

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

The River Ridge Community Development District Board of Supervisors held 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> 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:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Lenore Brakefield	Woodward, Pires & Lombardo, P.A.
Ross Schulman	Woodward, Pires & Lombardo, P.A.
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Bill Kurth	Premier Lakes
Alex Kurth	Premier Lakes
Neil Collins	PSGRC President
Larry Fiesel	Resident
Eric Dany	Resident
Linda Dany	Resident
Bob Paskill	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)

Resident Eric Dany deferred his comments regarding speeding on Southern Hills Drive to the Fourth Order of Business.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. [Alex Kurth]

Mr. Bill Kurth stated that the quality of the lakes is very good since treated. He reported the following:

- Lake H1-A was treated for golden algae and fish kills. Due to significant rainfall, it is possible some golden algae washed over the weir and into Lake H2-A. There were no signs of fish kills in Lakes H1-B and H1-C.
- Over the weekend, 600 pounds of dead snook was removed from Lake H2-A.
- Results of the four water samples taken from all the “H” lakes system are pending.
- Lake H2-A was treated for golden algae today and a follow up treatment is schedule for Friday.
- Regarding the residents of Lake H1-A and Island Sound requesting that the lakes be restocked, the cost would be over \$10,000 to stock three varieties in all four “H” lakes and the Island Sound lake. Direction to proceed is needed, if the Board is interested in evaluating the other lakes.

Discussion ensued regarding golden algae and how it impacts humans.

It was noted that the golden algae strain originated at the Texas/Mexico border and is spreading nationwide; Texas A&M is researching this.

Mr. Schultz requested more information about the potential of stocking the lakes. Mrs. Adams will email the water sample results to the Board, upon receipt.

- Installation of the new compressor on Lake H1-A is almost complete; installation of the new aeration system on Lake H1-B was completed.
- **Discussion/Consideration of One-Time Work Order Agreement [Island Sound Aeration & Nano Noise Reduction for H1-B and E7-A]**

Mr. Alex Kurth presented the Work Order Agreement and distributed a photograph of the Zombie Box, which is recommended for Lake E7-A; it is a noise dampening box with proper ventilation that will not compete with the aeration system. He believes it has a one-year warranty but needs to confirm; the product is also non-refundable.

Mr. Alex Kurth stated the recommendation is to replace two old rusted cabinets at Lake H1-B with one larger cabinet and a lake sound kit.

Discussion ensued regarding using the noise ordinance as the threshold for determining whether noise complaints warrant installing a new cabinet. The exclusion of electrical costs from the relocating cost, meaning it might cost more than the Zombie box, was also discussed.

On MOTION by Mr. Twombly and seconded by Mr. Blumenthal, with all in favor, the Premier Lakes One-Time Work Order Agreement to install a Medium Zombie Box in Lake E7-A and a Large Lake Cabinet in Lake H1-B, in a not-to-exceed total amount of \$6,859, was approved.

A Board Member asked Mr. Alex Kurth to inspect for invasive materials off River 9, between the green and road, and report his findings at the next meeting.

FOURTH ORDER OF BUSINESS

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

- **Continued Discussion: Traffic Calming**

Resident Eric Dany distributed materials containing photographs of Southern Hills Drive and discussed what he perceives as speeding and safety issues when people walk in the streets because there are no sidewalks. Cars have run him off the road several times. He suggested moving certain signs, adding additional signage, using the flashing sign and implementing a community awareness campaign.

Mr. Schultz stated that the radar sign will be relocated to Southern Hills Drive once the repairs are completed.

Resident Linda Dany voiced her opinion that people are in danger because there are no sidewalks.

Mr. Twombly stated that there are no sidewalks in all but two neighborhoods. He stated that the Board plans to consider moving up the traffic calming infrastructure plan and budget to Fiscal Year 2025. He suggests the District Engineer evaluate the signage and for the Southern Hills Board to convey the issue to its residents and tell them to adhere to the speed limits.

Resident Larry Fiesel stated he sends bi-annual emails reminding residents of the speed limit and any ongoing projects but to no avail.

Mr. Long advised that the radar sign's computer board will take several months to repair; therefore, he suggested purchasing a new radar sign, which costs about \$25,000.

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

Mrs. Adams discussed the option to engage off-duty Sheriff personnel, which is the next agenda item.

Mr. Long shared the results of a poll in which only two of 22 Neighborhood Voting Representatives (NVR) were in favor of engaging off-duty Sheriff personnel.

Discussion ensued regarding possibly needing a loan to purchase radar signs, effectiveness of violation notices and fines, the same offenders violating the speed limit and installing permanent fixtures instead of portable ones.

Mr. Willis will obtain proposals to refurbish the existing Traffic Hawk and for a new one, plus electrical work, for the next meeting.

Mr. Fiesel noted the same two signs are still down. Mr. Krebs will follow up with Lykins-Signtek. Mr. Fiesel requested and the Board agreed to add an extra "15" miles per hour speed limit sign on Southern Hills.

Resident Bob Paskill noted his professional experience working with municipalities and voiced his opinion that installing signs midway from the entrance, on each side, will be more effective.

FIFTH ORDER OF BUSINESS

Discussion: Annual Outfall Structure Inspection Report [NPDES Inventory]

This item was presented following the Sixth Order of Business.

SIXTH ORDER OF BUSINESS**Continued Discussion/Update: Irrigation Water Resource [Eric Long – PSGRC]**

Mr. Long provided the following update:

- Florida Power & Light (FPL) is installing the new transformer on March 10, 2024.
- Pump Upgrade: A crane will be on site for eight days on Golf Hole Lakes 9. The project is expected to be completed by March 20, 2024.
- Water Science incorporated all of Staff's edits to the South Florida Water Management District (SFWMD) Water Use permit and will be submitting a proposal. The Board approved sending it to the SFWMD.

