCRETE	151.003 · SRF - Pelican Sound		-26,266.73
Bill	10976	01/27/2023		539.466 · Roadway RM/Traffic Calming	-22,799.48	22,799.48
Bill	11193	01/27/2023		539.466 · Roadway RM/Traffic Calming	-3,467.25	3,467.25
TOTAL					-26,266.73	26,266.73
Bill Pmt -Check	6251	02/08/2023	SOLITUDE LAKE MANAGEMENT	151.003 · SRF - Pelican Sound		-7,206.60
Bill	013123	01/27/2023		155.000 · Prepaid Expense	-7,206.60	7,206.60
TOTAL					-7,206.60	7,206.60
Bill Pmt -Check	6252	02/09/2023	GRAU AND ASSOCIATES	151.002 · Suntrust Operating Account		-1,280.00
Bill	23592	02/08/2023		513.320 · Audit Fees	-819.20	1,280.00
				539.010 · Audit	-460.80	720.00
TOTAL					-1,280.00	2,000.00

River Ridge CDD
Check Register
February 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	6253	02/09/2023	JOHNSON ENGINEERING, INC.	151.002 · Suntrust Operating Account		-1,000.00
Bill	20044471-021 1	02/08/2023		538.300 · NPDES Program	-1,000.00	1,000.00
TOTAL					-1,000.00	1,000.00
Bill Pmt -Check	6254	02/09/2023	LEE COUNTY NATURAL RESOURCES	151.002 · Suntrust Operating Account		-560.00
Bill	2343	02/08/2023		538.300 · NPDES Program	-560.00	560.00
TOTAL					-560.00	560.00
Bill Pmt -Check	6255	02/09/2023	PREFERRED PINE STRAW, INC.	151.002 · Suntrust Operating Account		-1,965.94
Bill	92790	02/08/2023		538.340 · Other Contractual Services	-1,965.94	1,965.94
TOTAL					-1,965.94	1,965.94
Bill Pmt -Check	6256	02/09/2023	THE STRANGE ZONE	151.002 · Suntrust Operating Account		-704.99
Bill	2023-0027	02/08/2023		155.000 · Prepaid Expense	-704.99	704.99
TOTAL					-704.99	704.99
Bill Pmt -Check	6257	02/09/2023	WRATHELL, HUNT AND ASSOCIATES, LLC	151.002 · Suntrust Operating Account		-4,596.58
Bill	2021-2734	02/08/2023		513.311 · Management	-3,927.93	4,284.00
				519.411 · Telephone	-30.56	33.33
				519.470 · Printing and Binding	-57.31	62.50
				539.020 · Field Management	-382.04	416.67
				538.336 · Q & A	-198.74	216.75
TOTAL					-4,596.58	5,013.25
Bill Pmt -Check	6258	02/09/2023	GRAU AND ASSOCIATES	151.003 · SRF - Pelican Sound		-720.00
Bill	23592	02/08/2023		513.320 · Audit Fees	-460.80	1,280.00
				539.010 · Audit	-259.20	720.00
TOTAL					-720.00	2,000.00
Bill Pmt -Check	6259	02/09/2023	HANNULA LANDSCAPING & IRRIGATION, INC	151.003 · SRF - Pelican Sound		-4,850.00
Bill	24195	02/08/2023		539.603 · Hurrigan Ian Recovery	-4,850.00	4,850.00
TOTAL					-4,850.00	4,850.00
Bill Pmt -Check	6260	02/09/2023	WRATHELL, HUNT AND ASSOCIATES, LLC	151.003 · SRF - Pelican Sound		-416.67
Bill	2021-2734	02/08/2023		513.311 · Management	-356.07	4,284.00
				519.411 · Telephone	-2.77	33.33

