

# **RIVER RIDGE**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**September 26, 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**

September 19, 2023

Board of Supervisors  
River Ridge Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the River Ridge Community Development District will hold a Regular Meeting on September 26, 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. Consideration of Anchor Marine Services Proposal #2295 to Install Geo-Filter™ Tube Erosion Barrier System at Lake #E8A
5. Continued Discussion: Safety Hazard Request Letter [Pelican Sound Dr. and Pelican Sound Blvd. Intersection]
  - Discussion: Traffic Calming
  - Consideration of Quote to Conduct Traffic Count During Season
6. Discussion/Update: Operating Funds Investment Options
7. Acceptance of Unaudited Financial Statements as of August 31, 2023
  - A. Budget Variance
  - B. Breakdown
  - C. Proposed Budget 2023-2029 [5 Year Plan]
8. Approval of August 22, 2023 Public Hearing and Regular Meeting Minutes
  - Active Action and Agenda Items

9. 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: October 24, 2023 at 1:00 PM

o QUORUM CHECK

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

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

11. 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**

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8360 CURRENCY DR., SUITE 1 / RIVIERA BEACH, FLORIDA 33404 - (561) 845-6381  
WWW.ANCHORMARINESERVICES.COM (561) 845-7361 (FAX)  
(877) 844-6381 Toll Free

**TO:** Wrathell, Hunt. & Associates

**ATTN:** Shane Willis

**FROM:** ANCHOR MARINE SERVICES

**DATE:** August 21, 2023

**PROPOSAL#:** 2295

**LOCATION:** River Ridge Lake #E8A

Anchor Marine Services, Inc. is pleased to provide the following quotation for the installation of Geo-Filter™ Tube (GFT™) erosion barrier as follows:

Anchor Marine Services, Inc. will provide all labor, material, equipment, crew, mobilization and demobilization necessary to install Geo-Filter™ Tube Erosion Barrier System.

This process includes 1 runs of GFT™ and will restore a total of 1,130 linear feet of shoreline. The bottom GFT will consist of Non Woven material.

The exposed GFT installation will be graded into the existing bank grade and covered with Coco Mat. Sod is not included in the price.

Our prices are based on mobilizing to the site one time and performing all work continuously. Should customers' schedule result in additional mobilization, fees will apply.

No heavy equipment will be used and little if any disruption of normal property use will be necessary.

The project start date is subject to work in progress and previously scheduled work. Scheduling is upon receipt of signed contract.

The estimated progress is 100 to 150 ft. of GFT™ installed per day.

Upon request, Anchor Marine Services will supply you with a Certificate of Insurance prior to the start of work.

In the event of any unforeseen conditions, contractor must give customer immediate notification. Contractor will provide a reasonable market price for the additional work. If acceptable, it will be incorporated into the contract as a change order. If it is not acceptable, the contract will be null and void. No monies will be refunded to the customer and any additional costs expended will be the responsibility of the customer.

Applicable law: This agreement will be governed by and construed in accordance with the laws of the State of Florida. Venue and jurisdiction of any action or proceeding arising out of or connected with this agreement shall lie exclusively in the state courts of competent jurisdiction, in and for Palm Beach County Florida. The parties expressly waive all other jurisdiction and venue. Parties also waive trial by jury.

Attorney Fees and cost: In connection with any litigation, including appellate and bankruptcy proceedings, arising out of this agreement, the prevailing party will be entitled to recover reasonable attorney's fees and costs.

Interest Provision: By signing this contract I/We agree to pay all purchases when due and/or by the time specified in the contract. If the purchaser is a corporation, the corporation agrees to be responsible and pay for any purchases made pursuant to this application.

If it becomes necessary to affect collections, both I/we and the corporation will pay reasonable attorney's fees and court costs. Interest shall be due and payable at the rate of 1 ½ per month on the balance of each purchase which remains unpaid after the last day of the month. A designation of payment is required on jobs where real property is being improved. This agreement will remain in effect until a new contract is submitted or until revoked, in writing, regardless of any subsequent change in the legal status of the purchaser.

Thank you for allowing Anchor Marine Services the opportunity to bid on your erosion control project. Anchor Marine Services has been established for over 30 years.

We developed and trademarked the Geo-Filter™ Tube.

**Please note – all invoicing will be based on actual measured amount of GFT™ installed.**

**PROPOSAL TOTAL \$51,980.00**

**PAYMENT TERMS:** Completed work will be invoiced monthly and paid by the tenth of the following month.

SUBMITTED

ACCEPTED

BRIAN HOOK, PRESIDENT  
ANCHOR MARINE SERVICES

AUTHORIZED SIGNATURE

Please visit our web site at [www.anchormarineservices.com](http://www.anchormarineservices.com)

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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Mark FitzGerald  
**Bank United, N.A**  
600 N Federal Highway  
Boca Raton, FL 33432

Date: September 2023

To: Craig Wrathell  
CC: Wrathell, Hunt & Associates, LLC. Government ICS Deposit Program.

This letter is to confirm that BankUnited is an approved and active member of the Certificate of Qualified Public Depository.

We are currently offering a **starting rate of 4.50% on our ICS Money Market Product** which is FDIC insured up to **\$150,000,000 (Million)** versus the regular banks business Money Market of **\$250,000 (Thousand)** FDIC coverage per EIN number.

The rate is based on the Federal Funds Rate currently 5.5% - 100 Basis Points = 4.50%.

The above-mentioned rate is not based on a minimum balance requirement.

As a preferred ICS Bank my team and I monitor the ICS relationships monthly and if rates go up, which they have been doing we will automatically adjust your rates accordingly to always give the best service.

#### Fed Funds Rate

	This Week	Year Ago
Fed Funds Rate (Current target rate 5.25-5.50)	5.5	2.5

3 days ago

Any additional questions, please do not hesitate to ask.

Sincerely,

Mark FitzGerald, V.P Business Relationship Manager.  
mfitzgerald@bankunited.com  
561-906-3754

# SERVING OUR CLIENTS WITH STRENGTH AND STABILITY



A strong and stable financial track record is the foundation that sets BankUnited apart from many financial institutions.

Our commitment to our clients means we deliver products and services at a competitive price backed by personalized service.

We develop strong relationships with our clients to help them achieve their financial goals. At BankUnited, you'll find big bank services coupled with neighborhood bank care.

## WHY OUR CLIENTS CHOOSE US

- ✓ One of the largest financial institutions headquartered in Florida
- ✓ Local decision-making
- ✓ Sound credit quality
- ✓ Solid balance sheet
- ✓ Committed to our clients

### CREDIT RATINGS (Third Party Ratings)

P-1	Moody's Short Term Deposit
A2	Moody's Long Term Deposit
Baa2	Moody's Issuer Rating
F2	Fitch Short Term Deposit
BBB+	Fitch Long Term Deposit
K1	Kroll Short Term Deposit
A	Kroll Long Term Deposit

### America's Most Trustworthy Companies in America (Banking), *Newsweek*, April 2023

#2 Bank Reputation Ranking by Customers, *American Banker*, November 2022

★★★★★ Superior Rating from *BauerFinancial* consecutively since its inception

## Financial Highlights as of June 30, 2023 BankUnited, N.A.

\$35.9  
BILLION  
in Total Assets

\$25.8  
BILLION  
in Total Deposits

\$24.6  
BILLION  
in Total Loans

53  
BRANCHES  
in Florida

4  
BANKING  
CENTERS  
in New York

1  
BRANCH  
in Texas

## Robust Capital Base

8.8%  
Tier-1 Leverage  
Ratio

13.6%  
Total  
Risk-Based  
Capital Ratio

13.0%  
Common Equity  
Tier 1  
Capital Ratio

## STRONG LIQUIDITY POSITION

- > Same day available liquidity of \$14.7 billion as of June 30
- > Available liquidity to uninsured, uncollateralized deposits ratio of 167% as of June 30

66% of our deposit base is insured or collateralized as of June 30

\$25 billion in prudently underwritten and well-diversified loans

High-Quality Commercial Real Estate portfolio; no non-performing loans<sup>1</sup>

- > Commercial Real Estate loans is 23% of our total loans

<sup>1</sup> Excludes \$14 million in non-accrual guaranteed SBA loans.

## Safety, Returns, and Peace of Mind: Access up to \$150 Million Dollars in FDIC insurance

ICS®, the IntraFi Cash Service<sup>SM</sup>, and CDARS®, the IntraFi Certificate of Deposit Account Registry Service® are smart, secure, convenient ways to keep large-dollar deposits safe. You can access multi-million-dollar FDIC insurance at network banks through your BankUnited relationship, all while keeping your funds safe and secure.

### How do ICS and CDARS work?

When we place your organization's deposit through the ICS or CDARS service, your money is divided into amounts under the standard FDIC insurance maximum of \$250,000 and is placed in deposit accounts at multiple FDIC-insured banks. This makes your deposit eligible for FDIC insurance with each member bank. Use of these services makes it possible for you to gain access to up to \$150 million dollars of FDIC insurance. As a result, you can access coverage from many institutions while working directly with BankUnited as a single point of contact.

### Want to learn more? Call me today.

#### Mark FitzGerald

V.P S.R Business Relationship Manager

561-906-3754

[mfitzgerald@bankunited.com](mailto:mfitzgerald@bankunited.com)

### With ICS and CDARS, you can:



**Enjoy Peace of Mind** – With access to multi-million-dollar FDIC coverage through both services, your funds are eligible for protection that is backed by the full faith and credit of the federal government.



**Save Time** – You can forego the need to track collateral on an ongoing basis, open accounts under different insurable capacities, or to manage multiple bank relationships. This means you can spend more time accomplishing your financial goals.



**Access Funds** – When funds are placed through the ICS service, you may make unlimited program withdrawals. Funds placed through the CDARS service offer multiple maturities to help meet your liquidity needs.



**STATE OF FLORIDA**  
Office of the Chief Financial Officer  
Division of Treasury  
Bureau of Collateral Management

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**CERTIFICATE OF QUALIFIED PUBLIC DEPOSITORY**  
UNDER THE FLORIDA SECURITY FOR  
PUBLIC DEPOSITS ACT

This is to certify that

**BANKUNITED, N.A.**  
14817 OAK LANE  
MIAMI LAKES, FLORIDA 33016

has fully qualified as a public depository pursuant to Chapter 280, Florida Statutes, otherwise known as the Florida Security for Public Deposits Act. As such, said bank or savings association is hereby designated to receive public deposits, as defined in Subsection 280.02(13), Florida Statutes.

Given under my hand this 29th day of February, 2012.

A handwritten signature in black ink, appearing to read "Jeff Stewart", written over a horizontal line.

CHIEF FINANCIAL OFFICER, STATE OF FLORIDA

## Smart Saving with ICS<sup>SM</sup>

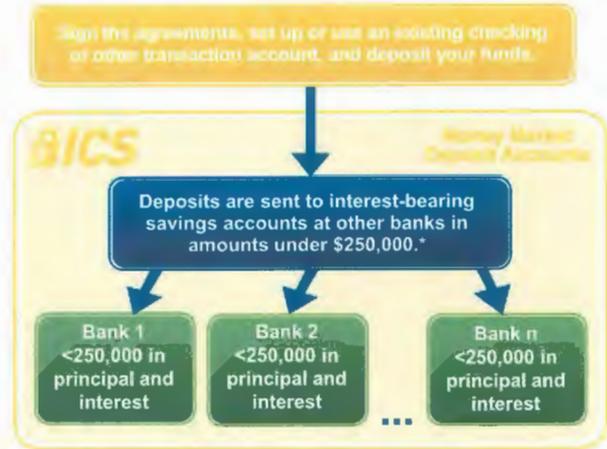
### What is ICS?



Through ICS<sup>SM</sup>, the Insured Cash Sweep<sup>SM</sup> service, you can:

- **Earn interest.** Put excess cash balances to work in savings accounts (money market deposit accounts).
- **Enjoy peace of mind.** ICS funds are eligible for multi-million-dollar FDIC insurance that's backed by the full faith and credit of the United States government.
- **Access funds.** Enjoy daily liquidity in your linked transaction account; replenish the account by withdrawing ICS funds up to six times per month.

### How does ICS work?



\* The standard FDIC insurance maximum is \$250,000 per insured capacity, per bank.

Work directly with just us – an institution you already know and trust – to receive coverage from many, and know that your confidential information remains protected.

### How does ICS compare to other alternatives?

Product	Issue	ICS Solution
Noninterest-bearing checking accounts	Are eligible for unlimited FDIC coverage through 2012 under the Dodd-Frank Act, but do not earn interest.	<p>You do not have to choose between earning a return and enjoying peace of mind – with ICS, you can do both.</p> <p>And, by offering access to FDIC insurance, ICS can help you avoid the hassles associated with managing multiple bank relationships or the need to track collateral on an ongoing basis (if you are accustomed to doing so).</p>
Interest-bearing checking accounts	Earn interest, but funds are insured only up to \$250,000 per insured capacity, per bank.	
Repurchase sweeps	May earn interest, but the yield can be very low; the process carries administrative tracking burdens, and the investment is not backed by FDIC insurance.	
Collateralized deposits	Administrative tracking problem can be more onerous than with repo sweeps.	
Money market mutual funds	Earn interest, but the yield may be very low, and the investment is not backed by the full faith and credit of the federal government.	



Member FDIC

Placement of your funds through the ICS service is subject to the terms, conditions, and disclosures set forth in the agreements, including the ICS Deposit Placement Agreement, that you enter into with us. Limits and customer eligibility criteria apply. Program withdrawals are limited to six per month. ICS and Insured Cash Sweep are service marks of Promontory Interfinancial Network, LLC.



August 21, 2023

Chesley "Chuck" E. Adams, Jr.  
Director of Operations  
Wrathell, Hunt and Associates, LLC

RE: Wrathell, Hunt and Associates, LLC Government Deposit Program

Synovus Bank would like to thank you for the opportunity to work with government customers under your direct management to create a deposits program specifically for customers of Wrathell, Hunt and Associates (WHA). We understand how important it is to choose the right partner for banking services and that partner being fully prepared to *exceed your expectations*. With over \$62 billion in assets, Synovus Bank is ranked among the top 50 banks by the Federal Reserve Board. Synovus is a publicly traded company (Synovus Financial Corp. NYSE: SNV), and member of the Federal Reserve System with an extremely diverse and deep leadership team. Our humble beginnings date back to 1888. 135 years later, we have grown to 250+ branches in five states; yet we continue our culture of being a "Community Bank". Synovus Bank has the capabilities of Wall Street but the mindset of "Main Street". Banking is relationships with our clients and communities in which we serve; this is what sets Synovus Bank apart from our competition. Our success has led to accolades such as being honored as one of the Best Banks in America, by Forbes. We do not take our customer obligations lightly. We have a history of providing excellent customer service to our clients. We have a team of dedicated government professionals ready to assist in this endeavor and any others your customers may have.

As previously outlined, the WHA program would include the following:

- Customer would be confirmed by WHA as District Manager,
- State, County, and Municipal (SCM) Money Market account would be opened in the name of the District with the District's TIN. Each account will include FDIC on the first \$250,000 and will be collateralized as defined in Chapter 280, Florida Statutes,
- Interest would be posted monthly and compounded,
- Minimum amount of initial deposit for each account would be \$500,000,
- For account with balances equal to or greater than \$500,000, the interest rate would be indexed to the Federal Funds Rate minus 75 basis points. For informational purposes, that rate of this date would be 4.75 percent. For balances that decline to levels between \$200,000 and \$499,999, the rate would be indexed the Federal Funds Rate minus 100 basis points. For balances below \$200,000 the rate would be managed by the Bank with an initial rate of 3.50 percent.
- Account balance measurements will be taken the first day of each month and when action is taken by the Federal Open Markets Committee.

Synovus Bank appreciates the opportunity and looks forward to your favorable response. If you should have any questions or need additional information, please do not hesitate to contact either of us at the numbers below.

Respectfully,

Andy LaFear  
Government Solutions - Relationship Manager  
7768 Ozark Drive, Suite 100  
Jacksonville, FL 32256  
904-347-7068  
[andylafear@synovus.com](mailto:andylafear@synovus.com)

Jim Mitchell, Senior director  
Government Solutions  
2325 Vanderbilt Beach Road  
Naples, FL 34109  
(239) 552-1819  
[jimmitchell@synovus.com](mailto:jimmitchell@synovus.com)

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

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

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

	General Fund	Special Revenue Fund	Series 2022A Note	Series 2022B Note	Total Governmental Funds
<b>ASSETS</b>					
Cash					
SunTrust					
Operating	\$ 221,563	\$ -	\$ -	\$ -	\$ 221,563
Loan account 2019	-	75,316	-	-	75,316
SRF - Pelican Sound	-	686,114	-	-	686,114
Series 2022A note	-	-	71,448	-	71,448
Series 2022B note	-	-	-	112,173	112,173
Note reserve 2019	-	10,004	-	-	10,004
Prepaid expense	-	1,789	-	-	1,789
Undeposited funds	2,742	-	-	-	2,742
Due from general fund	-	121	-	-	121
Total assets	<u>\$ 224,305</u>	<u>\$ 773,344</u>	<u>\$ 71,448</u>	<u>\$ 112,173</u>	<u>\$ 1,181,270</u>
<b>LIABILITIES</b>					
Accounts payable	\$ 9,746	\$ 17,887	\$ 9,005	\$ -	\$ 36,638
Due to SRF - Pelican Sound	121	-	-	-	121
Total liabilities	<u>9,867</u>	<u>17,887</u>	<u>9,005</u>	<u>-</u>	<u>36,759</u>
<b>FUND BALANCE</b>					
Assigned					
Working capital	59,565	271,120	-	-	330,685
Restricted for					
Debt service	-	-	62,443	112,173	174,616
Unassigned	154,873	484,337	-	-	639,210
Total fund balance	<u>214,438</u>	<u>755,457</u>	<u>62,443</u>	<u>112,173</u>	<u>1,144,511</u>
Total liabilities and fund balance	<u>\$ 224,305</u>	<u>\$ 773,344</u>	<u>\$ 71,448</u>	<u>\$ 112,173</u>	<u>\$ 1,181,270</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 27	\$ 238,371	\$ 237,510	100%
Interest & miscellaneous	10	70	750	9%
Total revenues	<u>37</u>	<u>238,441</u>	<u>238,260</u>	100%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,077	10,549	10,918	97%
Management/accounting	4,284	47,124	51,408	92%
Audit	-	4,544	7,100	64%
Special assessment preparation	-	-	6,500	0%
Legal fees	-	9,104	10,000	91%
Engineering	400	14,507	10,000	145%
NPDES reporting filing	-	9,260	13,000	71%
Telephone	33	366	400	92%
Postage	169	1,438	1,000	144%
Insurance	-	7,480	7,800	96%
Printing & binding	62	687	750	92%
Legal advertising	-	786	1,000	79%
Office expenses & supplies	-	80	-	N/A
Contingencies	63	393	3,880	10%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	705	705	100%
ADA website compliance	210	210	210	100%
Property taxes	-	9	-	N/A
Total administrative	<u>6,298</u>	<u>107,417</u>	<u>124,846</u>	86%
<b>Field services</b>				
Other contractual - field management				
Q & A	217	2,384	2,601	92%
Contingencies	-	-	1,000	0%
Other contractual	-	37,687	40,000	94%
Electricity	841	2,373	-	N/A
Street lighting	-	2,611	4,500	58%
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	-	N/A
Total field services	<u>1,058</u>	<u>55,550</u>	<u>109,101</u>	51%

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees and charges</b>				
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	7,356	165,245	238,260	69%
<b>OTHER FINANCING SOURCES</b>				
Transfers In	-	10,000		
Total other financing sources	-	10,000	-	N/A
Net change in fund balances	(7,319)	83,196	-	
Fund balances - beginning				
Unassigned	221,757	131,242	108,879	
Fund balances - ending				
Assigned				
Working capital	59,565	59,565	59,565	
Unassigned	154,873	154,873	49,314	
Fund balances - ending	<u>\$ 214,438</u>	<u>\$ 214,438</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 AUGUST 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: Pelican Sound	\$ 121	\$ 1,077,726	\$ 1,083,981	99%
Interest & miscellaneous: Pelican Sound	1,371	2,798	500	560%
Total revenues	<u>1,492</u>	<u>1,080,524</u>	<u>1,084,481</u>	100%
<b>EXPENDITURES</b>				
<b>Professional services</b>				
Audit	-	2,556	3,400	75%
Legal	-	-	5,000	0%
Engineering	-	14,162	20,000	71%
Contingencies	-	296	600	49%
Total professional services	<u>-</u>	<u>17,014</u>	<u>29,000</u>	59%
<b>Field services</b>				
Capital Outlay	-	2,241	-	N/A
Total Field services	<u>-</u>	<u>2,241</u>	<u>-</u>	N/A
<b>Debt Service</b>				
Principal expense	-	398,994	-	N/A
Interest expense	-	38,025	-	N/A
Total debt service	<u>-</u>	<u>437,019</u>	<u>-</u>	N/A
<b>Other contractual</b>				
Field management	416	4,583	5,000	92%
Lake/wetland	1,177	58,804	101,000	58%
Drainage pipe annual inspection and cleaning	-	6,175	50,000	12%
Drainage pipe repair	-	49,001	100,000	49%
Lake bank remediation	-	4,000	50,000	8%
2019 Note - capital outlay	-	-	90,000	0%
Debt service (prin & int) 2022 note	-	-	370,500	0%
Roadway RM/traffic calming	-	77,231	35,000	221%
Aeration repair	-	4,294	-	N/A
Water Management	-	2,174	-	N/A
Contingencies	-	1,450	50,000	1%
Hurricane Ian recovery	-	9,540	-	N/A
Street Sweeping	3,625	3,625	-	N/A
Field Services - Other	1,371	2,741	-	N/A
Total other contractual	<u>6,589</u>	<u>223,618</u>	<u>851,500</u>	26%
<b>Other fees and charges</b>				
Total expenditures	<u>6,589</u>	<u>679,892</u>	<u>880,500</u>	77%
<b>OTHER FINANCING SOURCES</b>				
Transfer out	-	(36,725)	-	N/A
Total other financing sources	<u>-</u>	<u>(36,725)</u>	<u>-</u>	N/A
Net change in fund balances	(5,097)	363,907	203,981	
Fund balances - beginning				
Unassigned	760,554	391,550	327,516	
Fund balances - ending				
Assigned				
Working capital	271,120	271,120	271,120	
Unassigned	484,337	484,337	260,377	
Fund balances - ending	<u>\$ 755,457</u>	<u>\$ 755,457</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 AUGUST 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
Cap Outlay	<u>-</u>	<u>187,196</u>
Total Field services	<u>-</u>	<u>187,196</u>
 <b>Debt Service</b>		
Interest expense	<u>-</u>	<u>11,890</u>
Total debt service	<u>-</u>	<u>11,890</u>
Total expenditures	<u>-</u>	<u>199,086</u>
 <b>OTHER FINANCING SOURCES</b>		
Transfer in	<u>-</u>	<u>11,890</u>
Total other financing sources	<u>-</u>	<u>11,890</u>
 Net change in fund balances	-	(187,196)
Fund balances - beginning		
Unassigned	<u>62,443</u>	<u>249,639</u>
Fund balances - ending	<u><u>\$ 62,443</u></u>	<u><u>\$ 62,443</u></u>

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

	Current Month	Year to Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
<b>Debt Service</b>		
Interest expense	-	14,835
Total debt service	<u>-</u>	<u>14,835</u>
<b>Other contractual</b>		
Capital outlay	-	462,142
Total other contractual	<u>-</u>	<u>462,142</u>
Total expenditures	<u>-</u>	<u>476,977</u>
 <b>OTHER FINANCING SOURCES</b>		
Transfer in	-	14,835
Total other financing sources	<u>-</u>	<u>14,835</u>
 Net change in fund balances	-	(462,142)
Fund balances - beginning		
Unassigned	112,173	574,315
Fund balances - ending	<u>\$ 112,173</u>	<u>\$ 112,173</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
AUGUST 31, 2023**

## River Ridge CDD Check Detail August 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>08/10/2023</b>	<b>FPL</b>		<b>151.002 · Suntrust ...</b>		<b>-840.83</b>
Bill	55697...	08/09/2023			538.430 · Electricity	-346.41	346.41
Bill	67220...	08/09/2023			538.430 · Electricity	-494.42	494.42
TOTAL						-840.83	840.83
<b>Check</b>	<b>DD</b>	<b>08/25/2023</b>	<b>KURT BLUMENTHAL</b>		<b>151.002 · Suntrust ...</b>		<b>-184.70</b>
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>08/25/2023</b>	<b>JAMES E. GILMAN ...</b>		<b>151.002 · Suntrust ...</b>		<b>-184.70</b>
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>08/25/2023</b>	<b>TERRY MOUNTFO...</b>		<b>151.002 · Suntrust ...</b>		<b>-184.70</b>
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>08/25/2023</b>	<b>ROBERT SCHULTZ...</b>		<b>151.002 · Suntrust ...</b>		<b>-184.70</b>
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>08/25/2023</b>	<b>ROBERT TWOMBLY</b>		<b>151.002 · Suntrust ...</b>		<b>-184.70</b>
					511.00 · Supervisor'...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Bill Pmt -Check</b>	<b>6327</b>	<b>08/10/2023</b>	<b>PREMIER LAKES</b>		<b>151.003 · SRF - Peli...</b>		<b>-2,548.00</b>
Bill	1142	08/09/2023			539.021 · Lake/Wetl...	-1,060.00	1,060.00
Bill	1145	08/09/2023			539.021 · Lake/Wetl...	-838.00	838.00
Bill	1143	08/09/2023			539.021 · Lake/Wetl...	-650.00	650.00