Asked about the Three Oaks water supply, Mr. Long stated it is okay but he is not sure how long that will last. The golf course turf is being treated next week, which is an ongoing issue and unbudgeted expense.

▪ Continuation of Traffic Calming Discussion

Mr. Schultz voiced his opinion that it would be best to establish a committee to implement a longer-range traffic calming plan. Mr. Blumenthal offered to work on the financing plans with Mr. Adams and suggested asking Mr. Collins to form a Committee with the PSGRC Board to study this issue and to appoint a CDD Board Member. The Board agreed to the suggestion.

▪ Discussion: Annual Outfall Structure Inspection Report [NPDES Inventory]

This item, previously the Fifth Order of Business, was presented out of order.

The Johnson Engineering Annual Outfall Structure Inspection Report [NPDES Inventory] was included for informational purposes.

Mrs. Adams stated that the Report indicates areas in need of repair and vegetation clearing. Mr. Krebs will present the MRI repair proposal at the next meeting. Mrs. Adams issued a work order to Premier Lakes to clear vegetation in certain areas and to stay attentive of the condition. Mr. Krebs stated that baffles should be installed at key locations to prevent floating

debris. He pointed out some staff gauges in the photographs, which help measure the water. He will check with the surveyor, Mr. Murphy, about replacing four of the staff gauges.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Stormwater Management Plan

Mr. Krebs stated that he expects to present the finalized plan for Phase 1 Sea Side and Phase II The Masters at the next meeting. One permit application will be submitted to the SFWMD and the Village for approval; projects will be completed over two fiscal years, as the approvals last six years.

Mr. Mountford recalled obtaining quotes to complete both projects at once. Mr. Krebs reviewed the scope of services and was asked to provide the cost for the Masters Neighborhood project.

EIGHTH ORDER OF BUSINESS

Update: Required Ethics Training and Disclosure Filing

- **Sample Form 1/Instructions**

Mrs. Adams and Mr. Adams highlighted items in The Ethics Training Memorandum regarding completing this requirement and explained the new process of filing Form 1 electronically and reporting completion on Form 1 when filing it in Fiscal Year 2025.

The upcoming candidate qualifying period for the General Election and questions about Form 1 were discussed.

NINTH ORDER OF BUSINESS

Consideration of Curb Repair Proposal

Mr. Krebs presented the proposal for curb repairs at 20853 Gleneagles Links Drive and 20848 Gleneagles Links Drive. It was noted that Mr. Schultz had emailed the required repair areas. As the addresses listed in the proposal are incorrect, Mr. Krebs will provide Mrs. Adams with the correct proposal upon receipt.

Mr. Schultz asked about the credit due to the PSGRC because some sidewalk repairs on Pelican Sound Boulevard were done in house. Mr. Krebs will work with Mrs. Adams and confirm

that the outstanding asphalt repairs and root barrier work at the previously approved locations were completed.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, Collier Paving & Striping Proposal Estimate #24-112 for valley gutter curb and root barrier work at 20853 Gleneagles Links Drive and 20848 Gleneagles Links Drive, in a not-to-exceed amount of \$15,774.70, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2024

- A. Budget Variance**
- B. Breakdown**
- C. Proposed Budget 2023-2029 [5 Year Plan]**

Mrs. Adams stated that work on eliminating the Water Management budget line item from the General Fund is underway; this requires recoding the expense to the correct budget line item.

Mr. Adams provided updates on outstanding items from the last meeting; overall, the Special Revenue Fund balance is being reconciled against the project invoices. He noted that a large portion of the annual revenue collections were received so about \$700,000 will be transferred to the BankUnited ICS account and about \$250,000 from the General Fund will be transferred, as well, which will maximize interest earnings. The ending balance in the “Loan account 2019” will be more than anticipated.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of January 23, 2024 Regular Meeting Minutes

The following changes were made:

Line 33: Insert “Neil Collins” and “PSGRC President”

Line 331: Delete “and he appreciates Mr. Mountford’s assistance”

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, the January 23, 2024 Regular Meeting Minutes, as amended, were approved.

• **Active Action and Agenda Items**

Items 11, 19, 20, 21, 22, 23 and 24 were completed.

Item 8: Add “continue monitoring”

Items 12 and 13 were combined.

Item 14 was partially completed.

Item 15: Add “Mr. Krebs: Contact Mr. Long to get landscaping repaired in Glen Eagles area where concrete was repaired.”

TWELFTH ORDER OF BUSINESS

Staff Reports

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

On behalf of Mr. Pires, Mr. Schulman advised that he is waiting for comments from Mr. Long regarding the license agreements for the fountains.

B. District Engineer: Hole Montes, Inc.

Mr. Krebs discussed Action Items to complete for the next meeting.

Mr. Schultz asked Mr. Krebs to provide a write up stating why the DOT State Engineer will not approve the request to change the left-hand turn lane out of the Corkscrew Road entrance.

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

Supervisors Gilman, Blumenthal, Mountford and Twombly confirmed their attendance at the March 26, 2024 meeting. Mr. Schultz will not attend.

THIRTEENTH ORDER OF BUSINESS

Supervisors’ Requests and Public Comments (5 minutes per speaker)

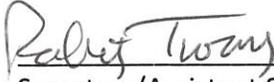
Mr. Schultz stated that he received several complaints about line-of-sight issues at the north road behind the commercial strip. Mrs. Adams stated she has advised the landscape contractor to remove the cabbage palm trees that are blocking the line of sight.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 2:54 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair