

RIVER RIDGE

COMMUNITY DEVELOPMENT

DISTRICT

February 27, 2024

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

River Ridge Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-free: (877) 276-0889

February 20, 2024

Board of Supervisors
River Ridge Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Ridge Community Development District will hold a Regular Meeting on February 27, 2024 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/89848208244>, Meeting ID: **898 4820 8244** or telephonically at **1-929-205-6099**, Meeting ID: **898 4820 8244**. 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]
 - I. Discussion/Consideration of One-Time Work Order Agreement [Island Sound & Nano Noise Reduction for H1-B and E7-A]
 - II. Update: Notice Reduction Locations and Zombie Box
4. Continued Discussion: Safety Hazard Request Letter [Pelican Sound Dr. and Pelican Sound Blvd. Intersection]
 - Continued Discussion: Traffic Calming
 - Consideration of Proposal for Off-Duty Sheriff Detail
5. Discussion: Annual Outfall Structure Inspection Report [NPDES Inventory]
6. Continued Discussion/Update: Irrigation Water Resource [Eric Long – PSGRC]
7. Continued Discussion: Stormwater Management Plan
8. Update: Required Ethics Training and Disclosure Filing
 - Sample Form 1/Instructions
9. Consideration of Curb Repair Proposal

- 10. Acceptance of Unaudited Financial Statements as of January 31, 2024
 - A. Budget Variance
 - B. Breakdown
 - C. Proposed Budget 2023-2029 [5 Year Plan]
- 11. Approval of January 23, 2024 Regular Meeting Minutes
 - Active Action and Agenda Items
- 12. Staff Reports
 - A. District Counsel: *Woodward Pires & Lombardo, P.A.*
 - B. District Engineer: *Hole Montes, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Key Activity Dates
 - II. NEXT MEETING DATE: March 26, 2024 at 1:00 PM

○ QUORUM CHECK

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

- 13. Supervisors' Requests and Public Comments (*5 minutes per speaker*)
- 14. 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**

31



One-Time Work Order Agreement

Customer Name: River Ridge CDD

Management Company: Wrathell, Hunt, & Associates, LLC. Cleo Adams

Work Order Description: Island Sound Aeration & Nano Relocation

Premier Lakes Consultant: Bill Kurth & Alex Kurth

Consultant Phone Number: 239-707-4899 (Bill) & 239-707-1575 (Alex)

This Agreement, dated **February 16th, 2024**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **River Ridge CDD**, hereinafter known as "Customer."

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

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as **Aeration Systems on Lakes H1-B and E7-A.**
3. **One-Time Services:** Premier Lakes will install the following noise-reducing items:
 - a. Lake E7-A
 - i. Medium Zombie Box **Price:** \$2,012.00
 - ii. **Shipping Price:** \$38.00
 - iii. **Labor Price:** \$460.00
 - iv. **Line Item A Total Price:** \$2,510.00
 - b. Lake H1-B
 - i. Large Lake Cabinet with GFCI Protection, three (3) 290 CFM fans and Large Lake Sound Kit Sub Assembly **Price:** \$3,390.00
 - ii. **Labor Price:** \$690.00
 - iii. **Miscellaneous Fittings and Tubing Price:** \$100.00
 - iv. **Shipping Price:** \$169.00
 - v. **Line Item B Total Price:** \$4,349.00
4. **Payment Terms:** The total agreement amount is **\$6,859.00**. The total agreement amount will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any



invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

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



Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

13. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



Total Agreement Amount: \$6,859.00

Accepted and Approved:

River Ridge CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: Alex Kurth

Title: President

Date: 02/16/2024

Please Remit All Payments & Contracts to: 25551 Technology Blvd, Unit 6, Punta Gorda, FL
33950




**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

311

H1-B Aeration Location

Write a description for your map.

Legend

 H1-B Aeration Equipment

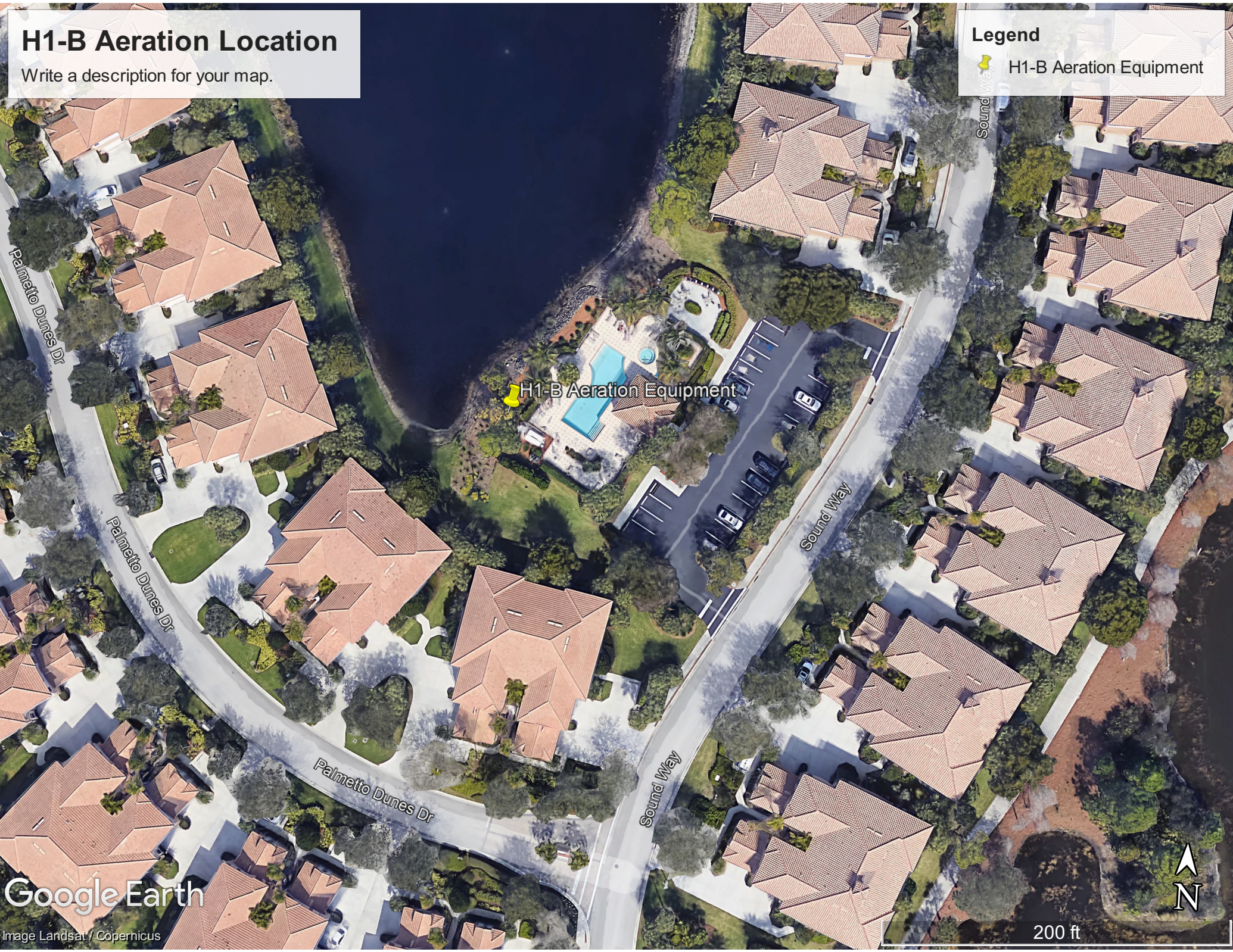
H1-B Aeration Equipment

Google Earth

Image Landsat / Copernicus



200 ft



E7-A Aeration Location

Write a description for your map.

E7-A Aeration Location

Google Earth

Image Landsat / Copernicus



400 ft








 **ZOMBIEBOX**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

4

LEGEND SYMBOLS:

-  INSTALL DOUBLE YELLOW / RPM'S
-  SPEED RADAR SIGNS w/ CAMERAS
-  CAUTION SIGNS @ ENTRANCE

NOTES:

1. TRAFFIC STUDY AT PELICAN SOUND DRIVE & PELICAN SOUND BLVD.
2. INSTALLATION OF DOUBLE YELLOW LINES w/ RPM'S FOR PELICAN SOUND DRIVE, PELICAN SOUND BLVD & SOUNDWAY.
3. ELECTRIC SIGNS w/ CAMERAS
4. CAUTION SIGNS AT US41 ENTRANCE & CORKSCREW RD.



DRAWING CURRENT AS OF: 11/20/23



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

RIVER RIDGE CDD
TRAFFIC CALMING EXHIBIT

FIGURE NO.

1

Carmine Marceno
Sheriff



State of Florida
County of Lee

“Proud to Serve”

Exhibit A
Detail Request Form

Please review all information on this request form for accuracy and as the vendor, sign at the bottom. All details are a minimum of four (4) hours with the exception of boat details which are a minimum of six (6) hours and a half hour drive time to and from the detail location. When five (5) or more deputies are assigned to an event, a supervisor with the rank of Sergeant or above may be required at an upgraded hourly charge. Depending on the type of event or crowd size, it will be at the discretion of the Sheriff’s Office to determine the number of deputies needed.

The current detail rates are:

Security/Funeral	\$55/hr	Traffic	\$65/hr
CSA/Dispatch Holiday	\$55/hr	Detail Supervisor	\$75/hr
CSA/Dispatcher	\$45/hr	Holiday Sup/IC	\$85/hr
Boat	\$65/hr	Civil/Prisoner Trans	\$75/hr
Holiday/Last Minute	\$75/hr	Bomb Sweep	\$65/hr

Details are charged a \$15 per deputy vehicle rate (when applicable).
All boat details are charged a \$20 per hour boat rate (when applicable).


Holidays: New Year’s Day, Easter Sunday, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, Christmas Eve, Christmas Day, New Year’s Eve

Extra Duty Details will not be provided to any person, firm or organization whose members, business or operations are of questionable nature; or for any event that will discredit the assigned Deputy, Sheriff’s Office or County. The Sheriff’s Office reserves the right to cancel the detail without notice and to recall the deputy(s) when necessary for community safety without penalty. LCSO cannot guarantee detail coverage.

The Lee County Sheriff’s Office will be the only armed personnel at any event where the detail is taking place. Any private security company that is hired to work alongside the Sheriff’s Office will be a reputable, licensed and insured company whose employees are State D licensed unarmed security guards. Proof of the signed contract with private security company will be required.

In order to cancel a detail, notice must be given to the Detail Coordinator twenty-four (24) hours prior to the start of the detail either by phone or email. In the case of weather, notice of cancellation must be received within two (2) hours of the starting time otherwise a two (2) hour charge per deputy will be billed. In the event of a cancellation after business hours, please call 239-477-1000 and ask to have the on-call Detail Coordinator call you. If cancellation notification is not made, and LCSO Detail Deputies show up to the detail, vendor will be billed the four-hour minimum for each deputy.

Unless otherwise specified, full payment of all details must be received one (1) week prior to the start of the event in the form of a cashier’s check, money order, or business check made out to Lee County Sheriff’s Office. Credit card payments can be made via telephone. The Lee County Sheriff’s Office does not accept cash or personal checks.
Payments can be sent to: The Lee County Sheriff’s Office 14750 Six Mile Cypress Pkwy., Fort Myers, FL 33912
ATTN: Details Unit.

Total Deputy(ies) _____	Total Hours _____	Rate per Hour _____	Vehicle Rate _____
Supervisory Deputy(ies) _____	Total Hours _____	Rate per Hour _____	Vehicle Rate _____
			
Entity _____			

“The Lee County Sheriff’s Office is an Equal Opportunity Employer”
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



Detail Request Form - continued

LCSO Details Main Phone Number: 239-477-1199

Vendor Information

Business Name: _____
 Street: _____
 City: _____ State: _____ Zip Code: _____
 Business Contact: _____ Phone: _____
 Email Address: _____

Event Information

Detail Location: _____
 Street: _____
 City: _____ State: _____ Zip Code: _____
 Contact During Event: _____ Phone: _____
 Event Date: _____ Event Time: _____
 Anticipated Crowd Size: _____ Type of Event: _____
 Additional Security Working Detail: Yes No If Yes, how many? _____
 Permits Attached: Yes No Alcohol Served: Yes No

Detail Information

Security/Funeral		Traffic/Boat		Prisoner Trans/Civil	
CSA/Dispatcher		Bomb Sweep		CSA Holiday	
Last Minute/Holiday		Supervisor		Holiday Sup/IC	
Marked Vehicle	Yes	No	Unmarked Vehicle	Yes	No
Uniformed Deputy	Yes	No	Plain Clothes Deputy	Yes	No

Detail Description:



“The Lee County Sheriff’s Office is an Equal Opportunity Employer”
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000

AGREEMENT FOR EXTRA-DUTY DETAIL SERVICES

This Agreement for **Extra-Duty Detail Services** ("The Agreement" or "Agreement"), effective upon the date of LCSO's signature, is made by and between Sheriff Carmine Marceno, in his official capacity as Sheriff in and for Lee County, Florida and the Lee County Sheriff's Office (hereinafter "LCSO"), and River Ridge Community Development District, (hereinafter "Entity"), and collectively as "the parties", hereby agree as follows:

WITNESSETH:

WHEREAS, Entity plans to engage in an event as set forth, and at a location set forth, in Exhibit A and desires, as a security measure, a law enforcement presence at said event; and

WHEREAS, the LCSO is willing to provide law enforcement personnel, acting in an extra-duty detail capacity, to provide services described herein and set forth in Exhibit A while wearing LCSO uniforms, utilizing LCSO vehicles, and other LCSO property; and

WHEREAS, Exhibit A attached hereto is a material part of the Agreement and is incorporated and merged as if fully set forth herein.