## River Ridge CDD Check Detail August 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
TOTAL						-2,548.00	2,548.00
<b>Bill Pmt -Check</b>	<b>6328</b>	<b>08/10/2023</b>	<b>PRECISION CLEAN...</b>		<b>151.003 · SRF - Peli...</b>		<b>-3,625.00</b>
Bill	84880	08/09/2023			538.500 · Street Sw...	-725.00	725.00
Bill	84807	08/09/2023			538.500 · Street Sw...	-2,900.00	2,900.00
TOTAL						-3,625.00	3,625.00
<b>Bill Pmt -Check</b>	<b>6329</b>	<b>08/10/2023</b>	<b>WRATHELL, HUNT ...</b>		<b>151.002 · Suntrust ...</b>		<b>-5,021.55</b>
Bill	2023-...	08/09/2023			513.311 · Managem...	-4,284.00	4,284.00
					519.411 · Telephone	-33.33	33.33
					519.470 · Printing a...	-62.50	62.50
					539.020 · Field Man...	-416.67	416.67
Bill	2023-...	08/09/2023			538.336 · Q & A	-216.75	216.75
					519.410 · Postage	-8.30	8.30
TOTAL						-5,021.55	5,021.55
<b>Bill Pmt -Check</b>	<b>6330</b>	<b>08/10/2023</b>	<b>FL GIS SOLUTION...</b>		<b>151.002 · Suntrust ...</b>		<b>-400.00</b>
Bill	1237	08/09/2023			519.320 · Engineering	-400.00	400.00
TOTAL						-400.00	400.00
<b>Bill Pmt -Check</b>	<b>6331</b>	<b>08/10/2023</b>	<b>FEDEX</b>		<b>151.002 · Suntrust ...</b>		<b>-160.83</b>
Bill	8-210-...	08/09/2023			519.410 · Postage	-160.83	160.83
TOTAL						-160.83	160.83
<b>Bill Pmt -Check</b>	<b>6332</b>	<b>08/10/2023</b>	<b>ADA SITE COMPLI...</b>		<b>151.002 · Suntrust ...</b>		<b>-210.00</b>
Bill	2834	08/09/2023			519.408 · ADA Web...	-210.00	210.00
TOTAL						-210.00	210.00

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**A**

River Ridge CDD  
Pelican Sound Program Updated 9.20.23

	<u>Budget</u>	YTD <u>Actual</u>	Planned/ <u>Encumbered</u>	<u>Total</u>	<u>Variance</u>
Drainage Pipe Inspections & Cleaning	50,000	6,175	86,350	92,525	-42,525
Drainage Pipe Repair	100,000	33,151	39,900	73,051	26,949
Roadway	35,000	112,140		112,140	-77,140
Lake Bank Remediation/Dry Retention	50,000	12,575		12,575	37,425
Aeration Repairs	0	9,258		9,258	-9,258
Lakes/Wetlands	<u>101,000</u>	<u>-1,831</u>	<u>85,508</u>	<u>83,677</u>	<u>17,323</u>
	<u>336,000</u>	<u>171,468</u>	<u>211,758</u>	<u>383,226</u>	<u>-47,226</u>
Contingencies	50,000	298		298	49,702
Grand Total					2,476

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**B**

## **River Ridge Breakdown September 20, 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)
- MRI, Inspection – Annual Storm Structure Cleaning (includes Hammock Greens) - \$86,350 (completed 8/4/23)

**Total: \$92,525.00**

#### **Planned 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 (completed 9/13/23)
  2. CB213 – Replacement of 2 grates - \$1,850.00 (completed 7/12/23)
  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 (off Southern Hills Drive) due to pipe broken - \$11,200.00 (Completed 8/25/23)

**Total: \$39,900** (Work to be completed during the months of May thru September)

- 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
  10. Structure CB-255 Rip/Rap Drain Structure - \$6,800.00 (approved 5.23.23)
  11. CB 96 – C/O #2 – Removal & Replacement of an additional 8’ section of 24” RCP Pipe located @ H1-A/Turnberry Lake Drive (7/6/23) - \$2,500.00

**Total: \$33,150.91**

**Overall Total: \$73,050.91**

**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 (PSGRC to reimburse and have been invoiced)
- Collier Paving – December - \$10,020.00 (Turnberry Repairs approved October 2021)
- Collier Paving – May – \$24,422.16 - (Sidewalk Grinding/Repairs/Replacements)
- Collier Paving – August - \$10,486.42 (Turnberry/Asphalt/Car Stop Repairs)

**Total: \$121,679.58 - \$9,540.00 = \$112,139.58**

**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
- Premier Lakes – June – Sound 9 Conservation Trimming - \$650.00
- Premier Lakes – May – Mowing of River 6 - \$850.00
- Premier Lakes – August – Sound 9 Conservation Area Tree Trimming - \$4,800.00

**Total: \$12,575.00**

**Lake/Wetland:**

- Current Contract - \$69,060.00
- Nano Bubblers Lease Equipment w/ Solitude - \$16,448.00 – (\$8,224.00 represents six months reimbursement request (H1-A, H1-B & E7-A) (Credit/reimbursement represents five months of \$6,853.34)
- Nano Bubbler Lease Agreement w Univest Capital Monthly Installments + Doc Fee - \$3,577.62 represents invoices for the months of July/August & \$385.00 Doc Fee. \$3,962.62
- E1-C Talapia - Fish Kill Cleanup Project (July 17<sup>th</sup>) \$1,060.00.

**Total: \$90,530.62 - \$6,853.34 = \$83,677.28**

**Aeration Repairs:**

- E4-A & H1-B Bio-Generator Repairs - \$500.00
- H1-B, E4-A, H1-C, H2-A, E7-A, E3-C & E1-E - \$2871.00
- E4-A, E7-A, E3-C & E1-E - \$3,306.00
- H1-A - \$350.00 (insulation and quiet muffler install)
- E8-A - \$838.00 (Compressor Replacement – July)
- E1-C \$1,100.00 (replacement of burnt panel and meter can/permitting and inspections)
- E4-A & E1-C Repairs: \$293.00

(Repairs include broken diffuser bases, diffuser stone replacements, compressor)

**Total: \$9,258.00**

**Contingencies:**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**C**

**RIVER RIDGE CDD - PROPOSED BUDGET 2023-2029**

8/4/2023

	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
<b>COSTS:</b>									
PROFESIONAL SVS	17,293	32,807	30,000	30,000	35,000	40,000	40,000	45,000	45,000
<b>ALL OTHER COSTS:</b>									
Lakes/Wetlands	96,152	91,013	101,000	100,000	110,000	115,000	115,000	120,000	120,000
Pipe inspection	108,950	107,141	150,000	160,000	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	35,000	35,000	35,000	40,000	45,000	45,000
	289,382	309,746	421,000	435,000	450,000	480,000	485,000	520,000	520,000
<b>DEBT SERVICE</b>									
2016									
2017	126,608								
2019	89,966	89,739	90,000	90,000					
2022			342,115	342,115	342,115	342,115	342,115		
<b>LOAN PROCEEDS</b>									
			(1,680,750)						
<b>CAPITAL OUTLAYS</b>									
	505,956	399,485	(827,635)	867,115	792,115	822,115	827,115	520,000	520,000
FY22		583,853							
FY23 IRRIGATION			850,000						
FY23 LANDSCAPE			850,000						
FY23/24 WELL IMPROVEMENTS			142,000	125,000					
FY24/25 STORM WATER MGMT				300,000	300,000				
FY25/26/27 GATE/MONUMENTS					220,000	460,000	460,000		
FY28 GATE ACCESS & TRAFFIC CALMING								200,000	
FY28/29 PHASE III/IV PAVERS								275,000	275,000
FY29 FUTURE PROJECTS									380,000
<b>TOTAL CASH OUTLAY</b>	<b>505,956</b>	<b>983,338</b>	<b>1,014,365</b>	<b>1,292,115</b>	<b>1,312,115</b>	<b>1,282,115</b>	<b>1,287,115</b>	<b>995,000</b>	<b>1,175,000</b>
ASSESSMENT NET	578,713	1,085,569	1,083,980	1,083,980	1,083,980	1,209,629	1,165,982	1,165,982	1,165,982
INTEREST	39	102	500	500	500	500	500	500	500
<b>TOTAL</b>	<b>578,752</b>	<b>1,085,671</b>	<b>1,084,480</b>	<b>1,084,480</b>	<b>1,084,480</b>	<b>1,210,129</b>	<b>1,166,482</b>	<b>1,166,482</b>	<b>1,166,482</b>
EXCESS/SHORTFALL	72,796	102,333	70,115	(207,635)	(227,635)	(71,986)	(120,633)	171,482	(8,518)
BEGINNING BALANCE	219,329								
<b>CUMMULATIVE</b>	<b>292,125</b>	<b>394,458</b>	<b>464,573</b>	<b>256,938</b>	<b>29,303</b>	<b>(42,683)</b>	<b>(163,316)</b>	<b>8,166</b>	<b>(352)</b>
<b>ASSESSMENT GROSS</b>									
	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	463.90	869.24	869.24	869.24	869.24	970.00	970.00	970.00	970.00
INCREASE		405.35	0.00	0.00	0.00	100.76	0.00	0.00	0.00
PERCENT INCREASE		87.4%	0.0%	0.0%	0.0%	11.6%	0.0%	0.0%	0.0%

**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 Public Hearing and Regular Meeting on August 22, 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 telephone at 1-929-205-6099, Meeting ID: 820 8624 6862 for both.

**Present were:**

Bob Schultz (via telephone)	Chair
Terry Mountford	Vice Chair
Robert Twombly (via telephone)	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
Scott Gallagher	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Mountford, Blumenthal and Gilman were present, in person. Supervisors Schultz and Twombly attended via telephone.

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

39 **SECOND ORDER OF BUSINESS**

**Public Comments: Agenda Items (5 minutes per speaker)**

40  
41  
42 There were no public comments.

43  
44 **THIRD ORDER OF BUSINESS**

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

45  
46 Mr. Kurth reported the following:

- 47 ➤ Currently, there is minimal grass and the water levels are starting to increase. Staff is not
- 48 seeing too much of an increase in algae, but will continue to monitor.
- 49 ➤ A work order to replace one of the aeration compressors on Lake-E8A was prepared.
- 50 ➤ Chara in Lake-H1A will be treated by boat within the next week or two, before it becomes
- 51 obtrusive.
- 52 ➤ Crews are consistently following up on the flow way, to ensure that any debris and growth
- 53 are under control; it is currently free and clear, resulting in good water flow.
- 54 ➤ It is a standard maintenance cycle and crews will continue following up with any
- 55 treatments that need to be done.

56 Mrs. Adams asked if the aeration and fountain repair project, located at Lake E1-C, is

57 completed. Mr. Kurth stated the power is still absent. He emailed Florida Power & Light (FPL)

58 multiple times requesting a replacement meter; a response is pending. The aerator on a

59 generator is still being run but not the fountain because it is not needed for the fish. An email

60 from SOLitude was received stating that SOLitude will retrieve the three nano-bubblers. Mr. Willis

61 asked Mr. Kurth to request a receipt for that transaction.

62 Discussion ensued regarding the fountain in the Masters Lake, the Island Sound Lake, FPL

63 and Bentley Electric.

64  
65 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2023/2024 Budget**

66  
67  
68 **A. Proof/Affidavit of Publication**

69 **B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and**  
 70 **Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending**  
 71 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

72 Mrs. Adams presented Resolution 2023-05 and read the title.

73 Mr. Pires asked if any written resident comments were sent by email, U.S. mail or fax  
 74 regarding the budget. Mrs. Adams replied no.

75 Mrs. Adams reviewed the Fiscal Year 2024 budget, highlighting any line item increases,  
 76 decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons  
 77 for any changes.