River Ridge CDD Check Register February 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				519.470 · Printing and Binding	-5.19	62.50
				539.020 · Field Management	-34.63	416.67
				538.336 · Q & A	-18.01	216.75
TOTAL					-416.67	5,013.25
Bill Pmt -Check	6261	02/09/2023	HANNULA LANDSCAPING & IRRIGATION, INC	151.221 · Series 2022B Note - taxable		-42,200.15
Bill	24192	02/08/2023		538.602 · Cap Outlay	-42,200.15	42,200.15
TOTAL					-42,200.15	42,200.15
Bill Pmt -Check	6262	02/21/2023	LAZS LAWN SERVICE INC.	151.002 · Suntrust Operating Account		-21,547.80
Bill	6563	09/30/2022		538.340 · Other Contractual Services	-2,780.00	2,780.00
Bill	6563	02/20/2023		538.340 · Other Contractual Services	-18,767.80	18,767.80
TOTAL					-21,547.80	21,547.80
Bill Pmt -Check	6263	02/21/2023	WOODWARD, PIRES AND LOMBARDO. P.A.	151.002 · Suntrust Operating Account		-938.35
Bill	31623	02/20/2023		514.310 · Legal Fees	-938.35	938.35
TOTAL					-938.35	938.35
Bill Pmt -Check	6264	02/21/2023	PREMIER LAKES	151.003 · SRF - Pelican Sound		-500.00
Bill	1023	02/20/2023		539.021 · Lake/Wetland	-500.00	500.00
TOTAL					-500.00	500.00
Bill Pmt -Check	6265	02/21/2023	FIS OUTDOOR	151.220 · Series 2022A Note - tax exempt		-1,386.35
Bill	0009513449-001	02/20/2023		538.602 · Cap Outlay	-1,386.35	1,386.35
TOTAL					-1,386.35	1,386.35
Bill Pmt -Check	6266	02/21/2023	HERITAGE LANDSCAPE SUPPLY GROUP	151.221 · Series 2022B Note - taxable		-840.00
Bill	0009549097-001	02/20/2023		538.602 · Cap Outlay	-840.00	840.00
TOTAL					-840.00	840.00

River Ridge CDD

2022 Capital Improvement Projects
Updated March 20, 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)
Hannula Gate Valve Replacement \$ (84,026)

Projected Remaining Funds \$ 247

**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 February 28, 2023 at 1:00 p.m., in the Sound Room at the River Club Conference Center (Second Floor of Fitness Center), 4584 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
Kurt Blumenthal (via telephone)	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
Larry Fiesel	Resident
Jeff Hunt	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 at roll call.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Resident Jack Crotty discussed the lengthy wait to enter at the main gate on Corkscrew. He asked if it is possible to extend and add another lane. He asked about extending the sidewalk

43 past the Koreshan Park entrance and if the CDD can assist. Mr. Schultz stated the Board discussed
44 extending the lanes many times and a study was conducted but the CDD cannot extend the lanes
45 as it does not own the property beyond the pavers. Regarding extending the sidewalk, Mr. Long
46 discussed the Village of Estero's long-range plan to install a multi-use path from Koreshan State
47 Park to US 41 and on Williams Road. He does not know timeline for the project.

48 Discussion ensued regarding contacts at the Village of Estero, a Governmental Affairs
49 Committee Member and Public Works Director David Willems.

50 **Mr. Blumenthal joined the meeting at 1:06 p.m., via telephone/Zoom.**

51

52 **On MOTION by Mr. Mountford and seconded by Mr. Twombly, with all in favor,**
53 **authorizing Mr. Blumenthal's attendance and full participation, via**
54 **telephone/Zoom, due to exceptional circumstances, was approved.**

55

56

57 Mr. Crotty asked if they attempted to work something out on these two matters. Mr.
58 Schultz replied not recently.

59 Resident Ed Nowak asked about his request for the final cost of the shrub enhancement
60 program compared to the budget and asked if it passed final inspection. Mrs. Adams recalled
61 processing change orders. Mr. Adams stated the final cost is about \$770,000; the budget was
62 \$850,000. Mr. Long stated that the contractor is replacing parking lot shrubbery that is under
63 warranty. Since rabbits are eating the plants, he advised residents not to harm the snakes.

64 **▪ Update: Premier Lakes, Inc. [Alex Kurth]**

65 **This item was an addition to the agenda**

66 This ongoing item was inadvertently omitted from the agenda but will be included on
67 future agendas.

68 Mr. Kurth reported the following:

69 ➤ The bio-generators in Lakes E4-A and H1-B were repaired and are fully operational.

70 ➤ Aeration: Repairs compiled in October, from the previous vendor, will be placed on the
71 schedule after the parts arrive; the parts are expected by the end of this week.

72 ➤ The Hurricane Ian Debris Removal, Dry Retention and Florida Power & Light (FPL) Flow-
73 way Project is 90% to 95% completed.

74 ➤ Lake H1-A Aerator: The compressor was rebuilt to address noise complaints. As the results
75 were not satisfactory, insulated fireproof foam was ordered and expected in early March.

- 76 ➤ The lakes are in good condition.
- 77 ➤ The dry retention quarterly maintenance should be completed by tomorrow.
- 78 ➤ Submerged treatment is scheduled for Lakes E1-E and E1-C this month.
- 79 ➤ The dye treatment program in Island Sound is underway.

80

81 **THIRD ORDER OF BUSINESS**

Continued Discussion: Stormwater Management System Analysis

82

83

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

85 The Plan is in the draft stage and will be included on the next agenda.

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

87 Mr. Krebs reported the following:

88 ➤ The “Pelican Sound Drainage Update” memorandum was included for informational purposes and addresses agenda Items 3B and 3C.

90 ➤ Researched prior actions taken to adjust the weirs and move some of the water in the Master Association down to the downstream basins and how to address the current situation at Pinehurst, after a storm event.

93 Mr. Krebs suggested grouting in place the pipe connecting those inlets to the dry retention areas (DRA), which will break the drainage connection to the DRAs. If the water is high in the aqua range, it will not drain into Pinehurst. They could also consider connecting them to the yard drainage behind Pinehurst Circle.

97 Pinehurst resident Jeff Hunt asked if the blockage will create more surface water. Mr. Krebs stated, if the inlets are separated, they will not be generating water, it will only flow down from the third of the roundabout, the way they were designed.

100 ➤ 20921 Pinehurst Drive: Increasing inspection frequency is recommended.

101 Mrs. Adams stated this was added to the Key Activities Report. Premier Lakes will perform quarterly inspections as well as inspections before and after a storm.

103 Mr. Krebs stated, as a long-term solution, replacing the curb with a Type F curb and the grates with a Type 9 inlet the latter could create blockage from large floating debris and will need to be cleaned after a storm.

106 ➤ Master Circle: Having MRI investigate where the inlet in an indigenous area in the southeast corner of the Masters discharges to, is suggested.

107

108 ➤ Seaside: Installing yard drains instead if bringing in fill is suggested.

109 ➤ Control Structures: Board direction is needed to proceed with the South Florida Water
110 Management District (SFWMD) permit to adjust the control structures for Basins E2, E5 and E6
111 or to withdraw the permit.

112 Mr. Krebs recommended making the modifications to the weir, which was not done due
113 to budget constraints. Mr. Schultz stated this will be discussed under the Sixth Order of Business.

114 Regarding dead vegetation removal in the northern basin conservation areas, the Board
115 approved Mr. Krebs contacting the SFWMD to determine if the rules changed since the hurricane.

116 Mr. Long suggested Mr. Krebs inspect the area behind the boat launch after the meeting.

117 The Board directed Mr. Krebs to obtain proposals from MRI to investigate the inlet in the
118 southeast corner of the Masters and to grout the pipe in the DRA.

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

120 This item was addressed during Item 3B.

121

122 **FOURTH ORDER OF BUSINESS**

**Discussion/Updated: 5 Year Capital
Improvement Projects to include Storm
Water Management**

123
124
125

126 The Phase I Long-Range Infrastructure Plan was distributed.

127 Mr. Schultz reported that Phase I of the Long-Range Infrastructure Plan is nearly
128 completed; it is comprised of the community irrigation pump station, CDD and Golf irrigation
129 filtration system, Phase II paver project and community master landscape plan. Phase II Plan's
130 top priority is stormwater management and asked Mr. Krebs to obtain proposals from MRI. Mr.
131 Schultz directed Mr. Blumenthal to work with Mr. Long and Staff to prepare a draft of the Phase
132 II Infrastructure Plan for the next meeting. Board Members will submit project requests to Mrs.
133 Adams to forward to the team. Mr. Blumenthal stated the team is meeting on March 9, 2023.

