

RIVER RIDGE

COMMUNITY DEVELOPMENT DISTRICT

April 25, 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

April 18, 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 April 25, 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. Continued Discussion: Nanobubbler Replacement Lakes H1-A, H1-B and E7-A
 - Consideration of Navitas Credit Corp., Quote and Credit Application
5. Update: MRI Inspection Report for Stormwater System
6. Continued Discussion: Stormwater Management System Analysis
 - Stormwater Improvements
7. Continued Discussion/Update: 5 Year Capital Improvement Projects to include Storm Water Management
 - A. Phase II Package
 - B. Engineer's Write-Up
8. Discussion/Consideration of American Infrastructure Services – Pedestrian Crosswalk Signs
9. Acceptance of Unaudited Financial Statements as of March 31, 2023
 - 2022 Capital Improvement Projects

- 2023 Operations Financial Impact Analysis
10. Approval of March 28, 2023 Regular Meeting Minutes
- Active Action and Agenda Items
11. 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. 1,482 Registered Voters in District as of April 15, 2023
 - III. NEXT MEETING DATE: May 23, 2023 at 1:00 PM [Presentation of Fiscal Year 2024 Budget]

○ 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

12. Supervisors' Requests and Public Comments (*5 minutes per speaker*)
13. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 989-2939.

Sincerely,



Cleo Adams
 District Manager

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

4



**NAVITAS
CREDIT CORP.**

March 29,2023

River Ridge Community Development District
Lee County, FL

Re: Finance Quote for 3 Moleaer Nan Bubble Lake Aerators

Dear River Ridge Community Development District::

Thank you for allowing Navitas Credit Corp. to meet your financing needs. Please review the proposed payment options designed to meet almost any budgeting need.

Financed Amount: \$56,000.00

Terms and conditions listed below:

36 months - \$1,804.35 with 2 payments due at signing

48 months - \$1,395.85 with 2 payments due at signing

60 months - \$1,153.81 with 2 payments due at signing

Payments quoted are subject to credit review

\$295.00 1 time documentation fee, Payments quoted are good for 30 days.

Please give me a call with any questions. I look forward to working with you.

Best Regards,

Pam Waldron
Senior Financing Specialist
Navitas Credit Corp
203 Fort Wade Rd Suite 300
Ponte Vedra, FL 32081

CREDIT APPLICATION



NAVITAS
CREDIT CORP.

LESSEE INFORMATION

Full Business Name: _____ D/B/A Name _____
Address: _____
Street City State Zip
Phone: _____ Federal Tax ID#: _____ Yrs. in Business: _____
Contact Name: _____ Email: _____
Nature of Business: _____
 Proprietorship Corporation Partnership Limited Liability Corporation

BUSINESS OWNERS

Owner Name: _____ Title: _____ %Ownership: _____
Home Address: _____
Street City State Zip SSN: _____

EQUIPMENT INFORMATION

Equipment Description: _____
Equipment Cost: _____ Term: _____ End of Lease Option (FMV, \$1 Out): _____

VENDOR INFORMATION

Vendor Name: _____ Vendor Email: _____
Vendor Phone: _____

CREDIT RELEASE AUTHORIZATION

By signing below, the undersigned, which is either a principal of the applicant or a personal guarantor of its obligations, provides written instruction to Navitas Credit Corp. or its assignee, authorizing review of his or her personal credit bureau and authorizing applicant's bank and credit references to release credit information on applicant.

Signature: _____ Title: _____
Name: _____ Date: _____

To learn more about our financing programs contact your Financing Specialist,
Pam Waldron at 866-956-2848, ext. 241 or e-mail pwaldron@navitascredit.com
We look forward to changing how you view the value of your financing partner one deal at a time.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

5



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

Project

Storm Water System inspection
2023

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

4/17/2023

4057

Description	Total
<p>This proposal is to utilize the divers and Vac Truck to clean and remove sand and debris from structures that have 25% and more of sand and debris. As per our inspection report. This price includes all labor and equipment and dive services needed to complete this job.</p> <p>Any work completed outside the scope of this proposal may result in additional charges.</p>	77,800.00

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 \$77800.00

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 crevasses 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

Arreptaurr 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 _____



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

4/17/2023 4058

Project

Storm System inspection
Hammock Green
2023

Description	Total
<p>This proposal is to utilize the divers and Vac Truck to clean and remove sand and debris from structures that have 25% and more of sand and debris. As per our inspection report. This price includes all labor and equipment and dive services needed to complete this job.</p> <p>Any work completed outside the scope of this proposal may result in additional charges.</p>	8,550.00

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 \$8,550.00

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

Arreptaurr 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 _____

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
			Main Entrance				
CB-137	ME	15"	80% Leaves, Sand & Debris	Yes	40%	25%	75%
CB-137A	Curb	15"-36"-36"	30% Leaves, Sand & Debris	Yes	25%	30%	30%
CB-136	Curb	36"	30% Leaves, Sand & Debris	Yes	100%	85%	25%
CB-138	Curb	36"-24"-36"	35% Leaves, Sand & Debris	Yes	20%	35%	30%
CB-141	Curb	24" - 24"	30% Leaves, Sand & Debris	Yes	10%	85%	70%
CB-140	Box	24"	Clean	No	40%	Clean	10%
CB-139	Box-Dbf	24"-15"-30"	40% Sand & Debris	Yes	10%	10%	10%
CB-144	Box	30"-36"	25% Sand & Debris	Yes	15%	20%	10%
CB-145	Curb	36"-36"	40% Leaves, Sand & Debris	Yes	60%	35%	40%
CB-146	Curb	36"-36"	25% Leaves, Sand & Debris	Yes	35%	25%	45%
CB-146A	Lake E3-C	36"	30% Sand & Debris	Yes	10%	25%	50%
CB-143	Curb	15"-15"	10% Sand & Debris	No	25%	40%	10%
CB-142	Curb	15"	10% Sand & Debris	No	25%	50%	10%
			Pinehurst Greens Ct				
CB-153	Box	15"	10% Sand & Debris	No	10%	10%	30%
CB-154	Curb	15"-18"	25% Sand & Debris	Yes	40%	25%	50%
CB-155	Curb	18"-18"	10% Sand & Debris	No	20%	Clean	30%
CB-156	Dry Det 1	18"	10% Sand & Debris	No	10%	10%	20%
CB-157	Box	15"	10% Sand & Debris	No	Clean	Clean	10%
CB-158	Curb	15"-18"	10% Sand & Debris	No	10%	10%	15%
CB-159	Curb	18"-18"	10% Sand & Debris	No	10%	10%	10%
CB-160	Dry Det 1	18"	35% Sand & Debris	Yes	50%	20%	30%
CB-161	Curb	18"	25% Sand & Debris	Yes	10%	20%	25%
CB-162	Dry Det 1	18"	10% Sand & Debris	No	10%	25%	20%

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
			Pinehurst Green's Dr				
CB-163	Box	15"	5% Sand & Debris	No	Clean	10%	75%
CB-164	Curb	15"-18"	25% Leaves, Sand & Debris	Yes	25%	10%	10%
CB-165	Curb	18"-18"	25% Leaves, Sand & Debris	Yes	35%	20%	25%
CB-166	Box	18"-18"	25% Sand & Debris	Yes	40%	65%	25%
CB-167	Box	18"-18"	10% Sand & Debris	No	20%	25%	15%
CB-168	Curb	18"-18"	25% Sand & Debris	Yes	20%	25%	15%
CB-169	Curb	18"-15"	25% Sand & Debris*	Yes	35%	20%	30%
CB-170	Box	15"	25% Sand & Debris	Yes	10%	10%	10%
CB-171	Box	15"	25% Sand & Debris	Yes	10%	20%	15%
CB-172	Curb	15"-18"	25% Sand & Debris	Yes	20%	10%	10%
CB-173	Curb	18"-18"	25% Sand & Debris	Yes	20%	10%	10%
CB-174	Box	18"-18"	10% Sand & Debris	No	10%	Clean	10%
CB-175	Dry Det 1	18"	35% Leaves, Sand & Debris*	Yes	75%	85%	25%
CB-176	Box	15"	25% Sand & Debris	Yes	20%	90%	20%
CB-177	Curb	15"-18"	25% Sand & Debris	Yes	20%	20%	20%
CB-178	Curb	18"-18"	10% Sand & Debris	No	25%	10%	30%
CB-179	Box	18"-18"	10% Sand & Debris	No	10%	10%	20%
CB-180	Dry Det 1	18"	25% Sand & Debris	Yes	20%	80%	30%
CB-181	Box	15"	10% Sand & Debris	No	20%	20%	Clean
CB-182	Curb	15"-18"	25% Leaves, Sand & Debris	Yes	50%	20%	30%
CB-183	Curb	18"-18"	25% Sand & Debris	Yes	30%	20%	30%
CB-184	Box	18"-24"	10% Sand & Debris	No	30%	20%	15%
CB-185	Dry Det 1	24"	50% Sand & Debris*	Yes	35%	80%	35%
CB-186	Box	15"	5% Sand & Debris	No	10%	Clean	Clean