78 The following changes were made to the Fiscal Year 2024 budget:

79 Page 6: Change “2019 Note – capital outlay” line item to “Debt service (prin & int) 2019  
 80 note”

81 Page 3, “Special assessment preparation” definition: Change “AJC Associates, Inc.” to  
 82 “Wrathell, Hunt and Associates, LLC”

83

84 **On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor,**  
 85 **the Public Hearing was opened.**

86

87

88 No members of the public spoke.

89

90 **On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor,**  
 91 **the Public Hearing was closed.**

92

93

94 **On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in**  
 95 **favor, Resolution 2023-05, Relating to the Annual Appropriations and Adopting**  
 96 **the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September**  
 97 **30, 2024, as amended; Authorizing Budget Amendments; and Providing an**  
 98 **Effective Date, was adopted.**

99

100

101 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06,**  
**Making a Determination of Benefit and**

102

Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mrs. Adams presented Resolution 2023-06 and read the title.

Mr. Pires asked if any written resident comments were sent by email, U.S. mail or fax regarding the special assessments. Mrs. Adams replied no.

**On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Continued Discussion: Safety Hazard Request Letter [Pelican Sound Dr. and Pelican Sound Blvd. Intersection]**

**• Discussion: Traffic Calming**

Mr. Schultz stated the CDD already has traffic calming in its infrastructure plan and proposed that he, Mr. Eric Long and Mr. Krebs develop a structure of how to proceed with it and then present it to the Board for consideration. Asked to be more specific about his proposal, Mr.

141 Schultz stated that he is proposing that the team come up with specifics. There were written and  
 142 spoken comments from a few members of the public at previous meetings and his suggestion is  
 143 that the team coordinate and take appropriate actions to create a traffic calming plan; nothing  
 144 would be implemented without the Board’s approval. His point is that there is not a definition of  
 145 traffic calming in the infrastructure plan and this will be an attempt to define what the plan will  
 146 be several years of after implementation.

147 Discussion ensued regarding traffic calming specifics, whether traffic calming will delay  
 148 stormwater management efforts, the evaluation of a stop sign at the intersection of Pelican  
 149 Sound Boulevard and Pelican Sound Drive, replacing one of the three radar signs, The Club, a  
 150 traffic study and a traffic subcommittee.

151 This item will remain on the agenda.

152 Mr. Schultz will meet with Mr. Long and Mr. Krebs.

153 • **Consideration of Quote to Conduct Traffic Count During Season**

154 Mr. Krebs stated a quote for this item is pending.

155

156	<b>SEVENTH ORDER OF BUSINESS</b>	<b>Discussion/Consideration of Collier Paving &amp; Concrete, Estimate #23-481 for Asphalt Repairs at Turnberry</b>
157		
158		
159		

160 This item was not addressed and will not be on future agendas.

161

162	<b>EIGHTH ORDER OF BUSINESS</b>	<b>Acceptance of Unaudited Financial Statements as of July 31, 2023</b>
163		
164		

165 **A. Budget Variance**

166 **B. Breakdown**

167 **C. Proposed Budget 2023-2029 [5 Year Plan]**

168 These items were included for informational purposes.

169 Mrs. Adams presented the Unaudited Financial Statements as of July 31, 2023.

170 Discussion ensued regarding the General Fund, how much SOLitude owes the CDD, street  
 171 signs and whether to file a claim in small claims court against SOLitude.

172 Mr. Pires stated Staff’s recommendation is to make sure SOLitude removes the nano-  
173 bubblers and provides a receipt and report the status at the next meeting.

174

175 **On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in**  
176 **favor, resolving the SOLitude issue upon removal of the nano-bubblers and**  
177 **authorizing the deposit of a \$1,370 check from SOLitude, was approved.**

178

179

180 The financials were accepted.

181

182 **NINTH ORDER OF BUSINESS**

**Approval of July 25, 2023 Regular Meeting Minutes**

183

184

185 The following changes were made:

186 Line 31: Insert “Scott Gallagher” and “Resident”

187 Line 32: Insert “Don Jancin” and “Resident”

188 Lines 156 and 157: Change “CDD will” to “Association of the River Club could”

189

190 **On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor,**  
191 **the July 25, 2023 Regular Meeting Minutes, as amended, were approved.**

192

193

194 • **Active Action and Agenda Items**

195 Items 9, 11, 12, 13 and 14 were completed.

196 Item 7: This item to be completed this week.

197 Item 8: Approval for Sound 9 of Button Woods; duplicate of Action Item #14.

198 Item 10: Mr. Pires sent the Agreement to Mr. Long. It was noted that PSGRC pays  
199 electricity for the aerators.

200 Item 15: Partially completed; to be carried over to the September agenda.

201 Item 16: Change “Completed” to “Ongoing”

202 Add new Item: Pinehurst oil spill.

203

204 **TENTH ORDER OF BUSINESS**

**Staff Reports**

205

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

207 There was no report.

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

209 Staff is monitoring the signs.

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

211 **I. Key Activity Dates**

212 The August 2023 Key Activity Dates list was included for informational purposes.

213 **II. NEXT MEETING DATE: September 26, 2023 at 1:00 PM**

214 **o QUORUM CHECK**

215 Mr. Gilman, Mr. Blumenthal and Mr. Mountford confirmed their in-person attendance at  
216 the September 26, 2023 meeting. Mr. Schultz and Mr. Twombly will attend via phone/Zoom.

217

218 **ELEVENTH ORDER OF BUSINESS**

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

219

220

221 Asked if MRI finished cleaning the pipes, Mrs. Adams replied affirmatively. Mr. Krebs  
222 stated the system is ready for hurricane season.

223 Mr. Long reported the following:

224 ➤ Well-testing occurred Monday through Wednesday. The CDD can pull 800 gallons per  
225 minute at a minimum, which is double the current capacity. The total drawdown depth is 181'.

226 ➤ The vendor is preparing a climate proposal and is finalizing the additional expenses  
227 related to FPL and sizing of the horsepower.

228 ➤ The goal is to have a redundant well with a target of 1,000 gallons per minute.

229 Discussion ensued regarding drawdowns, water quality testing, a 75-horsepower pump,  
230 proposals and the South Florida Water Management District (SFWMD).

231

232 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

233

234

235 **On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor,**  
236 **the meeting adjourned at 2:00 p.m.**

237

238

239

240

241

242 \_\_\_\_\_  
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 8.22.23 Meeting – for 9.26.23 Agenda

1. **CONTINUING**      Speakers to identify themselves.
  