NOW THEREFORE, in consideration of the mutual covenants and obligations undertaken by the parties as contained herein, and for other good and valuable consideration, the parties hereto agree as follows:

1. **Authority.**

The Entity expressly represents it or they are legally authorized to bind the Entity. The Entity fully comprehends and acknowledges the LCSO is acting in reliance on this, as well as other representations the Entity has made to members of the LCSO. The Entity further expressly represents that it or they has/have acquired all necessary applicable permits to engage in the event for which they are requesting LCSO law enforcement personnel as set forth in **Exhibit A**.

2. **Description and Schedule of Event.**

The description of the event, including the time, place, and duration, are set forth in Exhibit A, which is attached hereto and incorporated as if full set forth herein.

3. **Term of Agreement.**

The term of this Agreement shall begin on the first day of the event and terminate on the last day of the event as set forth in Exhibit A.

4. **Assessment of Security Needs and Authority Retained by LCSO.**

The Entity understands and consents to the LCSO conducting an assessment of the security needs of the Entity for the event location set forth in Exhibit A. The Entity understands the assessment of the referenced security needs by the LCSO is conducted by the LCSO, at their sole and absolute discretion, to allow LCSO to determine the minimum number of extra-duty detail law enforcement personnel adequate for the event. The Entity acknowledges the assessment of security needs by LCSO as set out herein does not constitute a representation, promise, guarantee or warranty by LCSO that LCSO will be able to supply the minimum number of off-duty or extra-duty detail law enforcement personnel which LCSO determines are required.

The Entity understands the extra duty detail services provided to the Entity are intended to offer an immediate presence of uniformed, sworn law enforcement personnel and to, by their presence alone, serve to potentially deter unruly or unlawful behavior. The Entity fully understands and accepts that by LCSO providing extra duty detail services pursuant to this Agreement LCSO is not assuming any duties of protection or care to any persons who may or may not be present at the location of the event as set forth in Exhibit A. The Entity acknowledges the extra-duty detail services provided by LCSO are merely to serve as a supplement to other measures and/or care provided or taken by the Entity and the Entity specifically DOES NOT expect or rely on LCSO to exclusively assume any duties of care.

5. **Scheduling and Command.**

The primary duties and essential functions of law enforcement personnel providing extra-duty detail services shall be as assigned by LCSO command.

The selection and scheduling of the law enforcement personnel providing extra-duty detail services shall be in accordance with the practices and policies of LCSO.

6. **Termination of Agreement.**

As set forth in Exhibit A.

7. **Compensation.**

As set forth in Exhibit A.

8. **Independent Relationships.**

The parties to this Agreement are solely independent of each other and are contracting with each other for the sole purpose of the obligations set forth in the Agreement. Nothing in this Agreement shall create a partnership, joint venture, agency, or employer/employee relationship. Neither party may make, or undertake, any commitments or obligations on behalf of the other.

9. **Waiver of Terms and Conditions.**

The failure of LCSO to insist on any one or more instances of performance of any of the terms and conditions of this Agreement or to exercise any right or privilege contained in this Agreement, or the waiver of any breach of the terms and conditions of this Agreement, shall not be considered as having waived any such terms, conditions, rights or privileges of the Agreement, and the same shall continue and remain in force and effect.

10. **Severability.**

It is the intention of the parties that this Agreement is in compliance with all relevant state and federal statutes, regulations, and governmental agency guidelines governing the relationship between the parties at the time of execution. If any provision of this Agreement is subsequently rendered invalid or unenforceable by any local, state or federal statute or regulation, or declared null and void by any court of competent jurisdiction, the remaining provisions of this Agreement will remain in full force and effect.

11. **Third Party Beneficiaries.**

This Agreement is intended solely for the benefit of the parties hereto and shall not, directly or by implication, create any rights, claims, obligations, or duties to any third party not a signatory to this Agreement.

12. **Assignment.**

This Agreement shall not be assigned in whole or in part by either party without the express prior written consent of the other party.

13. **Binding Effect.**

This Agreement shall be binding upon the parties hereto and shall inure to the benefit of the Entity or the LCSO, as applicable.

14. **Governing Law.**

This Agreement shall be controlled, interpreted, construed, and enforced in accordance with the laws of the State of Florida without regard to conflict of laws. The exclusive venue for any dispute arising out of this Agreement shall be in a court of competent jurisdiction in Lee County, Florida.

15. **Titles or Captions.**

The paragraph titles or captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend, modify, amplify, or describe the scope of this Agreement or the intent of any provision hereof.

16. **Draftsmanship.**

Any conflict in the terms of this Agreement shall be construed in favor of LCSO.

17. **Amendments.**

This Agreement may only be modified or amended by the mutual written agreement of the parties. Any such modification or amendment shall be signed by each party and shall be attached to and become a part of this Agreement.

18. **Indemnification.**

The Entity agrees to indemnify and hold harmless LCSO, and its employees, volunteers, and agents for and from any and all claims (direct or derivative), damages, costs, expenses, demands of whatsoever kind or nature, and causes of action, arising from or related to the Entity's performance, nonperformance, action(s), omission(s), or failure to act related to any duty or obligation imposed upon LCSO pursuant to the Agreement. This indemnification obligation shall not be subject to any limitation as to the amount or type of recovery sought, or, on the amount or type of insurance coverage secured by the Entity. Further, the Entity shall require all their insurance carriers, with respect to all insurance policies to which they are a party, to waive all rights of subrogation against LCSO incidental to the extra-duty detail service described herein.

19. **Sovereign Immunity.**

Nothing herein contained in this Agreement is intended, nor shall be construed, to waive any of the limitations of liability and other defenses provided by sovereign immunity and the strict financial limitations set forth in Florida Statute 768.28.

20. **Extra-Duty Detail Indemnification.**

Nothing contained in this Agreement shall in any way limit or impeded application of the indemnification language in Florida Statute 30.2905.

21. **Recitals/Entire Agreement.**

The recitals above are incorporated herein as if fully restated. This Agreement constitutes the entire agreement between the parties hereto and supersedes all prior oral or written agreements, representations, statements, negotiations, understandings, proposals, and undertakings with respect to the subject matter hereof.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first written above.

ENTITY

River Ridge Community Development District

9220 Bonita Beach Rd Suite 214 Bonita Springs FL 34135

By: _____

Print Name: _____

Date: _____

**CARMINE MARCENO, SHERIFF O/BO/
THE LEE COUNTY SHERIFF'S
OFFICE**

By: _____
Sheriff/Designee

Print Name: _____

Date: _____

This Instrument Prepared By:
Lee County Attorney's Office
2115 Second Street
Fort Myers, Florida 33901

INSTR # 2010000025654, Pages 6
Doc Type AGR, Recorded 02/01/2010 at 12:03 PM,
Charlie Green, Lee County Clerk of Circuit Court
Rec. Fee \$52.50
Deputy Clerk GKORTRIGHT
#1

THIS SPACE RESERVED FOR RECORDING

**AGREEMENT APPROVING AND PROVIDING FOR COUNTY
TRAFFIC CONTROL JURISDICTION OVER CERTAIN ROADS
WITHIN THE PELICAN SOUND GOLF AND RIVER CLUB - A PORTION OF THE
RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT**

This Agreement is made and entered this 19 day of January, 2010, by and among, the **RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT**, a community development district, and special district established under Chapter 190, Florida Statutes (hereinafter referred to as "District") with a mailing address of: 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135, the **LEE COUNTY SHERIFF'S OFFICE** (hereinafter referred to as "Sheriff"), with a mailing address of: 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, and **LEE COUNTY**, a political subdivision of the State of Florida, by and through the Board of County Commissioners (hereinafter referred to as "County"), collectively, "The Parties" hereto.

WITNESSETH

WHEREAS, none of the streets and roads within the boundaries of the District are either owned or maintained by Lee County; and

WHEREAS, all of the roadways depicted on Exhibit "A", attached hereto and incorporated herein, and located within the Pelican Sound Golf and River Club, a portion of the River Ridge Community Development District, are owned or controlled by the District; and

WHEREAS, the District, on behalf of the Pelican Sound Golf and River Club Homeowners Association, has requested that the Lee County Sheriff's Office patrol the following District roadways and exercise jurisdiction in the enforcement of state and county traffic laws over said District roadways as listed on Exhibit "A"; and,

WHEREAS, the roads described in Exhibit "A" are owned by or have been dedicated to the District and are currently operated and controlled by the District; and

WHEREAS, Section, 316.006(3)(b), Florida Statutes, authorizes a county to exercise jurisdiction over any road or roads owned or controlled by a special district and located within the unincorporated area within its boundaries if the county and the party or parties owning and controlling such road or roads provide by written agreement for county traffic control jurisdiction over the road or roads encompassed by such agreement; and

WHEREAS, the Lee County Sheriff's Office confirms that there is an enforcement need and has agreed to provide traffic control enforcement upon the roadways listed in Exhibit "A", and

WHEREAS, Lee County, through the Lee County Transportation and Engineering Department, reviewed this issue and recommends approval subject to compliance with the Manual on Uniform Traffic Control Devices (MUTCD), approved by the United States Department of Transportation, Federal Highway Administration and adopted by the State of Florida; and applicable Florida Statutes; and

WHEREAS, the Board of Commissioners has reviewed this Agreement and determines that it is in the interest of the public's health, safety, and welfare to enter into this Agreement pursuant to Section 316.006(3)(b), Florida Statutes.

NOW THEREFORE, in consideration of the premises and the terms and conditions provided herein, the Parties agree as follows:

1. The recitals and Exhibits stated in reference herein above are hereby restated and are made a part of this Agreement.
2. Lee County, through its Board of County Commissioners, does hereby determine and hereby exercises its jurisdiction over the roads owned or controlled by the District listed on Exhibit "A", attached hereto and incorporated herein pursuant to this Agreement, which is pursuant to Section 316.006(3)(b), Florida Statutes. Pursuant to Section 316.006(3)(b)(2), Florida Statutes, the Sheriff hereby expressly waives the statutory requirement concerning the effective date of this Agreement relating to the beginning of the next County Fiscal Year, and agrees that the effective date of this Agreement is as provided herein.

3. The Sheriff shall as of the date January 19, 2010 and thereafter, only upon the request of the District or its designee, include as a part of its normal duties patrol and enforcement of all county and state traffic control regulations and laws on and over the roads described in Exhibit "A", within the District.
4. The Parties recognize that the roads in Exhibit "A" within the District are neither County owned nor County maintained, and the responsibilities for construction, maintenance and repair, including frontage along the roadside do not legally exist with, and are not hereby contractually imposed upon Lee County or the Sheriff. All sign installation, repairs, maintenance and adequacy along the roads is the sole responsibility of the District or its designee. All signs will be maintained by the District or its designee in compliance with the Manual on Uniform Traffic Control Devices (MUTCD) and applicable Florida Statutes.
5. Lee County and the Sheriff, shall be included as "an additional insured" on all the liability insurance policies of the District which relate to ownership, construction, maintenance or repair of the District's road and appurtenances.
6. The Parties agree and understand that this Agreement is being made for the Sheriff to provide normal duties, patrol and enforcement at the same level of service provided to other residential subdivisions with public roads. The Parties hereby agree that for any additional or special services requested by the District, that the District shall enter into separate agreements for such services and any charge for the special services will be on a case by case basis depending upon the time, manner and number of deputies required to perform the additional service(s).
7. This Agreement may only be modified through a written document executed with the same formality as this Agreement. However, this Agreement may be terminated by the County or the District for either's convenience, by adoption of resolution at a regular meeting providing for such termination.

IN WITNESS WHEREOF the Board of County Commissioners has caused this document to be signed on the date and year first above written.

ATTEST: CHARLIE GREEN
CLERK OF COURTS

BY: Marcia Wilson
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: [Signature]
Chair



APPROVED AS TO FORM:

BY: [Signature]
Office of the Lee County Attorney

WITNESSES:

[Signature]
[1st Witness' Signature]

[Signature]
[2nd Witness' Signature]

LEE COUNTY SHERIFF'S OFFICE

BY: [Signature]
Lee County Sheriff

WITNESSES:

[Signature]
[1st Witness' Signature]

[Signature]
[2nd Witness' Signature]

RIVER RIDGE COMMUNITY
DEVELOPMENT DISTRICT

BY: [Signature]

EXHIBIT "A"

District roads located within **PELICAN SOUND GOLF AND RIVER CLUB PORTION OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT:**

- Classic Court
- Gleneagles Links Court
- Gleneagles Links Drive
- Hammock Green Lane
- Island Sound Circle
- Masters Circle
- Palmetto Dunes Drive
- *Pelican Sound Boulevard, from its eastern most point, westward to a point 1,000 feet west of the intersection with Island Sound Circle, as shown in red on the attached aerial photography.*
- Pelican Sound Drive
- Pinehurst Greens Court
- Pinehurst Greens Drive
- Sound Way
- Southern Hills Court
- Southern Hills Drive
- Torrey Pines Court
- Torrey Pines Way
- Turnberry Lakes Drive

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

5

Structure ID: **E1**

Inspector: Chris Zimmerly

Inspection Date: 1/29/2024

X Coordinate: 716196.09

Y Coordinate: 760522.41

Location Description: Just NW of Guard house at entrance

Structure:	Weir	Photo ID:	E1	CDD:	Yes
Piping:	None evident	Photo Taken:	Yes	STR:	334625
Erosion:	No			Major outfall:	No
Cracking:	Yes			Sediment:	Yes
Gate:	No	Bolts tight:	N/A	Debris/Litter:	Yes
		Paint intact:	N/A	Water Quality:	N/A Dry
		Grease condition:	N/A		
Seepage:	No			Hydrocarbons:	No
Joint Condition:	N/A			Flow Obstructions:	Yes
Receiving Body:	Halfway Creek				

Comments: Concrete lip that supports grate is cracking.



Structure E1

Structure ID: **E2-1**

Inspector: Chris Zimmerly

Inspection Date: 1/29/2024

X Coordinate: 713484.60

Y Coordinate: 764013.62

Location Description: Between addresses 20831 & 20833 Glen Eagles Link Dr

Structure:	Weir	Photo ID:	E2-1a, E2-1b	CDD:	Yes
Piping:	None evident	Photo Taken:	Yes	STR:	294625
Erosion:	No			Major outfall:	No
Cracking:	No			Sediment:	Yes
Gate:	No	Bolts tight:	N/A	Debris/Litter:	No
		Paint intact:	Yes	Water Quality:	Visually appears good
		Grease condition:	N/A		
Seepage:	No			Hydrocarbons:	No
Joint Condition:	N/A			Flow Obstructions:	No
Receiving Body:	Estero River				

Comments: Weir Good condition, skimmer damaged.



Structure E2-1a

Structure ID: **E2-1**

Comments: Weir Good condition, skimmer damaged.



Structure E2-1b

Structure ID: **E5-1**

Inspector: Chris Zimmerly

Inspection Date: 1/29/2024

X Coordinate: 713228.80

Y Coordinate: 764723.06

Location Description: Conc Weir

Structure:	Weir	Photo ID:	E5-1	CDD:	Yes
Piping:	None evident	Photo Taken:	Yes	STR:	294625
Erosion:	No			Major outfall:	No
Cracking:	No			Sediment:	Yes
Gate:	No	Bolts tight:	N/A	Debris/Litter:	No
		Paint intact:	Yes	Water Quality:	Visually appears good
		Grease condition:	N/A		
Seepage:	Yes			Hydrocarbons:	No
Joint Condition:	N/A			Flow Obstructions:	No
Receiving Body:	Estero River				

Comments: Weir in good condition. Staff gauge is damaged.



Structure E5-1

Structure ID: **E6-1**

Inspector: Chris Zimmerly

Inspection Date: 1/29/2024

X Coordinate: 712841.11

Y Coordinate: 764725.20

Location Description: Just West of North cul-de-sac on Glen Eagle Links Dr

Structure:	Weir	Photo ID:	E6-1	CDD:	Yes
Piping:	None evident	Photo Taken:	Yes	STR:	294625
Erosion:	No			Major outfall:	Yes
Cracking:	No			Sediment:	No
Gate:	No	Bolts tight:	N/A	Debris/Litter:	No
		Paint intact:	Yes	Water Quality:	Upstream floating algae
		Grease condition:	N/A		
Seepage:	No				
Joint Condition:	N/A			Hydrocarbons:	No
Receiving Body:	Estero River			Flow Obstructions:	No

Comments: Weir & skimmer in good condition. Vegetation to be removed, ditch needs cleaned upstream and downstream.



Structure E6-1

Structure ID: **E8**

Inspector: Chris Zimmerly

Inspection Date: 1/29/2024

X Coordinate: 712509.72

Y Coordinate: 762062.29

Location Description: SE of Hammock Greens Ln

Structure:	Control Inlet	Photo ID:	E8	CDD:	Yes
Piping:	None evident	Photo Taken:	Yes	STR:	324625
Erosion:	No			Major outfall:	Yes
Cracking:	No			Sediment:	No
Gate:	No	Bolts tight:	N/A	Debris/Litter:	No
		Paint intact:	N/A	Water Quality:	Visually appears good
		Grease condition:	N/A		
Seepage:	No			Hydrocarbons:	No
Joint Condition:	N/A			Flow Obstructions:	No
Receiving Body:					

Comments: Concrete inlet and grate in good condition, remove vegetation around skimmer.



Structure E8

Structure ID: **H1**

Inspector: Chris Zimmerly

Inspection Date: 1/29/2024

X Coordinate: 712738.52

Y Coordinate: 759397.42

Location Description: NW Of Cul-de sac at Classic Ct

Structure:	Control Inlet	Photo ID:	H1a, H1b, H1c	CDD:	Yes
Piping:	None evident	Photo Taken:	Yes	STR:	324625
Erosion:	No			Major outfall:	No
Cracking:	Yes			Sediment:	No
Gate:	No	Bolts tight:	N/A	Debris/Litter:	No
		Paint intact:	Yes	Water Quality:	Visually appears good
		Grease condition:	N/A		
Seepage:	Yes			Hydrocarbons:	No
Joint Condition:	N/A			Flow Obstructions:	No
Receiving Body:	Halfway Creek				

Comments: Bottom notch poor condition, concrete spalling. Water entering structure and bypassing weir, as shown.



Structure H1a

Structure ID:

H1

Comments: Bottom notch poor condition, concrete spalling. Water entering structure and bypassing weir as shown.



Structure H1b



Structure H1c

Structure ID: **H2**

Inspector: Chris Zimmerly

Inspection Date: 1/29/2024

X Coordinate: 712372.42

Y Coordinate: 759365.56

Location Description: West & NW of Cul-de sac at Classic Ct

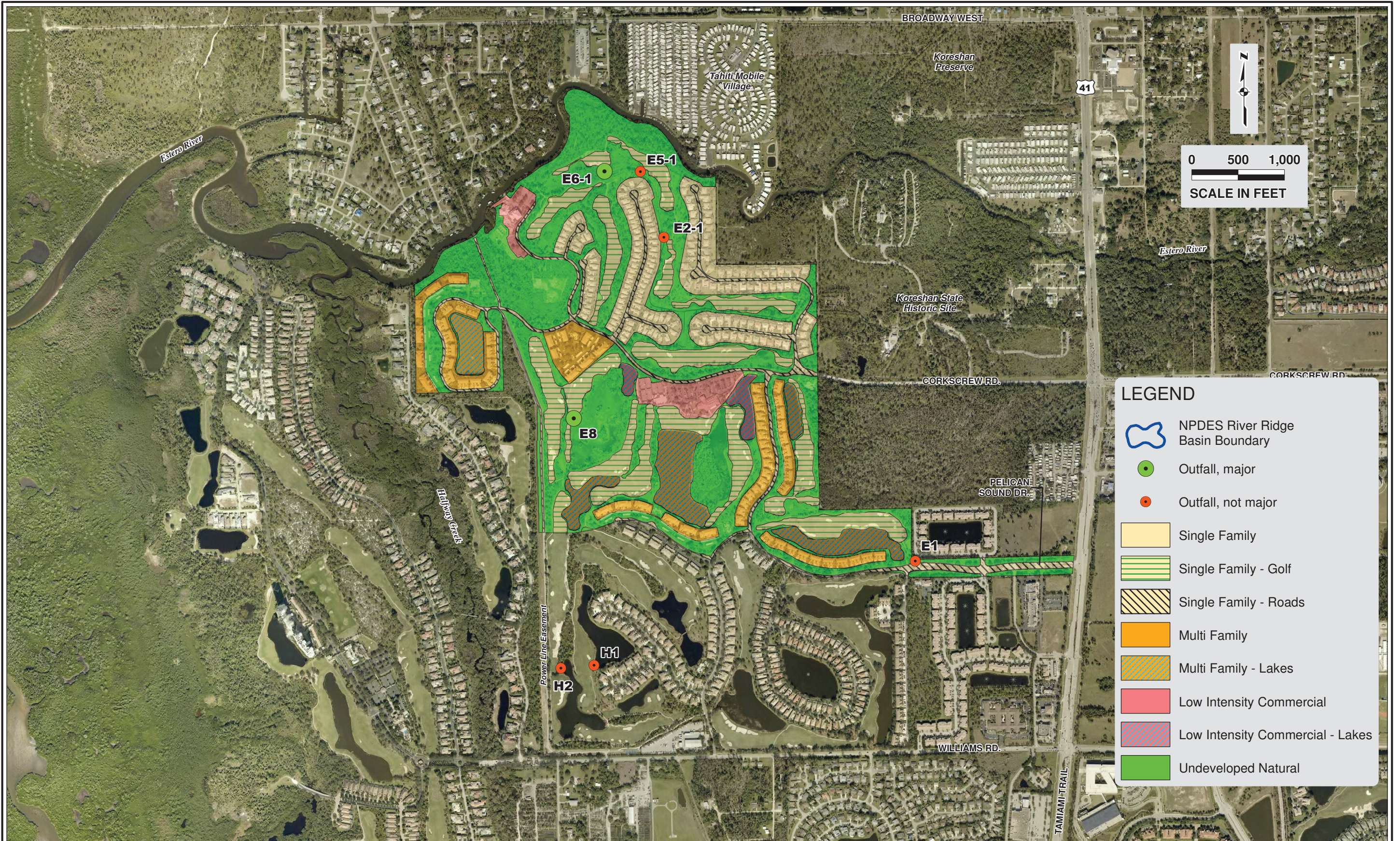
Structure:	Control Inlet	Photo ID:	H2	CDD:	Yes
Piping:	None evident	Photo Taken:	Yes	STR:	324625
Erosion:	Yes			Major outfall:	No
Cracking:	No			Sediment:	No
Gate:	No	Bolts tight:	N/A	Debris/Litter:	No
		Paint intact:	N/A	Water Quality:	Visually appears good
		Grease condition:	N/A		
Seepage:	No			Hydrocarbons:	No
Joint Condition:	N/A			Flow Obstructions:	No
Receiving Body:	Halfway Creek				

Comments: Structure in good condition. Remove vegetation around inlet.



Structure H2

Path: J:\20044471-016\ArcGIS\RiverRidge_CDD_NPDES 11x17.mxd Date: 3/12/2018 Time: 3:18:44 PM User: ml/2



River Ridge CDD
Lee County, Florida

JOHNSON
ENGINEERING

2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE (239) 334-0046
E.B. #642 & L.B. #642

Outfall Structures
and Revised Basin

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
March 2018	20044471-016	--	As Shown	1

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

7

**FY: 2024 / 2025
Drainage Improvements**

FY: 2024

FY: 2025

- | | |
|--|--|
| <ul style="list-style-type: none"> • Sea Side • Prepare Plans • Bid & Permit • Approval by Board • Construction Spring 2024 | <ul style="list-style-type: none"> • Masters Neighborhood • Prepare Plans • Bid & Permit • Approval by Board • Construction Spring 2025 |
|--|--|



DRAWING CURRENT AS OF: 11/15/23



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

RIVER RIDGE CDD

2024/2025 DRAINAGE IMPROVEMENTS EXHIBIT

FIGURE NO.

2

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

8

MEMORANDUM

To: Board of Supervisors

From: District Manager

Re: Updates and Reminders: Ethics Training for Special District Supervisors and Form 1

The purpose of this memorandum is to remind our clients of new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the 2023 Legislative Session. **The new requirements will apply in 2024.**

What is required and when is the deadline?