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
CB-187	Curb	15"-15" Oval	30% Leaves, Sand & Debris	Yes	45%	30%	10%
CB-188	Curb	15" Oval-24"	25% Sand & Debris	Yes	35%	20%	15%
CB-189	Box	24"-24"	5% Sand & Debris	No	25%	20%	25%
CB-190	Box	24"-24"	85% Sand & Debris	Yes	40%	80%	50%
CB-191	Curb	24"-24"	40% Leaves, Sand & Debris	Yes/Vac	25%	80%	35%
CB-192	Curb	24"	40% Leaves, Sand & Debris	Yes/Vac	30%	80%	35%
193A	Spillway	N/A	Clean	No	N/A	N/A	N/A
193B	Spillway	N/A	Clean	No	N/A	N/A	N/A
			Pelican Sound Blvd				
CB-147	Curb	15"	25% Leaves, Sand & Debris	Yes	45%	80%	25%
CB-148	Curb	15"-18"	25% Sand & Debris	Yes	30%	80%	10%
CB-149	Dry Det 2	18"	25% Sand & Debris	Yes	25%	45%	15%
CB-150	Curb	15"	30% Sand & Debris	Yes	80%	40%	80%
CB-151	Curb	15"-18"	25% Sand & Debris	Yes	80%	100%	20%
CB-152	Dry Det 2	18"	25% Sand & Debris	Yes	30%	80%	30%
			Pelican Sound Blvd & Glen Eagles Links Ct & Dr				
CB-211A	Lake E8-C	24"	Clean	No	Clean	Clean	10%
CB-211	Curb	24"-24"-24"	10% Sand & Debris	No	20%	10%	15%
CB-209	MH	24"-18"	10% Sand & Debris	No	25%	20%	20%
CB-208	Curb	18"-18"-15"	10% Sand & Debris	No	30%	20%	20%
CB-209A	Curb	18"	25% Sand & Debris	Yes	30%	85%	15%
CB-207	Curb	18"-15"	10% Sand & Debris	No	25%	20%	25%
CB-206	Curb	15"	10% Sand & Debris	No	30%	80%	10%

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
CB-210	Curb	24"-24"	25% Sand & Debris	Yes	30%	25%	10%
CB-202	Box	24"-18"-24"	25% Sand & Debris	Yes	10%	10%	15%
CB-204	Curb	18"-15"	10% Sand & Debris	No	20%	25%	25%
CB-205	Curb	15"	25% Leaves, Sand & Debris	Yes	25%	25%	45%
CB-201	Curb	24"-24"	25% Sand & Debris	Yes	20%	20%	15%
CB-200	Curb	24"-24"	25% Sand & Debris	Yes	25%	20%	15%
CB-198	Box-Triple	24"-18"-24"	35% Sand & Debris	Yes	40%	Clean	45%
CB-199	Box-Dbi	24"	25% Sand & Debris	Yes	25%	30%	30%
CB-197	Curb	18"-15"	30% Leaves, Sand & Debris*	Yes	45%	100%	25%
CB-196	Curb	15"	40% Leaves, Sand & Debris	Yes	80%	100%	30%
CB-193	Curb	15"	35% Leaves, Sand & Debris	Yes	50%	80%	30%
CB-194	Curb	15"-18"	30% Sand & Debris	Yes	35%	80%	25%
CB-195	Dry Det 1	18"	45% Sand & Debris*	Yes	80%	80%	40%
			Golf Course				
CB-196A	Box	24"	5% Sand & Debris	No	10%	50%	25%
CB-197A	Box	24"	55% Sand & Debris*	Yes	80%	80%	80%
			Torey Pines Way				
CB-244	Box	18"	10% Sand & Debris/ Needs a new grate the size is 36" x 27 & 3/4 x 2"	No	10%	30%	35%
CB-243	Box	18"	30% Sand & Debris	Yes	85%	95%	80%
CB-242	Box	18"-18"	10% Sand & Debris	No	35%	50%	45%
CB-240	Curb	18"-24"-18"	35% Sand & Debris	Yes	20%	85%	15%
CB-239	Curb	18"-18"	25% Leaves, Sand & Debris	Yes	25%	20%	30%
CB-238	Curb	18"-15"	25% Sand & Debris	Yes	35%	25%	50%
CB-237	Curb	15"	25% Sand & Debris	Yes	35%	25%	45%
CB-245	JB	----	Did Not Locate	----	Buried	Buried	Buried
CB-246	MH	24"-24"	30% Sand & Debris	Yes	Clean	20%	25%

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
CB-247	Dry Det 1	24"	75% Sand & Debris	Yes	35%	80%	35%
			Torey Pines Ct				
CB-248	Curb	15"	25% Sand & Debris	Yes	80%	20%	80%
CB-249	Curb	15"-18"	25% Sand & Debris	Yes	75%	20%	40%
CB-250	JB	----	Did Not Locate	----	N/A	N/A	N/A
CB_251	Dry Det 1	18"	Clean	No	25%	80%	25%
CB-253	Curb	15"	25% Sand & Debris	Yes	30%	50%	20%
CB-254	Curb	15"-18"	30% Sand & Debris	Yes	40%	20%	60%
CB-255	Box	18"	30% Sand & Debris	Yes	55%	10%	80%
			Island Sound Cir				
CB-4A	River 2	30"	Clean	No	20%	10%	80%
CB-3A	River 2	30"	Clean	No	20%	10%	80%
CB-2A	River 2	30"	10% Sand & Debris	No	20%	10%	50%
CB-1A	River 2	30"	10% Sand & Debris	No	20%	10%	50%
CB-230	Box	15"	5% Sand & Debris	No	Clean	10%	10%
CB-231	Box	15"-15"	Clean	No	25%	20%	25%
CB-232	Box	15"-18"	10% Sand & Debris	No	25%	10%	10%
CB-232A	Lake E7-1	18"	5% Sand & Debris	No	Clean	Clean	50%
CB-228A	Lake E7-1	24"	10% Sand & Debris	No	Clean	Clean	Clea
228	CS-Box	24"-24"	Clean	No	Clean	Clean	Clean
CB-228B	MH	24"-24"	30% Sand & Debris	Yes	45%	N/A	N/A
CB-229	MH	24"-24"	10% Sand & Debris	No	20%	20%	10%
CB-229A	Lake E7-1	24"	Clean	No	25%	N/A	N/A
CB-227A	Lake E7-1	24"	10% Sand & Debris	No	10%	20%	25%

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
CB-227	Curb	24"-24"	10% Sand & Debris	No	10%	10%	15%
CB-228	Curb	24"-18"	10% Sand & Debris	No	45%	Clean	Clean
CB-225	JB	-----	Buried	-----	DNL	55%	90%
CB-223	JB	-----	Did Not Locate	-----	DNL	DNL	DNL
CB-224	Box	18"-15"	25% Sand & Debris	Yes	20%	10%	20%
CB-224A	Box	15"	10% Sand & Debris	No	20%	10%	20%
			Island Sound Cir				
CB-220A	Box	15"	25% Sand & Debris	Yes	N/A	N/A	N/A
CB-220B	Box	15"-18"-15"	25% Sand & Debris	Yes	N/A	N/A	N/A
CB-220C	Box	15"	40% Sand & Debris	Yes	N/A	N/A	N/A
CB-220	Curb	18"- 24"	25% Sand & Debris	Yes	40%	30%	25%
CB-221	Curb	24"-24"	25% Sand & Debris	Yes	10%	Clean	15%
221A	Lake E7-1	24"	10% Sand & Debris	No	25%	20%	25%
218A	Lake E7-1	24"	Clean	No	Clean	30%	25%
CB-218	Curb	24"-18"	10% Sand & Debris	No	10%	10%	30%
CB-217	Curb	18"-15"	25% Leaves, Sand & Debris	Yes	20%	10%	25%
CB-216	Box	15"	10% Sand & Debris	No	10%	10%	20%
CB-214	Curb	15"	10% Sand & Debris	No	20%	10%	15%
CB-215	Curb	15" -18"	10% Sand & Debris	No	10%	10%	15%
CB-215A	Lake E7-1	18"	Clean	No	Clean	Clean	Clean
CB-233	Curb	15"	10% Sand & Debris	No	10%	10%	10%
CB-234	Curb	15"-15"	10% Sand & Debris	No	10%	10%	10%
234A	Lake E7-1	15"	10% Sand & Debris	No	10%	10%	10%
CB-213	Box	24"	10% Sand & Debris	No	Clean	5%	Clean

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
CB-213A	Sound9	24"	10% Sand & Debris/ Need 2 new grates, size 40&1/4 x 39 &1/4" x 2"	No	25%	10%	25%
			Golf Course				
CB-87A	Sound 7	30" & 30"	5% Sand & Debris	No	5%	10%	15%
	Cs-Box Triple	30"-30"	Clean	No	Clean	Clean	Clean
CB-87AA	Lake H2-A	30"& 30"	Clean	No	Clean	Clean	15%
CB-86B	Lake H2-A	36"	Clean	No	Clean	Clean	Clean
CB-86	36"-36"	36"-36"	Clean	No	Clean	Clean	Clean
CB-86A	Lake H1-A	36"	Clean	No	Clean	Clean	Clean
CB-88B	Lake H1-A	36"	Clean	No	Clean	20%	10%
CB-88A	JB	-----	Did Not Locate	-----	DNL	DNL	DNL
CB-88	Box	36"-36"	Clean	No	Clean	10%	15%
CB-89	Box	36"-36"	25% Sand & Debris	Yes	45%	80%	25%
CB-90	Box	36"-24"	25% Sand & Debris	Yes	Clean	Clean	Buried
CB-91	MH	24"-24"	Clean	No	Clean	Clean	15%
CB-92	Curb	24"-18"	25% Concrete, Sand & Debris	Yes	25%	20%	15%
CB-93A	Curb	15"-15"	25% Concrete, Sand & Debris	Yes	N/A	N/A	N/A
CB-93	Curb	15"-15"	25% Concrete, Sand & Debris	Yes	20%	30%	10%
CB-95	Box	15"	25% Sand & Debris	Yes	10%	20%	10%
			Turnberry Lake Dr				
CB-97	Curb	15"	10% Sand & Debris	No	10%	Clean	10%
CB-98	Curb	15"-15"	10% Sand & Debris	No	Clean	Clean	15%
CB-99	Curb	15"-18"	10% Sand & Debris	No	Clean	Clean	10%
CB-100	MH	18"-24"-24"	Clean	No	Clean	Buried	Buried
CB-102	Curb	24"-18"-15"	10% Sand & Debris	No	10%	10%	5%

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
CB-106	Box	15"	10% Sand & Debris	No	10%	10%	5%
CB-103	Curb	18"-15"	10% Leaves, Sand & Debris	No	10%	10%	10%
CB-104	Box	15"-15"	10% Sand & Debris	No	5%	Clean	10%
CB-105	Box	15"	Clean	No	Clean	Clean	Clean
CB-101	Box	24"-30"	Clean	No	Clean	Clean	Clean
CB-101A	Lake H1-B	30"	10% Sand & Debris	No	35%	10%	15%
CB-96	Box	24"	50% Sand & Debris	Yes	Clean	Clean	Clean
CB-96A	Lake E8-A	24"	Clean	No	Clean	Clean	Clean
CB-135A	Lake E8-A	24"	Clean	No	Clean	Clean	Clean
CB-135	Con Trct 12	24"	10% Sand & Debris	No	10%	30%	50%
CB-134B	Lake E8-C	48"	30% Sand & Debris	Yes	35%	30%	Clean
CB-134	Box	48"-48"	Clean	No	45%	20%	50%
CB-134A	Lake E3-A	48"	5% Sand & Debris	No	25%	20%	10%
CB-133A	Lake E3-A	48"	10% Sand & Debris	No	25%	20%	15%
CB-133	JB	----	Did Not Locate	No	Buried	Buried	Buried
CB-132	Box	48"-48"	10% Sand & Debris	No	35%	25%	15%
CB-132A	Lake E3-C	48"	10% Sand & Debris	No	35%	20%	35%
			Pelican Sound Dr				
CB-130	Curb	18"	35% Sand & Debris	Yes	10%	20%	10%
CB-131	Curb	18"-18"	25% Sand & Debris	Yes	30%	20%	5%
CB-131A	Lake E3-C	18"	Clean	No	10%	10%	15%
CB-128	Curb	24"	30% Sand & Debris	Yes	25%	30%	20%
CB-129	Curb	24"-24"	35% Leaves, Sand & Debris	Yes	30%	30%	Clean
CB-130	Box	24"-24"	10% Sand & Debris	No	Clean	10%	10%

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
CB-141A	Lake E3-C	24"	Clean	No	Clean	10%	15%
			Pelican Sound Way				
CB-118	Curb	18"	5% Sand & Debris	No	10%	10%	10%
CB-117	Curb	18"-24"	10% Sand & Debris	No	10%	10%	15%
CB-116	JB	-----	Did Not Locate	-----	Buried	Buried	Buried
CB-115	JB	-----	Did Not Locate	-----	Buried	Buried	Buried
CB-114	Curb	24"-24"-18"	10% Sand & Debris	No	20%	10%	Clean
CB-119	Curb	18"	Clean	No	20%	10%	15%
CB-113	MH	24"-30"	Clean	No	Clean	10%	Buried
CB-112	Box	30"-48"-48"	25% Sand & Debris	Yes	35%	35%	10%
CB-112A	Lake E1-E	48" CS-Box	Clean	No	Clean	Clean	10%
CB-110	Curb	48"-15"-48"	40% Leaves, Sand & Debris	Yes	25%	80%	50%
CB-111	Curb	15"	15% Sand & Debris	No	10%	10%	15%
CB-109	Box	48"-48"	10% Sand & Debris	No	10%	25%	20%
CB-108	Box	48"-48"	10% Sand & Debris	No	20%	10%	15%
CB-107	MH	48"-48"	Clean	No	25%	20%	25%
CB-107A	Lake E3-A	48"	25% Sand & Debris	Yes	65%	65%	60%
CB-120	YD	12"	Did Not Locate	-----	Buried	Buried	Buried
CB-121	YD	12"	Clean	No	N/A	N/A	N/A
			Palmetto Dunes Dr				
CB-83A	Lake H1-A	36"	Clean	No	Clean	Clean	15%
CB-83 B	Box	36"	25% Sand & Debris	Yes	25%	65%	40%
CB-83	Curb	36"	35% Sand & Debris	Yes	25%	60%	40%
CB-84	Curb	36"	35% Sand & Debris	Yes	40%	80%	70%
CB-85	Box	36"	Clean	No	25%	10%	20%
CB-84A	Lake H1-B	36"	25% Sand & Debris	Yes	10%	Clean	30%

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
			Classic Court				
CB 82-A	Lake H1-A	30"	Clean	No			
CB-82	Curb	30"	40% Sand & Debris	Yes	35%	35%	60%
CB-81	Curb	30"	40% Sand & Debris	Yes	40%	80%	30%
CB-81 A	Lake H1-C	30"	25% Sand & Debris	Yes	10%	10%	5%
CB-79A	Lake H1-C	30"	25% Sand & Debris	Yes	20%	20%	15%
CB-79B	Box	30"	Clean/Not on Map	No			
CB-78	Box	30"	Clean	No	25%	10%	Clean
CB-79B	Curb	30"	30% Leaves and Debris	Yes	25%	30%	45%
CB-80	Curb	30"	25% Sand & Debris	Yes	30%	30%	25%
CB-80A	Lake H1-B	30"	30% Sand & Debris	Yes	30%	20%	30%
CB-75	Curb	15"	85% Sand & Debris	Yes	25%	80%	10%
CB-74	Curb	15"-18"	35% Sand & Debris	Yes	25%	80%	10%
CB-73	Curb	18"	25% Sand & Debris	Yes	20%	10%	20%
CB-76	Box	18"	25% Sand & Debris	Yes	10%	Clean	10%
CB-72	Curb	18"-15"	25% Sand & Debris	Yes	20%	10%	5%
CB-71	Curb	15"-18"	10% Sand & Debris	No	10%	Clean	10%
CB-77	Box		Buried	No	NA	NA	NA
CB-77A	CA-15	18"	Clean	No	10%	Clean	15%
			Pelican Sound Way				
CB-70A	Lake E1-A	18"	Clean	No	Clean	Clean	Clean
CB-70	Curb	18"-15"	30% Sand & Debris	Yes	20%	30%	25%
CB-69	Curb	15"	25% Sand & Debris	Yes	20%	30%	Clean

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
			Pelican Sound Way				
CB-68	Curb	15"	40% Sand & Debris	Yes	35%	20%	30%
CB-67	Curb	15"-18"	25% Sand & Debris	Yes	20%	80%	10%
CB-66	Box		Buried	No	NA	NA	NA
CB-65	Box	18"	Clean	No			
CB-64	Box	15"	5% Sand & Debris	No	Clean	10%	10%
CB-63	Box	18"-24"	Clean	No	Clean	10%	Clean
CB-61	Curb	24"-30"	25% Sand & Debris	Yes	25%	20%	30%
CB-62	Curb	30"-36"	25% Sand & Debris	Yes	30%	20%	25%
CB-60	Manhole	36"	10% Sand & Debris	No	25%	20%	Clean
CB-60A	Lake E1-C	36"	Clean	No	25%	20%	25%
CB-34A	Lake E1-B	30"	10% Sand & Debris	No	10%	10%	10%
CB-34	Curb	30"-18"	25% Sand & Debris	Yes	25%	20%	20%
CB-35	Curb	30"	25% Sand & Debris	Yes	20%	Clean	Clean
CB-33	Curb	18"-15"	25% Sand & Debris	Yes	20%	5%	15%
CB-32	Curb	15"	25% Sand & Debris	Yes	25%	10%	20%
CB-36	Box		Buried	No	NA	NA	NA
CB-37	Box		Buried	No	NA	NA	NA
CB-38	Box	24"	25% Sand & Debris	Yes	20%	10%	40%
CB-39	Manhole	24"	Clean	No	Clean	Clean	15%
CB-40	Curb	24"-18"	25% Sand & Debris	Yes	25%	25%	15%
CB-41	Curb	18"	30% Sand & Debris	Yes	25%	40%	20%
			Master Circle				
CB-42A	Lake E1-B	36"	10% Sand & Debris	No	25%	10%	15%
CB-42	Box	36"	10% Sand & Debris	No	25%	30%	40%
CB-43	Curb	36"	60% Sand & Debris*	Yes	80%	20%	50%
CB-44	Curb	36"	35% Sand & Debris	Yes	30%	35%	15%
CB-44A	Lake E1-C	36"	Clean	No	Clean	Clean	Clean

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
			Master Circle				
CB-45	Box	15"	25% Sand & Debris	Yes	10%	10%	25%
CB-46	Curb	15"-18"	25% Sand & Debris	Yes	25%	40%	15%
CB-47	Curb	18"-24"	25% Sand & Debris	Yes	25%	20%	20%
CB47-A	Lake E1-C	24"	5% Sand & Debris	No	10%	Clean	10%
CB-50A	Lake E1-C	18"	Clean	No	Clean	Clean	Clean
CB-50	Curb	18"	25% Sand & Debris	Yes	20%	10%	20%
CB-49	Curb	18"-15"	30% Sand & Debris	Yes	25%	10%	20%
CB-48	Box	15"	60% Sand & Debris	Yes	30%	10%	30%
CB-51	Box	15"	25% Sand & Debris	Yes	20%	10%	15%
CB-52	Curb	15"-18"	40% Sand & Debris	Yes	30%	50%	35%
CB-53	Curb	18"-24"	25% Sand & Debris	Yes	20%	50%	20%
CB-54	Manhole	24"	25% Sand & Debris	Yes	10%	30%	10%
CB-54A	Lake E1-C	24"	10% Sand & Debris	No	10%	30%	10%
CB-56	Curb	15"	25% Sand & Debris	Yes	30%	10%	10%
CB-57	Curb	15"-24"	30% Sand & Debris	Yes	30%	10%	10%
CB-57A	Lake E1-C	24"	Clean	No	Clean	Clean	Clean
CB-59A	Lake E1-C	30"	Clean	No	Clean	Clean	Clean
CB-59	Curb	30"	50% Sand & Debris	Yes	30%	10%	40%
CB-58	Curb	30"	30% Sand & Debris	Yes	40%	10%	60%
CB-58A	Lake E1-A	30"	30% Sand & Debris	Yes	50%	10%	25%

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
Master Circle							
CB-1A	Box	18"	25% Sand & Debris	Yes	Just found this	Asked to locate	
CB-2A	Lake E1-B	18"	90% Sand & Debris	Yes			
Pelican Sound DR.							
CB-126	Box	18"	25% Sand & Debris	Yes	25%	10%	15%
CB-123	Box	15"-24"-18"	10% Sand & Debris	Yes	10%	5%	Clean
CB-124	Curb	15"	25% Sand & Debris	Yes	25%	10%	15%
CB-125	Curb	15"	25% Sand & Debris	Yes	25%	10%	10%
CB-122	Box	24"	25% Sand & Debris	Yes	Clean	10%	15%
CB-122A	Box	24"	10% Sand & Debris	No	NA	NA	NA
CB-122AA	Lake E1-E	24"	Clean	No	Clean	10%	Clean
CB-28	Curb	15"	25% Sand & Debris	Yes	25%	10%	50%
CB-29	Curb	15"	30% Sand & Debris	Yes	30%	10%	15%
CB-30	Box	15"-18"	25% Sand & Debris	Yes	25%	10%	15%
CB-30AA	Box	15"	30% Sand & Debris	Yes	NA	NA	NA
CB-31	Box	18"	25% Sand & Debris	Yes	25%	25%	10%
CB-30A	Lake E1-E	18"	10% Sand & Debris	No	Clean	10%	15%
CB-27A	Box	15"	40% Sand & Debris	Yes	NA	NA	NA
CB-27	Box	15"	30% Sand & Debris	Yes	35%	95%	5%
CB-26	Box	15"-48"	45% Sand & Debris*	Yes	75%	30%	80%
CB-26AA	Box	15"	30% Sand & Debris	Yes	25%	85%	NA
CB-25	Curb	48"	35% Sand & Debris	Yes	35%	20%	35%
CB-24	Curb	48"	35% Sand & Debris	Yes	30%	20%	40%
CB-24A	Lake E1-B	48"	40% Sand & Debris	Yes	35%	50%	50%

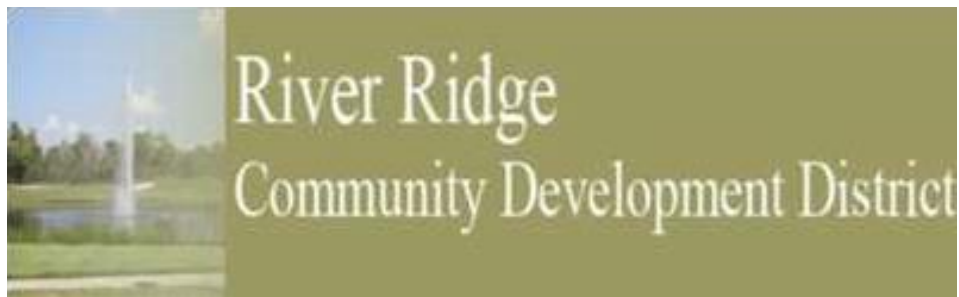
Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
			Pelican Sound Way				
CB-22	Curb	15"	25% Sand & Debris	Yes	25%	20%	15%
CB-23	Curb	15"	30% Sand & Debris	Yes	25%	20%	25%
CB-22A	Lake E1-E	15"	40% Sand & Debris	Yes			
			Southern Hills DR				
CB-5	Curb	15"	10% Sand & Debris	No	10%	10%	10%
CB-6	Curb	15"	10% Sand & Debris	No	10%	10%	15%
CB-7	Curb	15"	10% Sand & Debris	No	10%	10%	15%
CB-8	Curb	15"-18"	25% Sand & Debris	Yes	20%	10%	35%
CB-9	Curb	18"-24"	10% Sand & Debris	No	25%	20%	40%
CB-10	Curb	24"	10% Sand & Debris	No	25%	30%	30%
CB-10A	Lake E1-B	24"	10% Sand & Debris	No	10%	20%	NA
CB-3	Curb	15"	25% Sand & Debris	Yes	20%	10%	10%
CB-4	Curb	15"-18"	25% Sand & Debris	Yes	10%	10%	15%
P4A	Lake E1-B	18"	Clean	No	Clean	10%	15%
CB-1	Curb	15"	25% Sand & Debris	Yes	25%	25%	50%
CB-2	Curb	15"-18"	25% Sand & Debris	Yes	25%	25%	40%
P2A	Lake E1-B	18"	Clean	No	Clean	Clean	Clean
			Pelican Sound DR				
CB-19A	ME	24"	35% Sand & Debris	Yes	20%	5%	60%
CB-19	Curb	24"	30% Sand & Debris	Yes	25%		
CB-18	Curb	24"	30% Sand & Debris	Yes	25%		
CB-20A	ME	24"	35% Sand & Debris	Yes	25%		