2. **ACTION/AGENDA**    **10.26.21** Mr. Childers: Follow up on request for FPL to install street light at Pelican Sound Dr & Southern Hills Dr. **03.22.22** Travis waiting for FPL to call. **12.13.22** Mr. Long: Ask FPL to repair & relocate street light to new preferred location. **02.28.23** FPL started repair work. **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. **06.27.23** Waiting for MRI to confirm if pipe was sealed. **COMPLETED after 08.22.23 mtg.**
  
6. **ACTION**            **01.24.23** Mr. Krebs: Inspect SE 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 inlet and grout the pipe in DRA. Email Mrs. Adams location of Master Circle inlet and include more details in stormwater improvement write up. **07.25.23** Project is on the surveyors' schedule to complete. **ONGOING**
  
7. **ACTION**            **03.28.23** Mr. Pires/Mrs. Adams: Review/incorporate add'l language to Mrs. Adams' cancellation notice to SOLitude **COMPLETED after 03.28.23 meeting.** **05.23.23** Mr. Pires: Follow up if equip removed after 06.11.23 deadline expires. **06.27.23** Mr. Pires: Send follow up letter to SOLitude to remove equipment. District Counsel & Staff: Prep & file Statement of Claim in small claims court for money owed to CDD. **07.25.23** Send letter to advise that nanobubblers were not removed. **COMPLETED after 08.22.23 mtg.**
  
8. **ACTION**            **03.28.23** Mr. Krebs: Speak to SFWMD about ability to remove vegetation debris in conservation area. **07.25.23** Mr. Krebs will call regarding cutting back and removing 50%. **08.22.23** Approval for Sound 9 of Button Woods. **ONGOING**
  
9. **ACTION**            **05.23.23** Mr. Adams: For lakes, fountains and aerators, review/confirm Consent to Use Agreement is in order. **06.27.23** All completed except fountains. Mr. Pires: Provide Mr. Long with License Agreement template for the four fountains. **06.27.23** Mr. Pires sent the Agreement to Mr. Long. **ONGOING**

**RIVER RIDGE CDD**  
**ACTIVE ACTION AND AGENDA ITEMS**

From 8.22.23 Meeting – for 9.26.23 Agenda

- 10. ACTION**                    **06.27.23** Mr. Willis: Obtain proposals for lake bank restoration & add costs into FY 2024 budget. Obtain separate proposal & prep letter to homeowner to reimburse CDD for littorals removed. Mr. Pires to review before sending. **07.25.23** Mr. Willis to forward proposal to Staff upon receipt. **ONGOING**
- 11. ACTION**                    **06.27.23** Mr. Krebs: Pelican Sound Dr & Pelican Sound Blvd intersection letter-inspect/ensure it is in compliance. Recommend proper study, ways to improve safety, traffic flow, costs and timeline. **ONGOING**
- 12. ACTION**                    **06.27.23** Mr. Willis: Obtain proposal for alternate crosswalk signage option & review requirements to alter crosswalk. **ONGOING**
- 13. ACTION**                    **06.27.23** Mr. Krebs: Present quote from Hydrologist Kirk Martin for ways to increase the CCD's water allocations to offset deficiency due to reduction by Three Oaks Water Reclamation Facility. **COMPLETED**  
**07.25.23** Mr. Krebs will work with Eric L. to reduce costs. **ONGOING**
- 14. ACTION**                    **08.22.23** Mr. Long and Mr. Krebs evaluated damage where a vendor spilled oil in Pinehurst. Mr. Long: Continue monitoring; vendor is willing to power-wash the pavement. **ONGOING**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
CI**

# RIVER RIDGE CDD

## Key Activity Dates

Updated: September 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 the week of September 11th.	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 the week of September 11th.	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. Completed the week of September 11th.	March/June/September/December
Dry Retention River Course #6	SOP	N/A	50% Mowing of Zone 1 completed in the Spring 2022; 50% mowing of Zone 1 was completed June 9, 2023; with no mowing in the Spring of 2024.	Spring 2025
Dry Retention Cord Grass Trimming	SOP	N/A	Annual Cord Grass trimming was completed November 21, 2022. Cord Grass trimming has been scheduled for October 23, 2023.	10/1/2023
River (8) Tee Box Harvesting & H1-B Canna Lilly trimming	SOP	N/A	Harvesting completed May 2023. Staff to mow Canna Lilly at this location, as well as H1-B (resident side of pond) Completed in October, 2022; on an annual basis and may be necessary twice per year. May 2023 Not Needed.	October/May
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. Audit Completed on Monday, May 22,2023.	6/1/2024
Aeration Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspections were completed in April.	October 2023/May 2024
Lake Littoral Plantings	SOP	N/A	Review of ponds for littoral supplemental planting during annual audit. The following lakes have been identified: E1-B, E3-A, E3-C, E4-A (removed by H/O); E7-A, E8-A, H1-A, H1-B and H2-A.	6/1/2023
Lake Bank Remediation	SOP	N/A	Continue to monitor H1-A for future repairs.	6/1/2024
Lake Bank Remediation	SOP	N/A	E8-A identified June 2023 for required bank restoration.	Will be scheduled under 2023/24 fiscal year budget

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 2024
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. Proposal approved at the April meeting to clean at 25%. To include Hammock Greens. Project completed mid August.	4/1/2024 thru 7/15/24
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)	4/1/2024
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 2023.	October/May
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.	6/1/2024

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.	6/15/2024
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.	9/15/2024
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 fourty days in advance of the hearing date.	To be mailed no later than July 20th annually, and received by WHA, Corporate 6/26/24 as maybe necessary.

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
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# RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

## BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

### LOCATION

*River Club Conference Center, Sound Room (Second Floor of Fitness Center)  
4784 Pelican Sound Boulevard, Estero, Florida 33928*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 24, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/83318572513">https://us02web.zoom.us/j/83318572513</a> Meeting ID: 833 1857 2513 Dial by your location 1 929 205 6099 Meeting ID: 833 1857 2513		
<b>November 28, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/83318572513">https://us02web.zoom.us/j/83318572513</a> Meeting ID: 833 1857 2513 Dial by your location 1 929 205 6099 Meeting ID: 833 1857 2513		
<b>December 12, 2023*</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/81617925983">https://us02web.zoom.us/j/81617925983</a> Meeting ID: 816 1792 5983 Dial by your location 1 929 205 6099 Meeting ID: 816 1792 5983		
<b>January 23, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>February 27, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>March 26, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>April 23, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>May 28, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>June 25, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>July 23, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>August 27, 2024</b>	<b>Public Hearing and Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>September 24, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		

**\*Exception**

*December meeting is two (2) weeks earlier to accommodate the Christmas holiday.*