134

135 **FIFTH ORDER OF BUSINESS**

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

136
137

138 This item was discussed during the Fourth Order of Business.

139

140 **SIXTH ORDER OF BUSINESS**

Discussion: Infrastructure Plan Phase II

141

142 This item was discussed during the Fourth Order of Business.

143

144 **SEVENTH ORDER OF BUSINESS**

Discussion: Speed Radar Signs

145

146 Mr. Schultz received a suggestion to purchase two hard-wired, not solar powered, radar
147 signs with cameras to be permanently placed in the CDD. A Board Member asked if the signs have
148 proven worthwhile. Mr. Long stated they are effective when operational but hard-wired,
149 permanent signs would be more effective. Mr. Long stated that the PSGRC has sent violation
150 letters.

151 Mr. Pires reviewed Mr. Nowak's email and noted the biggest issue is traffic law violations.
152 He discussed protocols for golf cart use and the differences for low-speed vehicles. He believes
153 the easiest way to enforce traffic laws is through law enforcement and referred to the CDD's
154 January 19, 2010 Agreement with the Sheriff's Department, which states law enforcement will
155 only come on site to patrol and enforce regulations and laws upon request from the CDD.

156 Mr. Pires mentioned his 2014 memorandum and stated that the Master Association
157 typically adopts traffic rules and sends notices. Mr. Willis stated Lee County suspended all special
158 duties, such as engaging off-duty personnel, at this time, due to the hurricane.

159 Mr. Pires will email an informative article/brochure about golf carts to Mr. Long to post
160 to the PSGRC website.

161 Discussion ensued regarding high-speed golf cart use, liability, how other golf courses
162 handle it and inspecting signage to confirm the CDD is still in compliance.

163 Residents should call 911 in an emergency situation.

164

165 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of January 31, 2023**

166

167

- 168 • **2022 Capital Improvement Projects**
- 169 • **2023 Operations Financial Impact Analysis**

170 The Reports were emailed to the Board and distributed during the meeting

171 Mrs. Adams presented the Unaudited Financial Statements as of January 31, 2023 and
172 the Financial Impact Analysis Report.

173 Mr. Krebs' office is working with Collier Paving to determine if an outstanding invoice
174 submitted to Accounting is a duplicate of the Turnberry invoice, which was approved and paid.

175 The financials were accepted.

176

177 **NINTH ORDER OF BUSINESS**

Approval of January 24, 2023 Regular Meeting Minutes

178

179

180 Mrs. Adams presented the January 24, 2023 Regular Meeting Minutes. The following
181 changes were made:

182 Line 44: Change "Williams" to "Willems"

183 Line 73: Insert "aerator" after "H1-A"

184 Line 146: Change "receivers" to "inlets"

185 Line 237: Insert "Road" after "Williams"

186 Line 246: Insert "was" after "Engineering"

187

188 **On MOTION by Mr. Gilman and seconded by Mr. Twombly, with all in favor, the**
189 **January 24, 2033 Regular Meeting Minutes, as amended, were approved.**

190

191

192 **Mr. Blumenthal left the meeting at 2:13 p.m.**

193 • **Active Action and Agenda Items**

194 Items 6, 8, 12 and 15 were completed.

195 Item 1: FPL is working on repairing street lights and other issues.

196 Item 5: Waiting for MRI to schedule the project.

197 Item 9: Contract executed and waiting for MRI to schedule the project.

198 Item 10: Mr. Blumenthal is meeting with the team next Thursday.

199 Item 11: Mr. Willis is incorporating recent edits and will send the final draft to the group
200 for final approval before sending it to Mr. Long to e-blast to residents.

201 Item 14: The proposed Hurricane Plan will be on the next agenda.

202 Item 15: All inlets were located. The Pinehurst drains are clean and open and will be added
203 to MRI's list to inspect this spring.

204

205 **TENTH ORDER OF BUSINESS**

Staff Reports

206

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

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

209 There were no District Engineer or District Counsel reports.

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

211 **I. Key Activity Dates**

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

213 **o QUORUM CHECK**

214 Supervisors Gilman, Schultz, Mountford and Twombly confirmed their in-person
215 attendance at the March 28, 2023 meeting.

216

217 **ELEVENTH ORDER OF BUSINESS** **Supervisors’ Requests and Public**
218 **Comments (5 minutes per speaker)**

219

220 Regarding who is responsible for repairing the hurricane-damaged wall and for the
221 downed trees between the Shopping Center and the Meadows, Mr. Gilman stated it is the
222 Shopping Center. He was asked to contact the Management Company for the commercial parcel
223 and report his findings at the next meeting.