Supervisors will be required to complete four (4) hours of training each calendar year. For those Supervisors seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered. Compliance will be reported on Form 1 each year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to on-demand courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. There may also be the ability to include training within your existing Board meeting schedule.

Form 1 Submittal Changes.

Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. Please see detailed directions on filing here: <https://ethics.state.fl.us/>. Please note that Special District Supervisors are not required to file Form 6.

2023 Form 1 - Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

Organization

Suborganization

Title

SAMPLE

SAMPLE

SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

Real Property

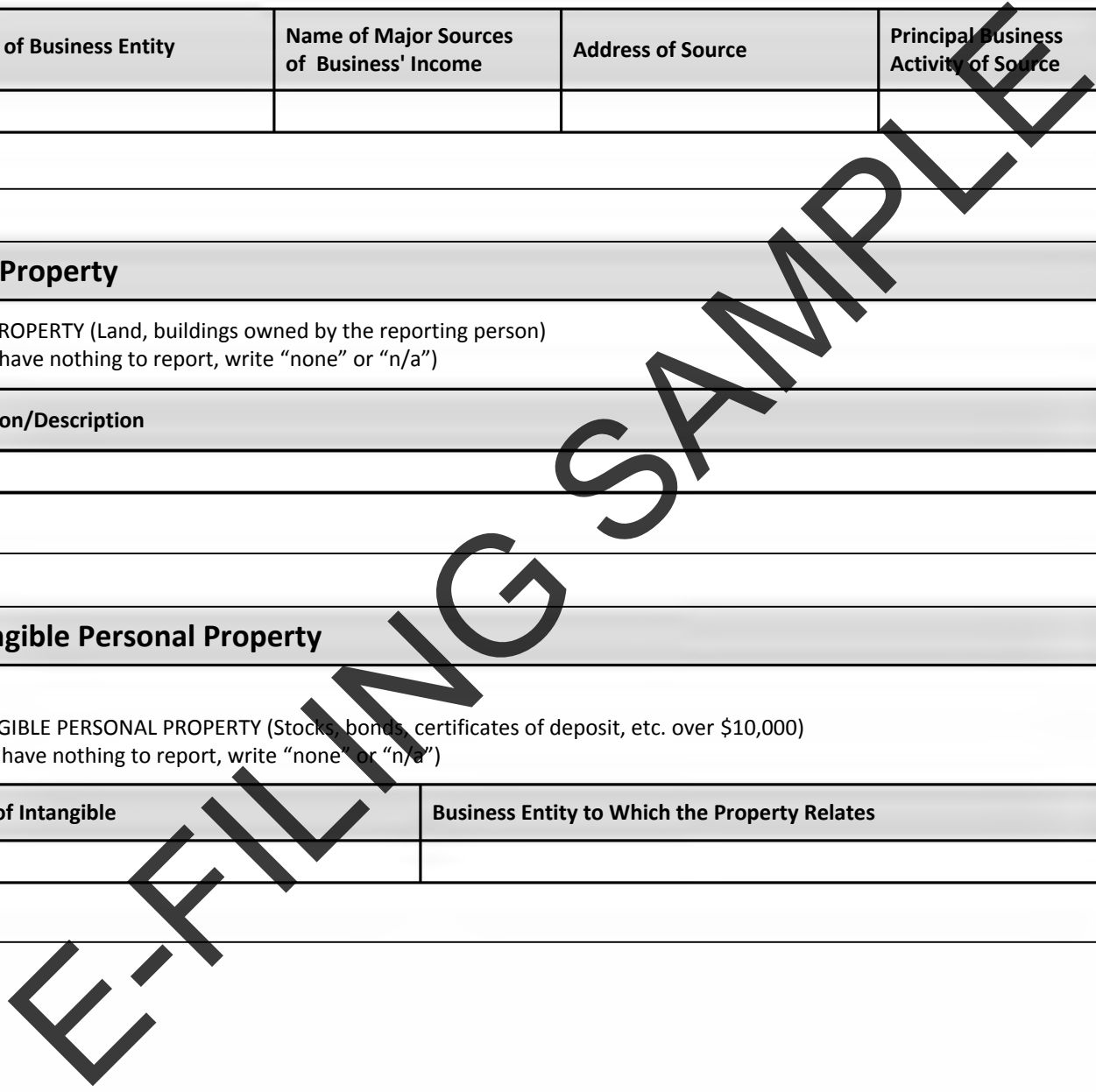
REAL PROPERTY (Land, buildings owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000) (If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates



2023 Form 1 - Statement of Financial Interests

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

E-FILED SAMPLE

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

General Information

Name: Mr Thomas Dean Zimmerman
 Address: 6233 Dolostone Drive, Lakeland, FL 33811 PID 305031
 County: Polk

AGENCY INFORMATION

Organization	Suborganization	Title
Towne Park Community Development District	Board of Supervisors	Assistant Secretary

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
 (If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity
DFAS	8899 E 56th Street, Indianapolis, IN	Military Retired Pay
Social Security Administration	550 Commerce Dr., Lakeland FL 33813	Social Security Retired Pay

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
N/A			

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Location/Description
N/A

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000) (If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates
Mutual Funds	Edward Jones
401K	General Dynamics Information Technology

Liabilities

LIABILITIES (Major debts valued over \$10,000):
 (If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor
Lakeview Flagstar Bank	PO Box 619063, Dallas, TX 75261-9063

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
 (If you have nothing to report, write "none" or "n/a")

Business Entity # 1
N/A

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

Signature of Filer

Thomas Dean Zimmerman

Digitally signed: 01/05/2024

Filed with COE: 01/05/2024

2023 Form 1 Instructions Statement of Financial Interests

Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

When To File:

Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

9



Divisions of Southern Striping Solutions, LLC.

239.591.5903 office
 239.719.7087 cell
 239.280.0762 fax
www.collierpave.com

PROPOSAL

Date: 2/20/2024
 Estimate #: 24-112
 Project: 20853 Gleneagles Links Valley gutter Replacement
 Contractor: Hole Montes
 Location: 20853 Gleneagles Links Drive, Estero
 Scope: Concrete, Root Barrier, Asphalt

Item No.	Description	Quantity	Unit	Unit Price	Extension
	Mobilization, General Conditions	1	LS	\$ 1,231.50	\$ 1,231.50
20858 Gleneagles Drive					
	Demolish Existing Valley Gutter Curb and Replace	60	LF	\$ 91.46	\$ 5,487.60
	Furnish and Install Root Barrier	20	LF	\$ 35.20	\$ 704.00
	Asphalt Patching	60	SF	\$ 18.00	\$ 1,080.00
20856 Gleneagles Drive					
	Demolish Existing Valley Gutter Curb and Replace	60	LF	\$ 91.46	\$ 5,487.60
	Furnish and Install Root Barrier	20	LF	\$ 35.20	\$ 704.00
	Asphalt Patching	60	SF	\$ 18.00	\$ 1,080.00
				Total:	\$ 15,774.70

TERMS AND CONDITIONS

- 30% Deposit Due Prior to Mobilization and Final Payment Due at Completion
- Price excludes all full depth repair to Sub-base
- Price excludes all replacement of any Wheel Stops
- Price excludes all concrete repairs or replacements
- No Permits, Fee's or Bond
- No traffic control or devices
- No Testing
- No Q/C Plan or Services
- No Fine Grade of sub-base
- Progress invoicing based on work completed
- Price submitted is good for 30 days from date of proposal
- Excludes all Asphalt over-runs due to yielding sub-grade or Base
- Asphalt material costs subject to (Fuel Cost Adjustment) base on market pricing after 90/days form contract.
- Final Prices Based on Field Measurements

Eduardo Rey
 Eddie Rey
 Estimator/Project Manager

Date of Acceptance _____
 by: _____



**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2024**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2024**

	General Fund	Special Revenue Fund	Series 2022A Note	Series 2022B Note	Total Governmental Funds
ASSETS					
Cash					
SunTrust					
Operating	\$ 1,359,514	\$ -	\$ -	\$ -	\$ 1,359,514
Bank United	25,000	5,000	-	-	30,000
Bank United-ICS*	-	295,000	-	-	295,000
Loan account 2019	-	75,315	-	-	75,315
SRF - Pelican Sound	-	222,398	-	-	222,398
Series 2022A note	-	-	71,448	-	71,448
Series 2022B note	-	-	-	112,173	112,173
Note reserve 2019	-	10,004	-	-	10,004
Due from general fund	-	1,061,763	-	-	1,061,763
Due from special revenue fund	56,316	-	-	-	56,316
Total assets	<u>\$ 1,440,830</u>	<u>\$ 1,669,480</u>	<u>\$ 71,448</u>	<u>\$ 112,173</u>	<u>\$ 3,293,931</u>
LIABILITIES					
Accounts payable	20,674	169,403	9,005	99,375	298,457
Due to general fund	-	56,316	-	-	56,316
Due to SRF - Pelican Sound	1,061,763	-	-	-	1,061,763
Total liabilities	<u>1,082,437</u>	<u>225,719</u>	<u>9,005</u>	<u>99,375</u>	<u>1,416,536</u>
FUND BALANCE					
Assigned					
Working capital	59,563	271,120	-	-	330,683
Restricted for					
Debt service	-	-	62,443	12,798	75,241
Unassigned	298,830	1,172,641	-	-	1,471,471
Total fund balance	<u>358,393</u>	<u>1,443,761</u>	<u>62,443</u>	<u>12,798</u>	<u>1,877,395</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,440,830</u>	<u>\$ 1,669,480</u>	<u>\$ 71,448</u>	<u>\$ 112,173</u>	<u>\$ 3,293,931</u>

*Statement not received by time of financial statement preparation.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 219,260	\$ 237,500	92%
Interest & miscellaneous	14	42	750	6%
Total revenues	<u>14</u>	<u>219,302</u>	<u>238,250</u>	92%
EXPENDITURES				
Administrative				
Supervisors	-	1,938	10,918	18%
Management/accounting	4,284	17,136	51,408	33%
Audit	-	-	7,100	0%
Special assessment preparation	271	1,083	3,250	33%
Legal fees	-	1,574	10,000	16%
Engineering	-	-	10,000	0%
NPDES reporting filing	-	4,945	13,000	38%
Telephone	33	133	400	33%
Postage	-	297	1,000	30%
Insurance	-	8,230	8,228	100%
Printing & binding	63	250	750	33%
Legal advertising	-	563	1,000	56%
Contingencies	61	245	2,500	10%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	-	705	0%
ADA website compliance	-	-	210	0%
Property taxes	-	10	9	111%
Total administrative	<u>4,712</u>	<u>36,579</u>	<u>120,653</u>	30%
Field services				
Other contractual - field management				
Q & A	217	867	2,601	33%
Contingencies	-	-	1,000	0%
Other contractual	-	-	40,000	0%
Street lighting	-	2,369	4,500	53%
Water Management	1,789	7,253		N/A
Plant replacement	-	-	4,000	0%
Debt service (prin & int) 2022 note	-	-	36,283	0%
Street sweeping	-	2,175	15,000	15%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	-	20,000	0%
Total field services	<u>2,006</u>	<u>12,664</u>	<u>125,884</u>	10%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<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	-	2,891	2,588	112%
Total other fees and charges	-	2,891	4,313	67%
Subtotal expenditures: general	<u>6,718</u>	<u>52,134</u>	<u>250,850</u>	21%
Net change in fund balances	(6,704)	167,168	(12,600)	
Fund balances - beginning				
Unassigned	365,097	191,225	126,222	
Fund balances - ending				
Assigned				
Working capital	59,563	59,563	59,563	
Unassigned	298,830	298,830	54,059	
Fund balances - ending	<u>\$ 358,393</u>	<u>\$ 358,393</u>	<u>\$ 113,622</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - PELICAN SOUND PROGRAM
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: Pelican Sound	\$ -	\$ 987,690	\$ 1,083,974	91%
Interest & miscellaneous: Pelican Sound	-	-	500	0%
Total revenues	<u>-</u>	<u>987,690</u>	<u>1,084,474</u>	91%
EXPENDITURES				
Professional services				
Audit	-	-	3,400	0%
Legal	-	-	5,000	0%
Engineering	-	4,831	21,000	23%
Contingencies	-	-	600	0%
Total professional services	<u>-</u>	<u>4,831</u>	<u>30,000</u>	16%
Debt Service				
Interest expense	-	27,166	-	N/A
Total debt service	<u>-</u>	<u>27,166</u>	<u>-</u>	N/A
Other contractual				
Field management	417	1,667	5,000	33%
Lake/Wetland Operations	5,755	26,415	100,000	26%
Drainage pipe annual inspection and cleaning	-	-	60,000	0%
Drainage pipe repair	-	-	100,000	0%
Lake bank remediation/Dry Retention enhance	-	-	55,000	0%
Debt service (prin & int) 2019 note	-	-	90,000	0%
Debt service (prin & int) 2022 note	-	-	342,113	0%
Capital outlay	-	20,479	194,480	11%
Roadway RM/traffic calming	-	34,909	50,000	70%
Contingencies	-	-	35,000	0%
Total other contractual	<u>6,172</u>	<u>83,470</u>	<u>1,031,593</u>	8%
Other fees and charges				
Total expenditures	<u>6,172</u>	<u>115,467</u>	<u>1,061,593</u>	11%
Net change in fund balances	(6,172)	872,223	22,881	
Fund balances - beginning				
Unassigned	1,449,933	571,538	536,595	
Fund balances - ending				
Assigned				
Working capital	271,120	271,120	271,120	
Unassigned	1,172,641	1,172,641	288,356	
Fund balances - ending	<u>\$ 1,443,761</u>	<u>\$ 1,443,761</u>	<u>\$ 559,476</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - SERIES 2022A
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES	 -	 -
Total expenditures	-	-
Net change in fund balances	-	-
Fund balances - beginning		
Unassigned	62,443	62,443
Fund balances - ending	\$ 62,443	\$ 62,443