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
			Pelican Sound Dr.				
CB-16A	Curb	24"	80% Sand & Debris	Yes	30%	50%	35%
CB-16A	Curb	24"	30% Sand & Debris	Yes	20%	10%	35%
CB-17	Curb	24"	30% Sand & Debris	Yes	25%	10%	75%
CB-17A	ME	24"	35% Sand & Debris	Yes	35%	20%	45%
CB-16B	ME	18"	25% Sand & Debris	Yes	35%		
CB-16C	ME	18"	35% Sand & Debris	Yes	35%		
CB-14A	ME	24"	35% Sand & Debris	Yes	25%	25%	25%
CB-14A	Curb	24"	30% Sand & Debris	Yes	20%	30%	15%
CB-15	Curb	24"	40% Sand & Debris	Yes	20%	Clean	10%
CB-15A	ME	24"	30% Sand & Debris	Yes	25%	10%	25%
CB-11	Curb	24"	50% Sand & Debris*	Yes	85%		
CB-12	Curb	24"	30% Sand & Debris	Yes	25%		
CB-12A	ME	24"	25% Sand & Debris	Yes	25%		
CB-212	Box	30"-36"	10% Sand & Debris	No	10%	10%	15%
CB-212A	Lake E8-C	36"	25% Sand & Debris	Yes	10%	20%	10%
			Please know that CB-212 and CB-212A are connected to Hammock Green Pipes				

Structure #	Type	Pipe Size	2023 Condition	Recommend Cleaning	2022%	2021%	2020%
			Hammock Greens				
HG-1	Curb	15"	Clean	No			
HG-2	Curb	15"	Box 10% Sand & Debris Pipe has 50% Concrete	Yes	Vac Truck		
HG-3	Box	15"-18"	80% Sand & Debris in Pipe and Box	Yes	Vac Truck		
HG-4	Box	18"	80% Sand & Debris in Pipe and Box	Yes	Vac Truck		
HG-5	Box	18"	35% Sand & Debris	Yes			
HG-6	Manhole	18"-24"	25% Sand & Debris	Yes			
HG-7	Curb	18"-15"	25% Sand & Debris	Yes			
HG-8	Curb	15"	40% Sand & Debris	Yes			
HG-9	Box	15"	25% Sand & Debris	Yes			
HG-10	Curb	18"-15"	10% Sand & Debris/Concrete	No			
HG-11	Curb	15"	25% Sand & Debris	Yes			
HG-12	Curb	24"	Clean	No			
HG-13	Curb	24"-30"	25% Sand & Debris	Yes			

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

6



River Ridge Community Development District
Long-Range Infrastructure Plan
Executive Summary
4 Year Planning
2024-2028

Overview

The Community Development District, CDD, is a governmental entity created to serve the long-term specific needs of its community. Created pursuant to Chapter 190 of the Florida Statutes, a CDD's main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and provide other services specifically for the benefit of its residents.

The CDD provides residents with highly maintained infrastructure, and when a component of the infrastructure systems needs to be replaced, the CDD either finances the project/s over several years or funds the projects within the annual tax assessment.

The cost to operate a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector and may consist of two parts - an annual assessment for operations and maintenance, which can fluctuate up and down from year-to-year based on the budget adopted for that fiscal year and an annual capital or debt service assessment to repay financing on community infrastructure and facilities. Because River Ridge CDD is a governmental unit they cannot reserve for infrastructure projects and need to either finance or assess as projects come up.

Over the years, River Ridge CDD has made many infrastructure improvements. Recent projects included the following:

- Community Master Landscape Renovation – FY 2023 - \$823,878.00
- Community Irrigation Pump Station – FY 2022 \$260,000.00
- Community Filtration System – FY 2022 \$66,000.00
- Community Irrigation Injection Treatment System – FY 2022 \$90,000.00
- Phase II Paver Project – FY 2021 - \$238,000.00

As the community is aging and now over 20 years old, it is critical to continue our review and evaluation of the long-range needs of our infrastructure.

Purpose and Funding of the Long-Range Plan

The Long-Range Plan identifies projects for the next four years that are critical to maintaining and enhancing the infrastructure of the community, which is managed by the CDD. Other projects may become necessary and reviewed within the next few years to be evaluated after the current projects are approved and completed. The projects will be reviewed and approved for on a fiscal year by year basis. The CDD responsibilities within our community include storm water management, streets, sidewalks, community /golf irrigation systems, lake and wetland management, and also includes other items.

The Plan is a guide intended for planning purposes only. Funding for projects will be evaluated and may be accelerated or delayed based upon available funding. If there are significant changes involving scope, cost, and/or schedule to a recommended project, the River Ridge Board of Supervisors will re-evaluate it. All projects require approval by the River Ridge Community Development District Board of Supervisors.

Long-Range Projects by Priority

Priority	Project	Funding Year
1	Storm Water Management Assessment & Improvements	2024
2	Gatehouse & Monument Renovation	2025/2026
3	Gate Access & Traffic Calming	2027
4	Phase III & IV Paver Projects	2028

Priority 1. Storm Water Management Assessment & Improvements

Estimated Cost: FY 2024 \$600,000.00

Description:

Seaside: Improvements to the green area that separates the Seaside Community from the golf course to reduce standing water and provide drainage connections to the existing lakes and surrounding inlets. Improvements will consist of, but not 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 water that has been standing in the low-lying areas and direct the water existing lakes and surrounding inlets. Improvements will consist of, but not limited to, installation of pipes and inlets along existing property lines and within existing drainage easements that are dedicated to the District. Sodding disturbed areas to prevent erosion. Location of the proposed improvement will be per the previously provided District Engineer exhibit.

Control Structures Modification: Modifications to the existing control structures for Basins E2, E5, and E6 per the approved South Florida Water Management District (SFWMD) permit. **The existing water management structures will be modified by installing concrete block and the use of wood forms to modify the weir to reduce the opening. Each basins control structure will be modified per the approved permit.**

Priority 2. Gatehouse & Monument Renovation

Estimated Cost: (FY 2025 -\$570,000.00) (FY2026 - \$570,000.00)

Description: The gate houses at Corkscrew Rd and Main Gate entrances require improvements to exterior and interior finishes and furnishings. The design theme would be updated to provide continuity with the Golf Club.

Description of Monuments Renovations: With the capital improvements to Pelican Sound amenities, it is important to update the monuments at the Corkscrew Rd entrance, Williams Rd entrance, and US-41/Main Gate entrance.

Priority 3. Gate Access & Traffic Calming

Estimated Cost: FY 2027 \$200,000.00

Description: The District will evaluate the need for additional traffic calming speed tables, traffic circles and other items to assist in ensuring the safe flow of traffic within the community. This project will also include the renovation of the gate access system and any potential upgrades needed to ensure the safe movement

of traffic entering and exiting the community.

Priority 4. Phase III & Phase IV Paver Projects

Estimated Cost: FY 2028 \$550,000.00

Description: With the recent upgrades to roadway pavers in Phase II, these paver installations will enhance and complete the areas in the community where original pavers remain.

Phase III – Scope will include Main Gate Entrance and the surrounding area, Golf Cart Crossing River #2 to River #3

Phase IV – Scope will include The Masters Entrance, Palmetto Dunes Entrance, Palmetto Dunes Cul-de-Sac 1&2, Williams Road Entrance, Island Sound Entrance, Mailbox Crosswalks on Pelican Sound Drive & Sound Way, Southern Hills Cul-de-Sac 1&2

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	General Fund	Special Revenue Fund	Series 2022A Note	Series 2022B Note	Total Governmental Funds
ASSETS					
Cash					
SunTrust					
Operating	\$ 268,081	\$ -	\$ -	\$ -	\$ 268,081
Loan account 2019	-	75,316	-	-	75,316
SRF - Pelican Sound	-	1,171,026	-	-	1,171,026
Series 2022A note	-	-	71,448	-	71,448
Series 2022B note	-	-	-	154,113	154,113
Note reserve 2016	-	9,987	-	-	9,987
Note reserve 2019	-	9,986	-	-	9,986
Due from Other	-	30	-	-	30
Total assets	<u>\$ 268,081</u>	<u>\$ 1,266,345</u>	<u>\$ 71,448</u>	<u>\$ 154,113</u>	<u>\$ 1,759,987</u>
LIABILITIES					
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	208,516	995,225	-	-	1,203,741
Total fund balance	<u>268,081</u>	<u>1,266,345</u>	<u>71,448</u>	<u>154,113</u>	<u>1,759,987</u>
Total liabilities and fund balance	<u>\$ 268,081</u>	<u>\$ 1,266,345</u>	<u>\$ 71,448</u>	<u>\$ 154,113</u>	<u>\$ 1,759,987</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 3,899	\$ 226,923	\$ 237,510	96%
Interest & miscellaneous	3	15	750	2%
Total revenues	<u>3,902</u>	<u>226,938</u>	<u>238,260</u>	95%
EXPENDITURES				
Administrative				
Supervisors	1,077	4,091	10,918	37%
Management/accounting	4,284	25,704	51,408	50%
Audit	-	1,280	7,100	18%
Special assessment preparation	-	-	6,500	0%
Legal fees	-	1,783	10,000	18%
Engineering	2,864	4,864	10,000	49%
NPDES reporting filing	500	2,760	13,000	21%
Telephone	33	200	400	50%
Postage	140	591	1,000	59%
Insurance	-	7,480	7,800	96%
Printing & binding	63	375	750	50%
Legal advertising	-	786	1,000	79%
Contingencies	11	82	3,880	2%
Subscriptions & memberships	-	175	175	100%
Website maintenance	705	705	705	100%
ADA website compliance	-	-	210	0%
Property taxes	-	9	-	N/A
Total administrative	<u>9,677</u>	<u>50,885</u>	<u>124,846</u>	41%
Field services				
Other contractual - field management				
Q & A	216	1,300	2,601	50%
Contingencies	-	-	1,000	0%
Other contractual	-	20,734	40,000	52%
Street lighting	341	1,628	4,500	36%
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%
Hurricane clean-up (Ian Recovery)	4,850	4,850	-	N/A
Total field services	<u>5,407</u>	<u>34,157</u>	<u>109,101</u>	31%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED MARCH 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>15,084</u>	<u>87,320</u>	<u>238,260</u>	37%
Net change in fund balances	(11,182)	139,618	-	
Fund balances - beginning				
Unassigned	279,263	128,463	108,879	
Fund balances - ending				
Assigned				
Working capital	59,565	59,565	59,565	
Unassigned	208,516	208,516	49,314	
Fund balances - ending	<u>\$ 268,081</u>	<u>\$ 268,081</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 MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: Pelican Sound	\$ 17,799	\$ 1,025,468	\$ 1,083,981	95%
Interest & miscellaneous: Pelican Sound	12	57	500	11%
Total revenues	<u>17,811</u>	<u>1,025,525</u>	<u>1,084,481</u>	95%
EXPENDITURES				
Professional services				
Audit	-	720	3,400	21%
Legal	-	-	5,000	0%
Engineering	175	12,017	20,000	60%
Contingencies	-	-	600	0%
Total professional services	<u>175</u>	<u>12,737</u>	<u>29,000</u>	44%
Debt Service				
Interst expense	-	3,398	-	N/A
Total debt service	<u>-</u>	<u>3,398</u>	<u>-</u>	N/A
Other contractual				
Field management	417	2,500	5,000	50%
Lake/wetland	5,968	35,998	101,000	36%
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	-	-	90,000	0%
Debt service (prin & int) 2022 note	-	-	370,500	0%
Roadway RM/traffic calming	-	67,211	35,000	192%
Aeration repair	-	988	-	N/A
Contingencies	52	298	50,000	0%
Hurricane Ian recovery	(4,850)	-	-	N/A
Total other contractual	<u>1,587</u>	<u>107,870</u>	<u>851,500</u>	13%
Total expenditures	<u>1,762</u>	<u>124,005</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	16,049	874,795	203,981	
Fund balances - beginning				
Unassigned	1,250,296	391,550	327,516	
Fund balances - ending				
Assigned				
Working capital	271,120	271,120	271,120	
Unassigned	995,225	995,225	260,377	
Fund balances - ending	<u>\$ 1,266,345</u>	<u>\$ 1,266,345</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 MARCH 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>11,890</u>
Total debt service	<u>-</u>	<u>11,890</u>
Other contractual		
Capital outlay	<u>-</u>	<u>178,191</u>
Total other contractual	<u>-</u>	<u>178,191</u>
Total expenditures	<u>-</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	-	(178,191)
Fund balances - beginning		
Unassigned	71,448	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 MARCH 31, 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>-</u>	<u>420,202</u>
Total other contractual	<u>-</u>	<u>420,202</u>
Total expenditures	<u>-</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	-	(420,202)
Fund balances - beginning		
Unassigned	154,113	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
MARCH 31, 2023**

River Ridge CDD
Check Detail
 March 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	03/07/2023	FPL		151.003 · SRF - Peli...		-232.98
Bill	67220...	03/07/2023			539.021 · Lake/Wetl...	-232.98	232.98
TOTAL						-232.98	232.98
Bill Pmt -Check	CBI	03/07/2023	FPL		151.002 · Suntrust ...		-341.16
Bill	55697...	03/07/2023			538.431 · Street Lig...	-341.16	341.16
TOTAL						-341.16	341.16
Bill Pmt -Check	CBI	03/07/2023	FEDEX		151.002 · Suntrust ...		-140.08
Bill	8-052-...	03/07/2023			519.410 · Postage	-131.58	131.58
Bill	8-060-...	03/07/2023			519.410 · Postage	-8.50	8.50
TOTAL						-140.08	140.08
Check	DD	03/03/2023	KURT BLUMENTHAL		151.002 · Suntrust ...		-184.70
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
Check	DD	03/03/2023	JAMES E. GILMAN ...		151.002 · Suntrust ...		-184.70
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
Check	DD	03/03/2023	TERRY MOUNTFO...		151.002 · Suntrust ...		-184.70
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
Check	DD	03/03/2023	ROBERT SCHULTZ...		151.002 · Suntrust ...		-184.70
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70

River Ridge CDD
Check Detail
 March 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	DD	03/03/2023	ROBERT TWOMBLY		151.002 · Suntrust ...		-184.70
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	6267	03/07/2023	FL GIS SOLUTION...		151.002 · Suntrust ...		-1,150.00
Bill	1147	03/07/2023			519.320 · Engineering	-1,150.00	1,150.00
TOTAL						-1,150.00	1,150.00
Bill Pmt -Check	6268	03/07/2023	HOLE MONTES, INC.		151.002 · Suntrust ...		-1,713.62
Bill	90348	03/07/2023			519.320 · Engineering	-1,554.84	1,713.62
					519.320 · Engineering	-158.78	175.00
TOTAL						-1,713.62	1,888.62
Bill Pmt -Check	6269	03/07/2023	JOHNSON ENGINE...		151.002 · Suntrust ...		-500.00
Bill	20044...	03/07/2023			538.300 · NPDES Pr...	-500.00	500.00
TOTAL						-500.00	500.00
Bill Pmt -Check	6270	03/07/2023	WRATHELL, HUNT ...		151.002 · Suntrust ...		-4,596.58
Bill	2021-...	03/07/2023			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	6271	03/07/2023	HOLE MONTES, INC.		151.003 · SRF - Peli...		-175.00
Bill	90348	03/07/2023			519.320 · Engineering	-158.78	1,713.62
					519.320 · Engineering	-16.22	175.00
TOTAL						-175.00	1,888.62
Bill Pmt -Check	6272	03/07/2023	PREMIER LAKES		151.003 · SRF - Peli...		-5,755.00

River Ridge CDD
Check Detail
 March 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	1030	03/07/2023			539.021 · Lake/Wetl...	-5,755.00	5,755.00
TOTAL						-5,755.00	5,755.00
Bill Pmt -Check	6273	03/07/2023	WRATHELL, HUNT ...		151.003 · SRF - Peli...		-416.67
Bill	2021-...	03/07/2023			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

River Ridge CDD

2022 Capital Improvement Projects
Updated April 18, 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 \$ (7,921)

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 \$ (174)

River Ridge Breakdown April 18, 2023

Summary:

Drainage Pipe Annual Inspection & Cleaning Projects:

- Florida Painters – Outfall Structure Painting - \$875.00
- MRI, Inspection – Annual Storm Structure Inspections - \$5,300.00 (and includes Hammock Greens)

Drainage Pipe Repair:

- MRI Construction – May/June 2023 Repair Projects (approved 5/24/22 by the Board)
 1. CB103 – 6” crack in 18” Pipe - \$12,850.00
 2. CB213 – Replacement of 2 grates - \$1,850.00
 3. CB132 – Sink hole around box – \$1,200.00
 4. CB104 & CB105 – Replacement of riser on man-hole - \$2,800.00
 5. CB96 – Crack at first two sections of Pipe; replacing two, eight-foot sections of the pipe - \$10,000.00
 6. CB4 – Lining the pipe due to pipe broken - \$11,200.00
- MRI Construction:
 7. Dry Retention @ River 4 drain repair - \$8,200.00
 8. E-2 Weir Structure Repair adjacent to River Course #7 - \$9,827.00
 9. Pinehurst CB-166 Swale Repair - \$5,823.91

Roadway Maintenance & Traffic Calming:

- Collier Paving – October \$63,744.00 (Sidewalk/Grinding/Valley Gutter Curbs/Roots/& Asphalt)
- Collier Paving – January - \$3,467.25 (Sidewalk Replacement)
- Lykins Sign-Tek - Hurricane Ian Sign Repairs/Replacements - \$9,540.00
- Collier Paving – December - \$10,020.00 (Turnberry Repairs approved October 2021)

Lake Bank Remediation/Dry Retention Enhance:

- Solitude Lake Management – November – Cord Grass Trimming Along River Course #4, #6 - #8 - \$2,275.00
- Premier Lakes – February – Hurricane Ian Debris Removal Project – Dry Retention & FPL Flow-way - \$4,000.00

Lake/Wetland:

- Current Contract - \$69,060.00
- Nano Bubblers Lease Equipment - \$16,448.00 - \$8,224.00 and represents six months reimbursement request (H1-A, H1-B & E7-A)

Contingencies:

River Ridge CDD - Pelican Sound Program

FY 2023 Operations Financial Impact Analysis

4.18.23

	Budget	Actual	Planned	Variance	YTD Balance	
<u>Operations Account</u>				<u>FY 2023</u>	<u>FY 2023</u>	
Drainage Pipe Annual Inspections & Cleaning	\$ 50,000	\$ 6,175	\$ -	\$ 43,825	\$ 43,825	Outfall Structure Painting/Storm Structure Inspections
Drainage Pipe Repair	\$ 100,000	\$ 69,575	\$ 39,900	\$ 30,425	\$ 30,425	Planned Repairs approved May 2022 and is outlined on the attached.
Roadway RM/traffic calming	\$ 35,000	\$ 86,771	\$ 35,000	\$ (51,771)	\$ (51,771)	Sidewalk Repairs/Curbs/asphalt
Lake Bank Remediation/Dry Retention Enhance	\$ 50,000	\$ 6,275	\$ -	\$ 43,725	\$ 43,725	Cord Grass Trimming & Dry Retention/FPL Flow-way debris removal
Aeration Repairs	\$ -	\$ 7,665	\$ -	\$ (7,665)	\$ (7,665)	
Lake/Wetland	\$ 101,000	\$ 29,288	\$ 77,284	\$ 71,712	\$ 23,716	Contract L/W Maintenance and 6 Month Nano Bubbler Lease (H1-A, H1-B & E7-A)
				\$ 130,251	\$ 82,255	Against an unassigned Fund Balance of \$123,340.00
<u>Contingencies</u>	Budget	<u>Actual</u> <u>Expense</u>	<u>Planned</u> <u>FY 2023</u>	Variance <u>FY 2023</u>		
	\$50,000.00	\$0.00		\$0.00		
				<u>\$50,000.00</u>		Unencumbered

**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 March 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	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.
Bill Kurth	Premier Lakes, Inc., Vice President

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

There were no public comments.

40 **THIRD ORDER OF BUSINESS**

Update: Premier Lakes, Inc. [Alex Kurth]

41

42 Mr. Alex Kurth reported the following:

43 ➤ Hurricane Ian Debris Removal and the Dry Retention Project was completed this month.

44 ➤ Aeration: Repairs compiled in October, from the previous vendor, are almost completed.

45 ➤ Lake H1-A Island Sound Aerator: A different filter with muffler to lower the sound is being
46 installed.

47 ➤ All bio-generators are fully operational.

48 ➤ The dry retention quarterly maintenance treatments are completed.

49 ➤ Accessed and treated Lake E3-A, near the driving range, for weed control.

50 ➤ There is concern about Lakes H1-B, H1-A and E7-A going into the summer due to the
51 nanobubbler systems breaking. Premier is maintaining the algae that is starting to grow.52 Mrs. Adams stated Mr. Pires is reviewing the cancellation notice of the Lease Agreement
53 with SOLitude due to SOLitude's lack of responsiveness; it will be presented at the next meeting.

54

55 **FOURTH ORDER OF BUSINESS****Discussion/Consideration: Nanobubbler
Replacement Lakes H1-A, H1-B and E7-A**

56

57

58 Mr. Bill Kurth, of Premier Lakes, presented the \$56,000 One-Time Work Order Agreement
59 to purchase and install nanobubblers for Lakes H1-B, H1-A and E7-A to replace the outdated
60 equipment leased by the prior vendor. The new equipment is stainless steel, easier to maintain
61 and less prone to failure.62 In response to a question about leasing the equipment, in lieu of purchasing, Mr. Bill Kurth
63 stated he can provide a proposal to just maintain the nanobubbles; however, if the CDD accepts
64 the option presented, Premier will submit a five-year proposal to maintain the equipment, with
65 first-year free maintenance and escalating pricing starting in the second year. Mr. Adams
66 recommended and will seek lease-to-purchase options for the nanobubblers.67 Discussion ensued regarding the terms of SOLitude's contract, termination clause, Mr.
68 Pires adding language to the letter and sending it to Mrs. Adams and the lead time to deliver and
69 install the new equipment.

70

71 **FIFTH ORDER OF BUSINESS**

**Consideration of M.R.I. Construction, Inc.,
Proposal #377 for Excavation of Swale Near
Pinehurst Greens Drive (CB-166)**

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73
74

75 Mr. Krebs stated that cleanup is necessary due to debris build-up and to reinstate the
76 swale to its original condition and allow water to flow freely.

77

**On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor,
M.R.I. Construction, Inc., Proposal #377 for Excavation of Swale Near Pinehurst
Greens Drive (CB-166), in the amount of \$5,823.91, was approved.**

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83 **SIXTH ORDER OF BUSINESS**

**Consideration of M.R.I. Inspection, LLC,
Estimate #3932 for Hammock Greens Storm
System Inspection**

84
85
86

87 Mrs. Adams noted a typographical error in the description of work on the proposal in that
88 M.R.I. entered “Heritage Palms Golf & Country Club” instead of “Hammock Greens”. This site will
89 be added, via a change order, to M.R.I.’s annual inspection program scheduled to commence
90 next week.

91

**On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in
favor, M.R.I. Inspection, LLC, Estimate #3932 for Hammock Greens Storm System
Inspection, in the amount of \$800, was approved.**

92
93
94

95

96

97 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Stormwater
Management System Analysis**

98
99

100 **A. Stormwater Improvements**

101 Mr. Krebs asked to defer this item as he needs to speak to the South Florida Water
102 Management District (SFWMD) about removing vegetative debris from the conservation area
103 and obtain a proposal from M.R.I. to grout in place the pipe connecting those inlets to the dry
104 retention areas (DRA) in Pinehurst. He discussed the information related to the proposed
105 Stormwater Improvement Plan associated with the Phase II Long-Range Infrastructure Plan. He
106 will email the location of the Master Circle inlet to Mrs. Adams and include more details.

107 **B. Storm Preparation and Response Plan**

108 The Board approved the updated version of the Hurricane & Tropical Storm Emergency
109 Plan distributed in the meeting and directed Mrs. Adams to post the final version on the CDD
110 website. Mr. Long will attach it as an exhibit to the PSGRC’s plan and post it on the PSGRC website.
111 Mrs. Adams emailed the word document to Mr. Long during the meeting.

112

113 **EIGHTH ORDER OF BUSINESS**

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

114

115

116

117 Mr. Schultz stated the Eighth, Ninth and Tenth Orders of Business should be considered
118 as one item.

119 Mrs. Adams thanked Mr. Blumenthal for working with Staff on the spreadsheet, which is
120 behind Tab 12.

121 Mr. Adams stated the goal of the revised, updated Phase II Infrastructure Plan is to spread
122 costs over a five or six-year period and to keep assessments unchanged, which was accomplished,
123 except for Fiscal Year 2027. He thinks the \$55,000 cumulative deficient can be absorbed under
124 the operating budget. Stormwater Management and Gate/Monuments costs were split over a
125 two-year period.