224 A Board Member noted a neighborhood meeting is being held the same day as the March
225 CDD meeting.

226 A resident thanked the Engineer for the swift follow up and asked for them to be mindful
227 regarding potential remediation between the current system and original design standards.

228 A resident stated that filling the hole sounds like a solution residents would appreciate,
229 although the project is dependent on the budget.

230 Mr. Long asked to use the remaining community landscape plan budget to address the
231 irrigation gate valves. He distributed a quote.

232

233 **On MOTION by Mr. Mountford and seconded by Mr. Twombly, with all in favor,**
234 **the Hannula Landscaping and Irrigation, Inc., proposal to replace irrigation gate**
235 **valves and for concrete repairs, in a not-to-exceed amount of \$84,273, was**
236 **approved.**

237

238

239 **TWELFTH ORDER OF BUSINESS** **Adjournment**

240

241

242 **On MOTION by Mr. Mountford and seconded by Mr. Twombly, with all in favor,**
243 **the meeting adjourned at 2:25 p.m.**

244
245
246
247
248
249

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 2.28.23 Meeting – for 3.28.23 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. **02.28.23** FPL started work on repairs and varied issues. **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. **02.16.23** Proposal received and contract currently out for execution by MRI. **02.28.23** Contract executed; waiting for MRI to schedule project. **ONGOING**

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

7. **ACTION/AGENDA** **12.13.22** Mrs. Adams: Further examine River Course 4 flow way within dry retention and a possible storm drain. 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. **02.28.23** Contract executed; waiting for MRI to schedule project. **ONGOING**

8. **ACTION/AGENDA** **12.13.22** Mr. Blumenthal/Team: Update Five-Year Capital Improvement Plan, potentially move Stormwater Management forward & email to Mr. Twombly. **02.28.23** Team meeting next Thursday to draft Phase II Infrastructure Plan and prepare budget for review at next meeting. Board Members to send projects to Mrs. Adams. **ONGOING**

9. **ACTION** **12.13.22** Mr. Trombley: Draft annual letter to residents, email to Mr. Willis for review and send letter in February. **02.28.23** Mr. Willis: Incorporate recent edits and send final draft to the group for final approval before sending to Mr. Long to e-blast to residents. **COMPLETED after 02.28.23 meeting**

10. **ACTION** **01.23.23** Mr. Krebs: Schedule asphalt repair in vicinity of four-way stop sign at Torrey Pines and Island Sound. **02.28.23** Working with Collier Paving to determine if outstanding invoice is a duplicate. **COMPLETED after 02.28.23 meeting**

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS

From 2.28.23 Meeting – for 3.28.23 Agenda

- 11. ACTION/AGENDA** **01.24.23** Staff: Develop Hurricane Plan for CDD use in future years.
02.28.23 Mrs. Adams: Prepare draft and include on next agenda.
ONGOING
- 12. ACTION** **01.24.23** Mr. Krebs: Inspect southeast corner of The Masters and request quotes for work. **02.28.23** Obtain quotes from MRI for stormwater management project, such as inspect the inlet and grout the pipe in the DRA. **ONGOING**
- 13. ACTION** **02.28.23** Mr. Krebs: Add the six drains/pipes that were located to the MRI inspection, which is this spring. **ONGOING**
- 14. ACTION** **02.28.23** Mr. Krebs: Inspect area behind boat launch after meeting and contact SFWMD to determine if rules regarding vegetation in northern basin conservation area changed since the hurricane. **ONGOING**
- 15. ACTION** **02.28.23** Mr. Pires: Email golf cart article/brochure to Mr. Long to post on the PSGRC website. **ONGOING**
- 16. ACTION** **02.28.23** Mr. Gilman: Contact management company for commercial property for status of repairing hurricane-damaged wall & downed trees between shopping center and the Meadows. Report findings at next meeting. **COMPLETED after 02.28.23 meeting**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
CI**

RIVER RIDGE CDD

Key Activity Dates

Updated: March 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/April/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.	2/25/2024
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 - 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	5/1/2023

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.