

# **RIVER RIDGE**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**March 26, 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**

March 19, 2024

Board of Supervisors  
River Ridge Community Development District

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

The Board of Supervisors of the River Ridge Community Development District will hold a Regular Meeting on March 26, 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]
  - Discussion/Consideration of One Time Work Order Agreement [Golden Algae Treatment]
4. Update: Annual Outfall Structure Inspection Report Findings [NPDES Inventory]
  - Discussion/Consideration of MRI Construction Proposal #450
5. Continued Discussion: Stormwater Management Plan
6. Continued Discussion: Safety Hazard Request Letter [Pelican Sound Dr. and Pelican Sound Blvd. Intersection]
  - Continued Discussion: Traffic Calming
  - Consideration of Traffic Hawk Proposal
7. Acceptance of Unaudited Financial Statements as of February 29, 2024
  - A. Budget Variance
  - B. Breakdown
  - C. Proposed Budget 2023-2029 [5 Year Plan]

- 8. Approval of February 27, 2024 Regular Meeting Minutes
  - Active Action and Agenda Items
- 9. Staff Reports
  - A. District Counsel: *Woodward Pires & Lombardo, P.A.*
  - B. District Engineer: *Hole Montes, Inc.*
    - Update: Required Replacement Signage Project
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Key Activity Dates
    - II. NEXT MEETING DATE: April 23, 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

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

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

Sincerely,



Cleo Adams  
District Manager

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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## **One-Time Work Order Agreement**

**Customer Name:** River Ridge CDD

**Property Contact:** Cleo Adams

**Work Order Description:** H1A Golden Algae Treatment

**Premier Lakes Consultant:** Bill Kurth

**Consultant Phone Number:** 239-707-4899

This Agreement, dated **02/28/2024**, 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 Lake H1A
3. **One-Time Services:** Premier Lakes will perform **Golden Algae Treatment on lakes H1-A, H1-B, & H1-C (2 Applications). Individual applications to be applied on 02/29/24 and 03/04/24.**
  - a. **H1-A Price:** \$2,550.00
  - b. **H1-B Price:** \$2,445.00
  - c. **H1-C Price:** \$1,306.00
4. **Payment Terms:** The total agreement amount is **\$6,301.00**. 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:** \$6,301.00

**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:** 02/28/2024

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





**From:** Bill Kurth <bill.kurth@premierlakesfl.com>  
**Sent:** Tuesday, March 5, 2024 9:47 AM  
**To:** Cleo Adams <crismond@whhassociates.com>  
**Cc:** Alex Kurth <alex.kurth@premierlakesfl.com>  
**Subject:** Re: River Ridge Golden Algae Treatments, etc.

Cleo,

Although the second fish kill was initially reported to be in H1A, it was determined the second kill was actually in H2A. So, H1A had 2 applications and H2A had 2.

The reason why we recommended the CDD might want to consider treating all 4 lakes was the fact that H1A now has golden algae (*Prymnesium parvum*) at a level 3 times higher than when it had the fish kill. Now it is possible our two applications were not effective, but I think it is more likely that lake H1A was reinfected by lakes H1B and H1C, both of which flow into it. I respect the decision to not consider treatment when the blooms are not producing toxins, however I am concerned that at least H1A and H1C could be at risk if toxins get produced, and now H1A could also be reinfesting H2A.

## SeSCRIPT Analysis Report: River Ridge Lakes

**Company:** Premier Lakes

**Project Name:** River Ridge

**Address:** PO Box 3483 North Fort Meyers, FL 33918

**Surface Area:** NA

**Contact Person:** Alex Kurth

**Average depth:** NA

**Phone:** (239)-707-1575

**Date Algae Sample Received:** 2/27/2024

**Email:** alex.kurth@premierlakesfl.com

**SeSCRIPT Analysis Performed:** Algae ID

### Algae ID Results River Ridge Lakes

Identification	Classification	Description	Density/Biomass (cells/mL)
<b>H1A</b>			★★★
<i>Aphanocapsa</i> sp.	Cyanophyta- Blue-green algae	Colonial, planktonic, potential toxin producer	131,600
<i>Merismopedia</i> sp.	Cyanophyta- Blue-green algae	Colonial, planktonic, potential toxin producer	45,500
<i>Pavolova</i> sp.	Haptophyta- Haptophytes	Single-celled, flagellated, planktonic	29,900
<i>Prymnesium parvum</i>	Haptophyta- Haptophytes	Single-celled, flagellated, planktonic, potent toxin producer affecting gills	5,100