126 The Board directed Mr. Willis to prepare and email the draft Phase II package, similar to
127 Phase I, and Mr. Krebs’ information and include them in the next agenda.

128 The amounts will be incorporated into the proposed Fiscal Year 2024 budget.

129

130 **NINTH ORDER OF BUSINESS**

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

131

132

133 This is a duplicate agenda item and will be removed from future agendas.

134

135 **TENTH ORDER OF BUSINESS**

Discussion: Infrastructure Plan Phase II

136

137 This is a duplicate agenda item and will be removed from future agendas.

138

139 **ELEVENTH ORDER OF BUSINESS** **Discussion/Consideration: American**
140 **Infrastructure Services - Pedestrian**
141 **Crosswalk Signs**
142

143 Mr. Willis did not include the generic proposals he received in the agenda; updated
144 proposals to include the scope of work should be received in time to present them at the next
145 meeting. The repair cost is about \$3,000 more than the replacement cost.
146

147 **TWELFTH ORDER OF BUSINESS** **Discussion: Proposed Budget for Fiscal Year**
148 **2023 through Fiscal Year 2029**
149

150 This is a duplicate agenda item and will be removed from future agendas.
151

152 **THIRTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
153 **Statements as of February 28, 2023**
154

- 155 • **2022 Capital Improvement Projects**
- 156 • **2023 Operations Financial Impact Analysis**

157 The Accounting Department was advised to reclassify the \$4,850 Special Revenue Fund
158 “Other contractual-Hurricane Ian recovery” line item costs to the General Fund.

159 Mrs. Adams will research the (\$26,725) “Other Financing Sources-Transfer out” line item
160 entry, on Page 4, and report her findings at the next meeting.

161 Mr. Blumenthal did not see where the costs for landscaping outside the Pelican Sound
162 Drive gate was coded to the General Fund. Mrs. Adams will reconcile the final costs.

163 Discussion ensued regarding outstanding landscape project punch list items, gate valve
164 replacement contract, landscape warranty terms, Check Register review and late Supervisor
165 compensation payments.

166 The financials were accepted.
167

168 **FOURTEENTH ORDER OF BUSINESS** **Approval of February 28 2023 Regular**
169 **Meeting Minutes**
170

171 Mrs. Adams presented the February 28, 2023 Regular Meeting Minutes.
172

On MOTION by Mr. Schultz and seconded by Mr. Gilman, with all in favor, the February 28, 2023 Regular Meeting Minutes, as presented, were approved.

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- **Active Action and Agenda Items**

Items 5, 7, 8, 9, 11, 14, 15 and 16 were completed.

Mr. Krebs stated he was advised that the asphalt at 21832 Masters Circle is damaged. Mr. Krebs will copy Mrs. Adams on the email to Collier Paving.

Item 13: Mr. Krebs will email the map of the six drains/pipes to M.R.I. and copy Mrs. Adams on the email.

Item 16: Mr. Gilman stated Ms. Dawn Mayer, of AJS, the management company for the commercial property, advised that she negotiated with a vendor to replace the hurricane-damaged wall, which should commence in June 2023. Regarding the downed trees Lifecare Center claimed no responsibility. Ms. Mayer advised him that they will not paint the CDD's side of the wall. He distributed a \$10,000 proposal for power washing.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

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

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

There were no District Engineer or District Counsel reports.

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

Regarding the earlier directive, Mr. Adams stated the "Transfer In" entries to offset the (\$26,725) Special Revenue Fund "Transfer out" line item, on Page 4, are found on Pages 5 and 6 and relate to the first interest expense.

I. Key Activity Dates

➤ Street Sweeping: Mr. Twombly asked when the street sweeping project starts. Mrs. Adams advised this is underway. Mr. Willis will obtain the schedule from the vendor.

➤ Control Structure CB-166: Revised description to remove "(Owned by others)". Mr. Krebs will have the GIS map updated.

II. NEXT MEETING DATE: April 25, 2023 at 1:00 PM

204 ○ **QUORUM CHECK**

205

206 **SIXTEENTH ORDER OF BUSINESS** **Supervisors' Requests and Public**
207 **Comments (5 minutes per speaker)**

208

209 Board Members commended Mr. Willis on the great job on the newsletter.

210 There were no public comments.

211

212 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

213

214

<p>215 On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, 216 the meeting adjourned at 2:06 p.m.</p>

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 3.28.23 Meeting – for 4.25.23 Agenda

1. **CONTINUING** 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** **12.13.22** Mr. Krebs: Continue addressing Pinehurst drainage concerns. **ONGOING**
6. **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. **03.28.23** **Torrey Pines not completed. ONGOING**
7. **ACTION** **01.24.23** Mr. Krebs: Inspect southeast corner of The Masters and request quotes for work. **02.28.23/03.28.23** Obtain quotes from MRI for stormwater management project, such as inspect the inlet and grout the pipe in the DRA. Email Mrs. Adams location of the inlet in the Master Circle and include more details in the stormwater improvement write up. **ONGOING**
8. **ACTION** **02.28.23** Mr. Krebs: Add the six drains/pipes to the MRI annual inspection this spring. **03.28.23** Email map to MRI & copy Mrs. Adams. **ONGOING**
9. **ACTION/AGENDA** **03.28.23** Mr. Pires/Mrs. Adams: Review & incorporate additional language to Mrs. Adams' cancellation notice to SOLitude **COMPLETED after 03.28.23 meeting**
10. **ACTION/AGENDA** **03.28.23** Mr. Adams: Obtain lease to purchase agreement options for three new stainless steel nanobubblers. **ONGOING**
11. **ACTION/AGENDA** **03.28.23** Mr. Bill Kurth: Provide 5-year proposal to maintain three new nanobubblers. **ONGOING**

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS

From 3.28.23 Meeting – for 4.25.23 Agenda

- 12. ACTION** **03.28.23** MRI: Add Hammock Greens neighborhood to its annual inspection program and prepare change order. **COMPLETED after 03.28.23 meeting**

- 13. ACTION** **03.28.23** Mr. Krebs: Speak to SFWMD about ability to remove vegetation debris in conservation area. **ONGOING**

- 14. ACTION** **03.28.23** Mrs. Adams/Mr. Long: Finalize & post newest Hurricane & Tropical Storm Emergency Plan on CDD website. Mr. Long: Attach as exhibit to PSGRC’s Plan & post on PSGRC website. **ONGOING**

- 15. ACTION/AGENDA** **03.28.23** Mr. Willis: Prep & email the draft Phase II package and include Mr. Krebs’s write up. Include on the next agenda. **ONGOING**

- 16. ACTION** **03.28.23** Mr. Adams: Incorporate amounts for Phase II Infrastructure Plan in the proposed Fiscal Year 2024 budget. **ONGOING**

- 17. ACTION/AGENDA** **03.28.23** Mr. Willis: Once received, include updated proposals & scope of work for pedestrian crosswalk signs on the next agenda. **ONGOING**

- 18. ACTION** **03.28.23** Ms. Adams: Reconcile final costs of landscaping outside Pelican Sound Dr. gate project & ensure it is coded to General Fund. **ONGOING**

- 19. ACTION** **03.28.23** Mr. Krebs: Inspect & have Collier Paving repair damaged asphalt at 21832 Masters Circle. Copy Mrs. Adams on email to Collier Paving. **ONGOING**

- 20. ACTION** **03.28.23** Mr. Willis: Obtain street sweeper schedule. **ONGOING**

- 21. ACTION** **03.28.23** Mr. Krebs: Re: CB-166, update GIS map to remove (Owned by others) **ONGOING**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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RIVER RIDGE CDD

Key Activity Dates

Updated: April 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	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.	4/24/2023
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.	4/24/2023
Lake Bank Remediation	SOP	N/A	Continue to monitor E8-C for future repairs.	4/24/2023
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 at 25%.	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 forty 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**

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WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2023

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2023
Babcock Ranch	0
Bay Creek	790
Bayside Improvement	3,043
Beach Road Golf Estates	1,302
Brooks I of Bonita Springs	2,240
Brooks II of Bonita Springs	1,516
Coral Bay	0
East Bonita Beach	485
Mediterra	451
Parklands Lee	565
Parklands West	599
River Hall	2,433
River Ridge	1,482
Savanna Lakes	0
Stonewater	76
Stoneybrook	1,776
University Square	0
University Village	0
Verandah East	917
Verandah West	977
Waterford Landing	1,529
WildBlue	721

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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CIII**

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.