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - SERIES 2022B
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
Capital outlay	99,375	99,375
Total expenditures	99,375	99,375
 Net change in fund balances	(99,375)	(99,375)
Fund balances - beginning		
Unassigned	112,173	112,173
Fund balances - ending	\$ 12,798	\$ 12,798

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
JANUARY 31, 2024**

River Ridge CDD Check Detail January 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	01/16/2024	FEDEX		151.002 · Suntrust ...		-23.25
Bill	8-266-...	12/31/2023			519.410 · Postage	-15.45	15.45
Bill	8-344-...	12/31/2023			519.410 · Postage	-7.80	7.80
TOTAL						-23.25	23.25
Bill Pmt -Check	CBI	01/16/2024	FPL		151.002 · Suntrust ...		-686.85
Bill	67220...	12/31/2023			539.024 · Street Lig...	-340.44	340.44
Bill	55697...	12/31/2023			539.024 · Street Lig...	-346.41	346.41
TOTAL						-686.85	686.85
Bill Pmt -Check	6371	01/16/2024	COLLIER PAVING ...		151.002 · Suntrust ...		-10,486.42
Bill	11950	12/31/2023			539.466 · Roadway ...	-10,486.42	10,486.42
TOTAL						-10,486.42	10,486.42
Bill Pmt -Check	6372	01/16/2024	EGIS INSURANCE ...		151.002 · Suntrust ...		-451.00
Bill	20813	12/31/2023			519.450 · Insurance	-451.00	451.00
TOTAL						-451.00	451.00
Bill Pmt -Check	6373	01/16/2024	FPL		151.002 · Suntrust ...		-18,179.00
Bill	18004...	12/31/2023			538.602 · Cap Outlay	-18,179.00	18,179.00
TOTAL						-18,179.00	18,179.00
Bill Pmt -Check	6374	01/16/2024	HOLE MONTES, INC.		151.002 · Suntrust ...		-4,831.25
Bill	410954	12/31/2023			519.320 · Engineering	-4,831.25	4,831.25
TOTAL						-4,831.25	4,831.25
Bill Pmt -Check	6375	01/16/2024	PRECISION CLEAN...		151.002 · Suntrust ...		-2,175.00
Bill	85335	12/31/2023			538.500 · Street Sw...	-2,175.00	2,175.00
TOTAL						-2,175.00	2,175.00

River Ridge CDD
Check Detail
 January 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	6376	01/16/2024	PREMIER LAKES		151.002 · Suntrust ...		-5,755.00
Bill	1278	12/31/2023			539.021 · Lake/Wetl...	-5,755.00	5,755.00
TOTAL						-5,755.00	5,755.00
Bill Pmt -Check	6377	01/16/2024	UNIVEST CAPITAL ...		151.002 · Suntrust ...		-3,577.62
Bill	118370	12/31/2023			539.027 · Water Ma...	-1,788.81	1,788.81
Bill	126625	01/16/2024			539.027 · Water Ma...	-1,788.81	1,788.81
TOTAL						-3,577.62	3,577.62
Bill Pmt -Check	6378	01/16/2024	WATER SCIENCE ...		151.002 · Suntrust ...		-2,300.00
Bill	1565	12/31/2023			538.602 · Cap Outlay	-2,300.00	2,300.00
TOTAL						-2,300.00	2,300.00
Bill Pmt -Check	6379	01/16/2024	WOODWARD, PIRE...		151.002 · Suntrust ...		-1,054.45
Bill	39502	12/31/2023			514.310 · Legal Fees	-874.45	874.45
Bill	40250	12/31/2023			514.310 · Legal Fees	-180.00	180.00
TOTAL						-1,054.45	1,054.45
Bill Pmt -Check	6380	01/16/2024	WRATHELL, HUNT ...		151.002 · Suntrust ...		-10,568.16
Bill	2023-...	12/31/2023			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
					538.336 · Q & A	-216.75	216.75
					513.310 · Assessme...	-270.83	270.83
Bill	2023-...	01/16/2024			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
					538.336 · Q & A	-216.75	216.75
					513.310 · Assessme...	-270.83	270.83
TOTAL						-10,568.16	10,568.16

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

A

River Ridge CDD
Pelican Sound Program Updated 1.31.24

	<u>Budget</u>	<u>YTD Actual</u>	<u>Planned/ Encumbered</u>	<u>Total</u>	<u>Variance</u>
Drainage Pipe Inspections & Cleaning	60,000	0	5,300	5,300	54,700
Drainage Pipe Repair	100,000	0	0	0	100,000
Roadway RM/traffic calming	50,000	89,257		89,257	-39,257
Lake Bank Remediation/Dry Retention	55,000	900	66,355	67,255	-12,255
Capital Outlay	194,480		136,233	136,233	58,247
Aeration Repairs	0	6,167		6,167	-6,167
Lakes/Wetlands	100,000	0	94,132	94,132	5,868
	<u>559,480</u>	<u>96,324</u>	<u>302,020</u>	<u>398,344</u>	<u>161,136</u>
Contingencies	35,000	6,515		6,515	28,485
Grand Total					189,621

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

B

River Ridge Breakdown January 31, 2024

Summary:

Drainage Pipe Annual Inspection & Cleaning Projects:

- MRI, Inspections – Annual Storm Structure Inspections - \$5,300.00 (and includes Hammock Greens)

Total: \$5,300.00

Roadway Maintenance & Traffic Calming:

- Collier Paving – October \$22,912.32 (20858/20867 Gleneagles Links Dr. Gutter/Root Barrier @ 20858 approved 10/24/23)
- Collier Paving – October - \$30,236.50(Sidewalk & Root Barrier Replacement Projects)
- Collier Paving - \$24,422.16 – Sidewalk Repairs completed September 2023, and has been accounted for in the 2024 Budget.
- Collier Paving \$6,763.50. Corner of Island Sound & Pelican Sound Blvd. Sidewalk repairs due to gate valve. **Paid by PSGRC and removed/credited against total.**
- Collier Paving - \$10,486.42 – Pelican Sound/Turnberry Repairs
- TR Transportation Consultants: \$1,200.00 – approved 11/28/23

Total: \$ 89,257.40

Lake Bank Remediation/Dry Retention Enhance:

- Premier Lakes – Canna Lilly Trimming River Course 7 T-Box - \$900.00
- E8-A – \$66,355.00 (Anchor Marine proposal approved 1/23/24 and will be scheduled during the month of May)

Total: \$67,255.00

Lake/Wetland:

- Current Contract - \$71,136.00 (expires 12/31/24)
- Nano Bubbler Lease Agreement w Univest Capital Monthly Installments - \$1,788.81 per month. (October thru September total \$21,465.72)
- Lykins Signtek - \$1,530.00 – (20) signs for Conservation Area Posting

Total: \$94,131.72

Aeration Repairs:

- H1-B, H1-A and E1-E - \$2,495.00 (Semi Annual Maintenance Review 10/25/23).
- E1-B & H1-A - \$973.00
- H1-B & H1-C - \$2,699.00 (Bentley Electric required repairs)

Total: \$6,167.00

Capital Outlay:

- FPL - \$18,179.00
- Well Services & Plumbing/McCullers Construction - \$81,054.00
- Water Science - \$37,000.00

Total: \$136,233.00

Contingencies:

- Laz's Lawn Services - \$2,970.00 (Landscape Repairs at Turnberry across from bldg. 4960)
- Laz's Lawn Services - \$3,545.00 (Additional Sod/Irrigation Repairs at Turnberry across from bldg. 4960)

Total: \$6,515.00

**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
COSTS:									
PROFESIONAL SVS	17,293	32,807	30,000	30,000	35,000	40,000	40,000	45,000	45,000
ALL OTHER COSTS:									
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
DEBT SERVICE									
2016									
2017	126,608								
2019	89,966	89,739	90,000	90,000					
2022			342,115	342,115	342,115	342,115	342,115		
LOAN PROCEEDS									
			(1,680,750)						
CAPITAL OUTLAYS									
	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
TOTAL CASH OUTLAY	505,956	983,338	1,014,365	1,292,115	1,312,115	1,282,115	1,287,115	995,000	1,175,000
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
TOTAL	578,752	1,085,671	1,084,480	1,084,480	1,084,480	1,210,129	1,166,482	1,166,482	1,166,482
EXCESS/SHORTFALL	72,796	102,333	70,115	(207,635)	(227,635)	(71,986)	(120,633)	171,482	(8,518)
BEGINNING BALANCE	219,329								
CUMMULATIVE	292,125	394,458	464,573	256,938	29,303	(42,683)	(163,316)	8,166	(352)
ASSESSMENT GROSS									
	602,600	1,129,146	1,129,146	1,129,146	1,129,146	1,214,565	1,214,565	1,214,565	1,214,565
1299									
ASSESSMENT	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 Regular Meeting on January 23, 2024 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/89848208244> and telephone at 1-929-205-6099, Meeting ID: 898 4820 8244 for both.

Present were:

Bob Schultz	Chair
Terry Mountford	Vice Chair
Robert Twombly	Assistant Secretary
Kurt Blumenthal	Assistant Secretary
Jim Gilman	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Ivo Nedelchev	PSGRC Assistant General Manager
Bill Kurth	Premier Lakes
Alan Atkinson	Resident
George E. Rydings	Resident
Jim McGivern	Resident
Larry Fiesel	Resident

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)

42
43 Resident Alan Atkinson indicated that he will reserve his comments regarding mangroves
44 until the Seventh Order of Business.

45

46 **THIRD ORDER OF BUSINESS**

Update: Premier Lakes, Inc. [Alex Kurth]

47

48 Mr. Bill Kurth stated the lakes appear to be in very good shape; the CDD is having a very
49 wet “dry season”. Water levels are up and no significant issues were observed.

50 **A. Discussion/ Consideration of Proposal to Relocate the Nanobubbler for Lake E7-A**

51 Mr. Kurth discussed noise complaints from the Island Sound area about the nanobubbler,
52 which is very close to the buildings. He presented a quote to relocate the nanobubbler to a large
53 opening between the buildings, equidistant and as far from the buildings as possible. He does not
54 believe there is another way to buffer the sound. Mr. Willis stated that decibel readings were
55 taken, and while the readings are below the ordinance requirements, the low humming vibration
56 penetrates into the units at night in a powerful way. It was noted that the equipment would not
57 be moved very far. Mr. Kurth noted that the buildings are very close together and sound
58 reverberates and travels well over water.

59 Discussion ensued regarding installation of sound barriers, insulation, clusia, etc.

60 Mr. Kurth suggested relocating the equipment and then re-evaluating. He stated the noise
61 at Lake H1-B is not the nanobubbler; it is the aeration system. He proposed designing a sound
62 baffling wooden cabinet to enclose both units. The noise was measured at 87 decibels (dB). He
63 was asked to research a Zombiebox PeaceMaker enclosure, which have a starting cost of about
64 \$1,249.

65 Mr. Kurth and the Board discussed canna trimming in front of the tee boxes that grew
66 back too quickly. Mr. Kurth presented a quote for replantings at River 8 and advised against
67 planting bacopa; he recommended other plantings and discussed the reasons. He noted that
68 plantings should be conducive to golf and noted that muhly grass requires maintenance. The
69 quote does not include River 7 as he does not think it affects play. The consensus was that River
70 7 will be left as is, for now.

71 Discussion ensued regarding canna harvesting and trimming.

72 Mrs. Adams stated canna is harvested twice a year, as necessary, at Tee Box 8, in May and
73 October; the last harvesting at River 8 was in May 2023. The consensus was to increase the

74 trimming cycle to quarterly, as necessary, for River 7 and River 8. Mr. Kurth will provide a quote
75 as soon as possible and the work will be scheduled, as needed.

76 Mr. Blumenthal recalled that he raised the issue of grasses at Lake E1-A at the last
77 meeting. Mr. Kurth stated half of the lake is within the dedicated littoral area; grasses are well-
78 maintained but they might have spread somewhat. The diffuser and the rapid dropoff of the
79 littoral shelf should limit further expansion. The consensus was that the area looks nice and
80 grasses can be treated if necessary.

81 Mrs. Adams asked if maintenance for the Florida Power & Light (FPL) drainage ditch was
82 completed in January. Mr. Kurth stated the technicians were there two days ago; the GlenEagles
83 bubbleup structure was worked on at the same time.

84 Mrs. Adams asked if control structure CB-166 that needs to have debris removed adjacent
85 to Pinehurst Greens Drive was addressed. Mr. Kurth stated the list was sent to Dustin, as some
86 minor things need to be addressed; a confirmation will be emailed to Mrs. Adams when the work
87 is completed.

88 Discussion ensued regarding the E-7A monthly dye application from January through
89 April.

90 Mr. Kurth stated the dye will be applied tomorrow. He believes Alex stated the dye would
91 be applied for free during the first year but it is not in the contract. The contract is in its second
92 year; however, Mr. Kurth stated they will continue to do it for free. The Board and Staff thanked
93 Mr. Kurth.

94

95 **FOURTH ORDER OF BUSINESS**

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

98

99 • **Continued Discussion: Traffic Calming**

100 Mr. Schultz stated that a decision is needed for the peak time for traffic measurements.
101 The consensus was that the second or third week of March is the best time to measure.

102 This item will remain on the agenda.

103 • **Consideration of Proposal for Off-Duty Sheriff Detail**

104 Mr. Willis stated he met with the Sheriff’s Department regarding the Agreement from
105 2010. He presented the current proposal and stated he and Mr. Pires asked for clarification about

106 enforcement and other issues. The community would not have any say or control over
107 enforcement; rather, deputies are told to use their discretion and work to help the community
108 by issuing warnings, educating drivers, informing residents about golf cart registration, etc., and
109 citations would only be issued for extreme infringements.

110 Mr. Pires stated the CDD has a separate agreement with the County Commission and has
111 insurance, which allow law enforcement agencies to enter the CDD to issue citations and perform
112 traffic enforcement. This would be a second agreement with the Sheriff, which also has sovereign
113 immunity. As constitutional officers, the Sheriff's Department has full discretion to enforce or not
114 to enforce.

115 Mr. Willis stated, if the Board decides to proceed, the Board can determine the days and
116 hours of coverage; upon execution by the Sheriff, the CDD would be invoiced monthly.

117 A Board Member suggested consulting with Mr. Neil Collins and Mr. Eric Long in the
118 decision-making process.

119 Asked about any positive effects in another CDD, Mr. Willis stated the program helped
120 address issues at the elementary school in front of the community, including physical
121 confrontations, speed enforcement, etc.

122 Mr. Long stated, over the weekend, a member who lives in Gleneagles reported seeing
123 vehicles traveling at high rates of speed in Pelican Sound every day, sometimes over 50 miles per
124 hour. The member reported instances in which golf carts and walkers had trouble crossing the
125 road safely to the Clubhouse due to distracted drivers; additionally, a yellow jeep was speeding
126 at twice the speed limit. Mr. Long stated he advised the person that the Board is addressing the
127 issues and he will provide an update.

128 Discussion ensued regarding the need to deter speeding, gain resident cooperation and
129 measure the impacts.

130 Mr. Willis stated that, in the other CDD, weekly reports were emailed to Staff when the
131 program began; in the beginning, there was a long list of warnings and citations but, recently, the
132 list is much shorter, indicating a great impact.

133 Mr. Schultz thinks that, before proceeding, the traffic data to be collected in March and
134 the historical traffic data should be evaluated. It was noted that excessive speeders going double
135 the speed limit represent a small percentage but it is important that they be addressed, as it is
136 believed to happen on a monthly basis.

137 Mr. Willis stated patrols can begin fairly quickly once the agreement is signed and the
138 desired schedule is provided; the schedule can be adjusted on an ongoing basis.

139 Discussion ensued regarding the deterrent effect of past efforts, hourly and monthly cost,
140 signage, flashing speed limit signage and efforts underway in other communities.

141 Mr. Blumenthal asked for Mr. Long or Mr. Collins to put this matter on the next PSGRC
142 Board meeting agenda and provide an update at the next CDD meeting as to how to move
143 forward.

144 Mr. Schultz noted that the PSGRC Board outlined procedures for warnings, fines and loss
145 of privileges for offenders within the community; this will be addressed in the future.

146

147 **FIFTH ORDER OF BUSINESS**

**Continued Discussion/Consideration of
Proposals to Install Geo-Filter Tube Erosion
Barrier System and Sod at Lake E8-A**

148

149

150

151 Mr. Willis stated the Landshore Enterprises, LLC proposal is included in the agenda. He
152 distributed the Anchor Marine Services proposal presented last month. The proposals are parallel
153 comparisons that include sod. Mr. Brian Glynn, of Anchor Marine, met with Mr. Long to ensure
154 the details regarding sod quality and installation.

155 Mrs. Adams stated \$55,000 is budgeted for the project and contingencies or fund balance
156 can be utilized for the balance.

157 The Board and Staff discussed the proposals.

158 Mr. Long stated he walked Anchor Marine to the area; Turnberry Lakes Drive would be
159 used for the entry area and Anchor Marine’s proposal includes repairing damaged sod. He would
160 like to keep the existing pine straw area intact.

161 It was estimated that the project would take two weeks to complete; it will be scheduled
162 for the first two weeks of May.

163

**On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor,
Anchor Marine Proposal #2295, in the lump sum amount of \$66,355, was
approved.**

164

165

166

167

168

169 **SIXTH ORDER OF BUSINESS**

**Continued Discussion/Update: Irrigation
Water Resource [Eric Long – PSGRC]**

170

171

172 Mr. Long provided the following update:

173 ➤ The current well will be upgraded, doubling the water capacity. FPL agreed to the terms
174 for installing a new transformer. The paperwork is in place, the check was issued and installation
175 in Turnberry I should be scheduled in the next few weeks.

176 ➤ Water Science will submit additional well paperwork to the South Florida Water
177 Management District (SFWMD) after Staff reviews it.

178 ➤ The additional well will provide redundancy. During peak time in summer, the golf course
179 uses over 1 million gallons per day and the community uses approximately 800,000 gallons per
180 day.

181 ➤ The isolation valves were all replaced. They were used recently due to water main breaks
182 on Pelican Sound Drive and on Masters, eliminating the need to turn off the entire pump station,
183 which was very helpful.

184 Asked what a new well will cost, Mr. Long stated \$140,000 was budgeted; he estimated
185 it will cost roughly that amount.

186 Asked what approvals have been given, Mrs. Adams stated the well service and plumbing
187 was approved for \$88,000 with a not-to-exceed amount of \$105,000 in November. She stated
188 Water Science is \$2,300 and the FPL transformer cost is just over \$18,000; no additional
189 approvals are needed at this time.

190 Asked about the Three Oaks project, Mr. Long stated the renovation completion timeline
191 is not updated. He will plan on the project being completed at the end of summer 2024. Due to
192 El Niño, the golf course was treated twice and another treatment will be applied in two weeks.

193

194 SEVENTH ORDER OF BUSINESS**Update/Discussion: Indigenous Preserve
and Mangrove Assessment**

195

196

197 Referring to the last page of the agenda, Mr. Schultz stated that this subject was
198 addressed at a CDD meeting in April 2022. A motion to assist Island Sound II with the permitting
199 process was approved, since the CDD has experience obtaining permits, in this case, for trimming
200 vegetation in a preserve area. In the event that a permit would be received for trimming in the
201 preserve, it would be up to Island Sound to proceed and, in such a situation, the CDD would not
202 pay any expenses for the trimming or permitting. Additionally, the CDD has been following a

203 policy that, if a neighborhood desires to proceed with an action or project that impacts in any
204 way the responsibilities and/or infrastructure for which the CDD is responsible, the
205 Neighborhood Voting Representative (NVR) shall inform and request approval from the CDD. In
206 this case, to the best of his knowledge, no request from Island Sound II was received related to
207 this agenda item or the item discussed at the last meeting.

208 Mr. Atkinson stated his belief that this issue has been ongoing for 20 years. He was
209 advised that the mangroves cannot be trimmed and voiced his opinion that the “Florida Trimming
210 Act” does not prohibit trimming the mangroves; rather, he thinks it actually recommends
211 trimming the mangroves.

212 Mr. Atkinson asked for his views to be maintained. He complained that the CDD is asking
213 homeowners to pay and expressed his belief that the CDD neglected the area for 20 years. He
214 stated he has documents and he believes that nobody knew about the 2007 exemption because
215 he thinks it is very clear. He asked the Board to review the comments on the 2022 minutes,
216 rescind what they said and look into maintaining the views that homeowners inherited, which,
217 in his opinion, should have been grandfathered in. He feels that the Board and Staff must read
218 the documents. He questioned why homeowners should pay for something that has been
219 maintained.

220 Mr. Pires asked for a copy of the 2007 exemption that Mr. Atkinson referred to.

221 Discussion ensued regarding the documents and the land in question.

222 Mr. Atkinson pointed to lands that he claims are exempt.

223 Mr. Long stated the land in question is not CDD land.

224 Mr. Willis stated conservation areas are never exempt.

225 Mr. Atkinson asked whose land it is.

226 Mr. Pires read the SFWMD December 1, 2023 email from Mr. Tyler Carlson, as follows:

227 “Good afternoon Mr. Atkinson, I am Tyler Carlson at the South Florida Water Management
228 District and I investigated your mangrove trimming inquiry. I found a District-issued trimming
229 permit (see attached). Your community is authorized to trim the mangroves in accordance with
230 this mangrove trimming plan. According to the plan, the trimming takes place along the shoreline
231 in the District, which is South Florida District, does not permit trimming of upland plants. If you
232 have any other questions pertaining to this permit, please let me know.”

233 Referring to the attachment, Mr. Pires stated the exempt mangrove trimming looks to be
234 across the bank. The area of mangrove to be trimmed is in the water and outside the property of
235 the CDD.

236 Discussion ensued regarding the Exhibits.

237 Mr. Krebs pointed to the river shoreline and stated that exhibit is what Mr. Dex Bender
238 worked on a long time ago to trim the mangroves along the riverfront. They are not on CDD land,
239 and not in the conservation easement.

240 Mr. Pires stated this exemption modification for Building 16 was issued to WCI in 2007.

241 Mr. Long stated there is an additional one that is part of the Florida Department of
242 Environmental Protection (FDEP).

243 Mr. Krebs stated that is not part of the Conservation Easement; the State Mangrove
244 Trimming Act does not apply to mangroves that are inside the Conservation Easement.

245 Mr. Pires stated the properties that appear to be subject to the permit are the properties
246 generally depicted in purple.

247 Mr. Long indicated an area that is not mangrove, with buttonwoods, that is upland area.

248 Mr. Krebs stated that area is on the river.

249 Mr. Pires stated the areas subject to the permit are outside the boundaries of the CDD.

250 Mr. Krebs concurred.

251 Mr. Pires stated it appears that the permit was issued to WCI for Building 16. Mr. Krebs
252 believes Building 16 was a reference to a building right behind it and stated, as Mr. Long said, in
253 the past permission was obtained to trim in the area indicated in green, right behind Building 16,
254 but permission has never been obtained to trim in the Conservation Easement, which is indicated
255 in beige.

256 Mr. Long stated the green area has and will continue to be maintained per the Indigenous
257 Preserve Management Plan (IPRP) that allows the CDD to trim every three to five years, by the
258 Golf and River Club. It was just trimmed in 2023 and it will be trimmed again three years from
259 now as part of the IPRP approved by the Village of Estero; it includes easements from SFWMD
260 and other areas.

261 Mr. Atkinson asked if the exemption includes the mangroves.

262 Mr. Krebs stated it does not.

263 Mr. Blumenthal asked what entity owns the area if the CDD and Pelican Sound do not
264 own it. Mr. Krebs stated it belongs to the State of Florida.

265 Mr. Pires stated the Trustee is the Internal Improvement Trust Fund.

266 Mr. Atkinson voiced his belief that the exemption area includes his area of interest.

267 Mr. Krebs stated it does not include the Conservation Easement; he had a conversation
268 with Ms. Julianne Harris, a SFWMD Environmental Reviewer, about mangrove trimming. Ms.
269 Harris said the State Mangrove Act does not apply to lands inside the Conservation Easement. If
270 there are mangroves outside of the Conservation Easement a request for a mangrove trimming
271 permit can be submitted to the FDEP, under that legislation, but, when it is in a Conservation
272 Easement, that legislation does not apply.

273 It was noted that the exemption is valid for mangroves within the river, not part of the
274 CDD land. The work that Mr. Long did is for the land that The Club owns that is outside the
275 Conservation Easement.

276 Mr. Pires stated the State of Florida owns that land and gave permission to trim that area
277 by the DEP permit, for the land in the water.

278 Mr. Krebs stated the confusing part is that, depending on where the land is, it is subject
279 to different regulations and, once it is inside the Conservation Easement, it is subject to the
280 Maintenance Plan and the restrictions within the easement.

281 Mr. Atkinson voiced his opinion that the Exhibit looks different.

282 Mr. Krebs stated the Exhibit is drawn by hand and, in the 16 years since then, Exhibits are
283 more digitized; that area was never intended to be part of the Conservation Easement.

284 Mr. Atkinson asked for the location of the correct legal Exhibit. Mr. Krebs stated nobody
285 has ever updated that to correctly depict where that is in a digital age; he would need to go back
286 to Dex Bender to see if they can apply for a new permit or update those Exhibits; however, the
287 intent was not to trim the mangroves in the Conservation Easement.

288 Mr. Krebs stated he vaguely remembered the CDD was helping Park Lewis in 2007; he was
289 trimming mangroves along the river but it was not on CDD owned land.

290 Mr. Long stated there is an active FDEP permit that supersedes 2007 and 2012 and allows
291 the trimming of the mangroves but not in the Conservation Easement. The land is not owned by
292 Pelican Sound or the CDD; if it is to be trimmed, Island Sound must pursue it and that is what the

293 proposal, cost estimate and the projected number of years to reach a resolution of the matter
294 refer to.

295 Mr. Atkinson asked if there are any circumstances under which the CDD can maintain the
296 conservation area.

297 Mr. Pires stated the CDD might help with materials, such as the letter from Dex Bender
298 and the permit approval letter. The August 2007 letter from Dex Bender states the shoreline lies
299 within the standard Conservation Easement but then it goes on to say “the trimming is limited in
300 scope and does not include the removal or destruction of trees, shrubs or other vegetation as
301 prohibited under Item 3C of the standard Conservation Easement.” He stated the permit also
302 includes an exemption that reads “the mangrove trimming will not involve alteration, defoliation
303 or removal and will be conducted only for a portion of the shoreline behind Building 16. The
304 trimming is limited in scope and does not include ‘the removal or destruction of trees, shrubs or
305 other vegetation’ as prohibited under Item 3C of the standard Conservation Easement.”

306 Mr. Krebs stated that applies to the mangrove and anything inside the Conservation
307 Easement.

308 Mr. Long stated the area that impedes Mr. Atkinson’s view is not just mangroves; it
309 includes buttonwoods and other vegetation, so there is some challenge with that. There is an
310 FDE permit for some trimming.

311 Mr. Krebs stated the Conservation Easement line needs to be staked so that nothing on
312 the other side of the line is trimmed.

313 Mr. Long referenced the Exhibit and described the various areas in question; the green
314 represents the IDEP, which is maintained every three to five years. The area from the top of the
315 bank to the water is part of the State; there is an old permit and an FDE permit from 2012 that
316 can be used if scientists and ecologists are on site, photos are taken before and after work is
317 completed, etc.

318 Mrs. Adams stated that would be work that Mr. Atkinson could fund or otherwise pay for.

319 Mr. Long stated the scientists who developed the assessment plan do not recommend
320 any trimming of the mangroves in certain portions because other foliage would block the view.

321 It was noted that some of the vegetation that residents object to is inside the
322 Conservation Easement.

323 Mrs. Adams stated the Exhibit and the 2012 FDE Permit will be attached to the meeting
324 minutes.

325 Mr. Krebs will email the 2012 FDE Permit and the Indigenous Preserve Management Plan
326 that Pelican Sound has had with the Village of Estero since 2016, which allows trimming within
327 the Indigenous Preserve Areas, to Mr. Pires.

328 Mr. Atkinson asked for the prohibition against entering the Conservation Areas to be put
329 in writing. Mrs. Adams stated it will be reflected in the minutes.

330 Mr. Atkinson thanked the Board and Staff for their assistance.

331 Resident George E. Rydings stated he is very familiar with the matter and he appreciates
332 Mr. Mountford's assistance. He voiced his belief that thousands of dollars were raised and asked
333 if the vegetation can be cut if proper permissions are obtained and the CDD approves it. Mr.
334 Krebs stated the only way he can see getting permission would be to modify the Conservation
335 Easement, which would cost tens of thousands of dollars, with no guarantee of success. If the
336 CDD were the co-applicant, it would likely require the purchase of Off-site Mitigation Credits,
337 hiring environmentalists, assessing the area, etc. He stated a wetland would be impacted and
338 there is no guarantee that the State would allow the modifications.

339 Mr. Schultz reiterated that the motion passed in April 2022 states that, if Island Sound II
340 receives a permit from the proper regulatory agency, the CDD will allow Island Sound II to
341 perform the trimming activities at its own expense.

342 It was opined that the CDD would set a precedent by assisting.

343

344 **EIGHTH ORDER OF BUSINESS**

**Continued Discussion: Stormwater
Management Plan**

345

346

347 Mr. Krebs stated the field work for topography behind Sea Side was done over the
348 holidays. When he receives the data he will finish the plans, send Mr. Adams an application for
349 signature and start the permit process with the Village and with the SFWMD. He estimated that,
350 because low-lying areas that are not part of water management will be re-graded, it will require
351 a 60-day review and approval process. The goal is for grading work to be done without piping;
352 work would be done at the end of dry season, with the work to be done in May. Once the
353 topography is received, the schedule will be emailed to Mr. Pires for easements; the CDD will be

354 the applicant and The Club will be the owner. The permitting process for The Masters will be
355 completed in preparation for improvements in the Fiscal Year 2025 dry season.

356 Mr. Long asked if access would be through the golf course for The Masters. Mr. Krebs
357 stated he has not looked at that yet; yard drains do not require heavy equipment so a drainage
358 easement might be used for access. Mr. Krebs stated he is looking at three areas in The Masters
359 and it is likely that only yard drains will be needed. Once the topography is received, he will see
360 if fill is needed, whereas, in Sea Side, the area is being filled because vegetation was removed
361 from the indigenous area and the underlying land was still left low.

362 Mr. Mountfield voiced his belief that fill might be needed along the eighth fairway. Mr.
363 Krebs stated he will inspect the area. He believes the easements were there but the Developer
364 never installed drainage; depressions will be filled if needed.

365 Discussion ensued regarding the two projects, permitting and the possibility of
366 completing the two similar projects over two fiscal years.

367 Mr. Krebs will research it and have Tom obtain the topography.

368

369 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01,
Implementing Section 190.006(3), Florida
Statutes, and Requesting that the Lee
County Supervisor of Elections Begin
Conducting the District’s General Elections;
Providing for Compensation; Setting for the
Terms of Office; Authorizing Notice of the
Qualifying Period; and Providing for
Severability and an Effective Date**

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379 Mrs. Adams presented Resolution 2024-01. Seats 3, 4 and 5, currently held by Kurt
380 Blumenthal, Terry Mountford and Robert Twombly, respectively, will be up for election at the
381 November 2024 General Election. Candidates must be a citizen of the United States, at least 18
382 years of age, a legal resident of Florida, reside within the CDD and be a registered voter in Lee
383 County. The candidate qualifying period is noon, June 10, 2024 to noon, June 14, 2024.

384 Mr. Adams stated the Form 1 will be received and submitted electronically.

385 Mr. Pires stated the Form 6 is not required for CDD Board Members.

386 Mr. Adams and Mr. Pires discussed the required annual ethics training courses. Mr.
387 Adams stated a link to the Florida Commission on Ethics website, which offers free courses that
388 meet the requirements, will be emailed to the Board.

389

390 **On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor,**
391 **Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and**
392 **Requesting that the Lee County Supervisor of Elections Begin Conducting the**
393 **District’s General Elections; Providing for Compensation; Setting for the Terms**
394 **of Office; Authorizing Notice of the Qualifying Period; and Providing for**
395 **Severability and an Effective Date, was adopted.**

396

397

398 **TENTH ORDER OF BUSINESS**

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

399

400

401 **A. Budget Variance**

402 **B. Breakdown**

403 Mrs. Adams stated she will redo these items.

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

405 Mrs. Adams presented the Unaudited Financial Statements as of December 31, 2023.

406 Regarding the “Other contractual” line item, on Page 2, Mrs. Adams stated the “Street
407 sweeping” and “Street lighting” line items will be re-coded to the General Fund; the financials
408 will be updated accordingly.

409 Mrs. Adams stated she emailed Accounting to determine why the Special Revenue Fund
410 Series 2022A and Series 2022B account balances do not match; all vendors were paid for those
411 projects.

412 Mr. Blumenthal questioned the balance of approximately \$75,000 in the “Loan account
413 2019” line item. He noted that the \$71,448 in “Series 2022-A note” does not agree with the detail
414 showing that \$62,000 in unexpended funds remain. He asked if all the money was spent.

415 Mrs. Adams stated the only project awaiting payment is the gate valve replacement
416 project for \$88,000, plus an additional \$15,000, which will bring it over the \$800,000, so the
417 additional money will come from the Special Revenue Fund.

418 Mr. Adams stated the accounts were spent down; Accounting will do the reconciliation.
419 A balance of just under \$14,000 remains on the 2022-A note. The 2022-D note is in the negative.
420 The difference will come from the General Fund.

421 Mr. Blumenthal asked what the amount in the "Loan account 2019" relates to. Mrs.
422 Adams will research it. Mr. Adams believes it is a booking error and the funds will roll into surplus
423 fund balance.

424 Mr. Adams stated, as of December 31, 2023, investments were made in the Insured Cash
425 Sweep account for the General Fund and the Special Revenue Fund, in the amounts of \$20,000
426 and \$295,000, respectively. Mr. Blumenthal asked why one check was written for \$300,000 and
427 one check was written for \$25,000. Mr. Adams thinks that a \$5,000 administrative fee was
428 charged; he will research it.

429 The financials were accepted.

430

431 **ELEVENTH ORDER OF BUSINESS**

Approval of November 28, 2023 Regular Meeting Minutes

432

433

434 The following changes were made:

435 Line 65: Change "when" to "before"

436 Line 142: Change "geotube" to "Geotube®"

437 Line 267: Change "seat" to ", Mr. Mountford's"

438

439 **On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor,**
440 **the November 28, 2023 Regular Meeting Minutes, as amended, were approved.**

441

442

443 • **Active Action and Agenda Items**

444 Items 8, 12, 18, 20 and 23 were completed.

445 Item 2: Change "Childers" to "Long"

446 Item 5: Mr. Krebs will follow up with Brenda.

447 Item 6: Mr. Pires will follow up with Mr. Long.

448 Item 16: Change "geotube" to "Geotube®"

449 Item 17: Request a revised proposal credit for concrete restoration work at Glen Eagles,
450 where Mr. Long performed concrete repair.

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TWELFTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer: Hole Montes, Inc.

There was no report.

I. Key Activity dates

II. NEXT MEETING DATE: February 27, 2024 at 1:00 PM

o QUORUM CHECK

All Supervisors confirmed their attendance at the February 27, 2024 meeting.

THIRTEENTH ORDER OF BUSINESS

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

Mr. Gilman asked for an update on the apartments under construction. Mr. Krebs will check and provide an update.

Mr. Adams stated that Mr. Krebs registered as an interested party related to the permitting process so that he will receive information.

Mr. Blumenthal wished to recognize that today is Mr. Jim McGivern's last meeting because his term as President of Pelican Sound Board expires in a few days. He has been a diligent attendee of all meetings and the Board was happy to work with him all these years. Mr. Schultz stated he expects that Mr. Neil Collins will attend in the future.

Mr. Long introduced Mr. Ivo Nedelchev, the new PSGRC Assistant General Manager.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 2:56 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

489

ATTACHMENTS

490

Exhibit & 2012 FDE Permit

491

(Referenced in Seventh Order of Business

492

Indigenous Preserve and Mangrove Assessment Update/Discussion)

ATTACH COPY
to Lewis



Florida Department of Environmental Protection

South District Office
P.O. Box 2549
Fort Myers, FL 33902-2549

Rick Scott
Governor

Jennifer Carroll
H. Governor

Herschel E. Vinyard Jr.
Secretary

VIA ELECTRONIC MAIL

September 21, 2012

Pelican Sound Golf and River Club
c/o W. Dexter Bender and Associates
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
plewis@dexbender.com

Re: Lee County - ERP
File No. 36-0309040-002
Modification of 36-0309040-001

Dear Mr. Llewellyn:

Your request to modify this permit has been received and reviewed by Department staff. The proposed permit modification(s) includes:

The addition of 6,750 square feet of mangroves to the previously authorized mangrove trim area.

After thorough review by staff, the proposed modification(s) is not expected to adversely affect water quality and will not be contrary to the public interest, provided the permit is amended as follows:

PROJECT DESCRIPTION:

From: The trimming of 9,199 square feet of mangroves.

To: The trimming of ~~9,199~~ 15,949 square feet of mangroves as depicted in the attached drawings.

Since the proposed modification(s) along with the above amended permit conditions and monitoring requirements are not expected to result in any adverse environmental impact and water quality degradation, the permit is hereby modified as requested. By copy of this letter and the attached drawings, we are notifying all necessary parties of the modification.

This letter does not alter the permit other than as described above. This letter and referenced enclosures must be attached to the original permit.

This modification is hereby granted unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, Florida Statutes, (F.S.), before the deadline for filing a petition. The procedures for petitioning for a hearing are set forth below.

Mediation is not available.

A person whose substantial interests are affected by the Department's action may petition or an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Because the administrative hearing process is designed to redetermine final agency action on the application, the filing of a petition for an administrative hearing may result in a modification of the permit or even a denial of the application. If a sufficient petition for an administrative hearing or request for an extension of time to file a petition is timely filed, this permit automatically becomes only proposed agency action on the application, subject to the result of the administrative review process. Accordingly, the applicant is advised not to commence construction or other activities under this permit until the deadlines noted below for filing a petition for an administrative hearing, or request for an extension of time have expired.

Under Rule 62-110.106(4), Florida Administrative Code (F.A.C.), a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

In the event that a timely and sufficient petition for an administrative hearing is filed, other persons whose substantial interests will be affected by the outcome of the administrative process have the right to petition to intervene in the proceeding. Any intervention will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

In accordance with Rules 28-106.111(2) and 62-110.106(3)(a)(4), F.A.C., petitions for an administrative hearing by the applicant or any of the parties listed below must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than

those entitled to written notice under Section 120.60(3), F.S., must be filed with 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first.

Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition with 21 days of receipt of such notice, regardless of the date of publication.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition for an administrative hearing within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S.

A petition that disputes the material facts on which the Department's action is based must contain the following information:

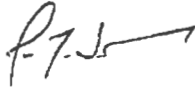
- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address and telephone number of the petitioner; the name, address and telephone number of the petitioner's representative, if any which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules and statutes that the petitioner contends require reversal or modification of the agency's proposed action; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

A petition that does not dispute the material facts on which the Department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C. Under Sections 120.569(2)(c) and (d), F.S., a petition for administrative hearing must be dismissed by the agency if the petition does not substantially comply with the above requirements or is untimely filed.

The action is final and effective on the date filed with the Clerk of the Department unless a petition is filed in accordance with the above. Upon the timely filing of a petition this order will not be effective until further order of the Department.

This permit constitutes an order of the Department. The applicant has the right to seek judicial review of the order under Section 120.68, F.S., by the filing of a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000; and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days from the date when the final order is filed with the Clerk of the Department.

Sincerely,



Jon M. Iglehart
Director of District Management

JMI/pc

3 pages attached: 2 valid drawings & 1 voided drawing

cc: U.S. Army Corps of Engineers

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document, including all copies, was mailed before the close of business on September 21, 2012, to the above listed person(s).

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52(7), F.S., with the designated Department clerk, receipt of which is hereby acknowledged.

Maree Vidrine

September 21, 2012

Clerk

Date



PERMIT USE ONLY, NOT FOR CONSTRUCTION

July 23, 2012 1:46:28 p.m.
Drawing: PELI2.DWG



**W. DEXTER BENDER
& ASSOCIATES, INC.**
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680

APR 11 2012
**PELICAN
SOUND**





SHEET

SECTION 39
TOWNSHIP 46
RANGE 25

PROPOSED TRIMMING PLAN

0 100 200
SCALE FEET



-  Existing Trim Area
-  Proposed Trim Area
-  Mangrove Trimming Area (9,195 sf)
-  Mangroves to be Trimming (26,024 sf)

VOID



W. DEXTER BENDER & ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680

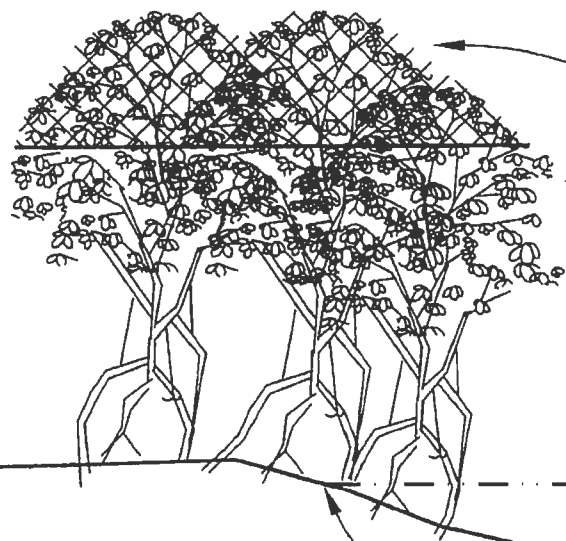
PERMIT USE ONLY, NOT FOR CONSTRUCTION

2012 12:29:46 p.m.
Drawing: PELI2.DWG

PELICAN SOUND

SHEET

MANGROVE TRIMMING PLAN CROSS SECTION



Mix of red and white mangroves 6-25' in height. Average fringe width is 20-25'.

RECEIVED
NOV 28 2011
E.P. South District

Uplands

Estero River

Approx. M.H.W.L.

Mangroves to be trimmed either through topping and/or lateral limb removal so that no more than 25% of foliage is removed annually. No mangroves to be trimmed below 6' as measured from the substrate.

 Trim Area

**PERMIT USE ONLY,
NOT FOR CONSTRUCTION**
October 25, 2011 11:13:39 a.m.
Drawing: PELI2SEC.DWG



W. DEXTER BENDER
& ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680

PELICAN SOUND

SHEET

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**ACTIVE
ACTION AND
AGENDA
ITEMS**

RIVER RIDGE CDD

ACTIVE ACTION AND AGENDA ITEMS

From 01.23.24 Meeting – for 02.27.24 Agenda

1. **CONTINUING** Speakers to identify themselves.
2. **ACTION/AGENDA** **10.26.21** Mr. Long: Follow up - request for FPL to install street light at Pelican Sound Dr & Southern Hills Dr. **03.22.22** 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 e-blasts that CDD might take action if drivers do not adhere to stop signs and if violations increase. **ONGOING**
5. **ACTION/AGENDA** 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 Pinehurst. Email Mrs. Adams location of Master Circle inlet in Pinehurst & include more details in stormwater improvement write up. **07.25.23** Project is on surveyors' schedule to complete. **09.26.23** Mr. Krebs to follow up on status of proposal. **11.28.23, 01.23.24:** Mr. Krebs to follow up with Brenda Radford of MRI. **ONGOING**
6. **ACTION/AGENDA** **05.23.23** Mr. Adams: Review/confirm lakes, fountains & aerator Consent to Use Agreement is in order. **06.27.23** All completed except fountains. Mr. Pires: Give Mr. Long License Agreement template for the four fountains. **06.27.23** Mr. Pires sent the Agreement to Mr. Long. **11.28.23:** Mr. Pires to follow up with Mr. Long. **ONGOING**
7. **ACTION** **06.27.23** Mr. Krebs: Present quote from Hydrologist Kirk Martin of ways to increase 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. **09.26.23** Mr. Krebs: Update SFWMD permit to include additional well. **ONGOING**
8. **ACTION** **09.26.23** Mr. Krebs: Add CDD as interested party to apartment complex construction permit. **ONGOING**
9. **ACTION** **10.24.23** Mr. Krebs: Produce Dos and Don'ts list/report for conservation/preserve areas to educate residents. **ONGOING**
10. **ACTION/AGENDA** **10.24.23** Mr. Krebs: Prep Stormwater Mgmt Plan with specifics & exhibits. **11.28.23:** Update with next phase of work. **ONGOING**
11. **ACTION** **11.28.23** Mr. Kurth: Work with Staff to ensure trimming times for canna lilies are maximized. **ONGOING**

RIVER RIDGE CDD

ACTIVE ACTION AND AGENDA ITEMS

From 01.23.24 Meeting – for 02.27.24 Agenda

12. **ACTION** **11.28.23** Mr. Krebs: Obtain cost estimates & develop implementation plan for traffic calming. **ONGOING**
13. **ACTION** **11.28.23** Mr. Krebs: Work w Mr. Long to coordinate Traffic Study. **ONGOING**
14. **ACTION** **11.28.23** Mr. Willis: Email info to Board Members regarding Geotube® installation. **01.23.24:** Schedule Anchor Marine installation including sod at Lake E8-A for the first two weeks of May 2024. **ONGOING**
15. **ACTION** **11.28.23** Mr. Krebs: Obtain proposal for concrete & minor landscape restoration. **01.23.24** Request revised proposal credit for Glen Eagles concrete restoration where Mr. Long repaired concrete. **ONGOING**
16. **ACTION** **11.28.23** Mr. Krebs: In conjunction with valley gutter work approved but the work is not scheduled yet, request another proposal for the sidewalk work. **ONGOING**
17. **ACTION** **11.28.23** Mr. Krebs: Continue working with Lykins to get the signs installed; email Mr. Fiesel with an update in this matter. **ONGOING**
18. **ACTION** **01.23.24** Mr. Kurth: Research Zombiebox PeaceMaker. **COMPLETED after 01.23.24 mtg (Agenda item for Board consideration at 2.27.24 meeting.)**
19. **ACTION** **01.23.24** Mr. Kurth: Increase canna trimming cycle to quarterly if necessary for River 7 and River 8. Provide quote ASAP; schedule work as needed. **ONGOING**
20. **ACTION** **01.23.24** Mr. Long/Mr. Collins: Put Off-Duty Sheriff detail on next PSGRC Board meeting agenda & provide update at next CDD meeting. **ONGOING**
21. **ACTION** **01.23.24** Mr. Krebs: research combining all or part of the Sea Side & Masters stormwater management plan work. **ONGOING**
22. **ACTION** **01.23.24** Mrs. Adams: “Street sweeping” and “Street lighting” line items to be re-coded to General Fund. **COMPLETED**
23. **ACTION** **01.23.24** Mrs. Adams: Research what “Loan account 2019” relates to. **ONGOING**
24. **ACTION** **01.23.24** Mrs. Adams: Research why 1 check was for \$300,000 & 1 check was \$25,000; was extra \$5,000 administrative fee? **ONGOING**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
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RIVER RIDGE CDD

Key Activity Dates

Updated: February 2024

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 Monday, January 22nd.	Jan/May/July/Sept
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 Monday, January 22nd.	Jan/April/July/Sept
Control Structure CB-166 adjacent to Pinehurst Greens Drive	SOP	N/A	Quarterly reviews and maintenance of any required debris removal. Completed Monday, January 22nd.	Jan/April/July/Sept
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 completed November 2023.	10/1/2024
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. River (7) Tee Box Canna Lilly trimming completed during the month of January.	May/October
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 October.	May/October 2024
Lake Littoral Plantings	SOP	N/A	Review of ponds for littoral supplemental planting during annual audit. The following lakes were identified June 2022: E1-B, E3-A, E3-C, E4-A (removed by H/O); E7-A, E8-A, H1-A, H1-B and H2-A.	6/1/2024 Project
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. This project is to be scheduled during the month of May, as approved by the Board 1/23/24.	Will be scheduled during the month of May

Street Sweeping @ 5 MPH W Precision Cleaning		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. Contract Executed with Precision Cleaning, Inc. for a cost of \$32,625.00.	January thru December
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 service completed Wednesday, January 24th. Note: Staff confirmed Premier agreed to these services at no additional charge to the District at the 12/13/22 meeting.	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. To include Hammock Greens.	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.	10/1/2024 - 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-24
Sidewalk & Line of Sight Inspections	SOP	N/A	Inspection completed in August/October 2023 by the PSGRC & by the District Engineer. Note: Sidewalk grinder to be rented @ a cost of \$750.00 per week as necessary. Last inspection October 2023.	May/October
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 be included in the proposed budget.	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	10/1/2024
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.	10/1/2024
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.	11/30/2024
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.	12/1/2024
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 6/26/24 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
October 24, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/83318572513 Meeting ID: 833 1857 2513 Dial by your location 1 929 205 6099 Meeting ID: 833 1857 2513		
November 28, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/83318572513 Meeting ID: 833 1857 2513 Dial by your location 1 929 205 6099 Meeting ID: 833 1857 2513		
December 12, 2023* CANCELED	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/81617925983 Meeting ID: 816 1792 5983 Dial by your location 1 929 205 6099 Meeting ID: 816 1792 5983		
January 23, 2024	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
February 27, 2024	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
March 26, 2024	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
April 23, 2024	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
May 28, 2024	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		

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