Other algae observed at densities less than 40 cells/mL: *Fragilaria*, *Nitzschia* (Bacillariophyta); *Ankistrodesmus*, *Coelastrum*, *Crucigenia*, *Desmodesmus*, *Dictyosphaerium*, *Kirchneriella*, *Tetraedron* (Chlorophyta); *Aphanothece*, *Chroococcus*, *Geitlerinema*, *Microcystis*, *Pseudanabaena*, *Planktolyngbya* (Cyanophyta)

Some particulate matter observed

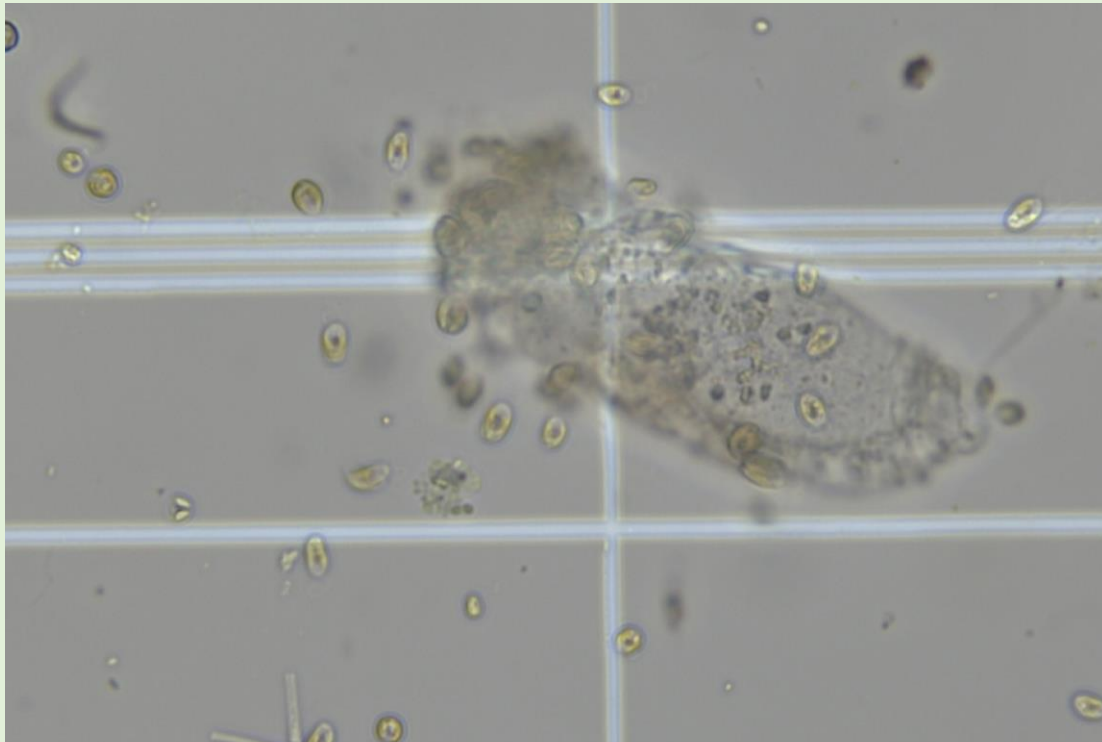
SeSCRIPT* ALERT INDEX	EXPOSURE RISK	CYANOBACTERIA LEVELS (cells/mL)
★	Low	<20,000
★★	Moderate	20,000 to 100,000
★★★	High	>100,000
★★★★	Extreme	>100,000 with scums/mats
<i>See the following Cyanobacteria Alert Guide for additional information</i>		

*Algae ID Results*  
River Ridge Lakes

Identification	Classification	Description	Density/Biomass (cells/mL)
H2A			★★★
<i>Aphanocapsa</i> sp.	Cyanophyta- Blue-green algae	Colonial, planktonic, potential toxin producer	395,700
<i>Merismopedia</i> sp.	Cyanophyta- Blue-green algae	Colonial, planktonic, potential toxin producer	133,800
<i>Pavolova</i> sp.	Haptophyta- Haptophytes	Single-celled, flagellated, planktonic	26,700
<i>Prymnesium parvum</i>	Haptophyta- Haptophytes	Single-celled, flagellated, planktonic, potent toxin producer affecting gills	9,900

Other algae observed at densities less than 40 cells/mL: *Cyclotella*, *Fragilaria*, *Nitzschia* (Bacillariophyta); *Ankistrodesmus*, *Desmodesmus*, *Tetraedron* (Chlorophyta); *Aphanothece*, *Chroococcus*, *Microcystis*, *Pseudanabaena*, *Planktolyngbya* (Cyanophyta); *Cosmarium* (Streptophyta)

Some particulate matter observed

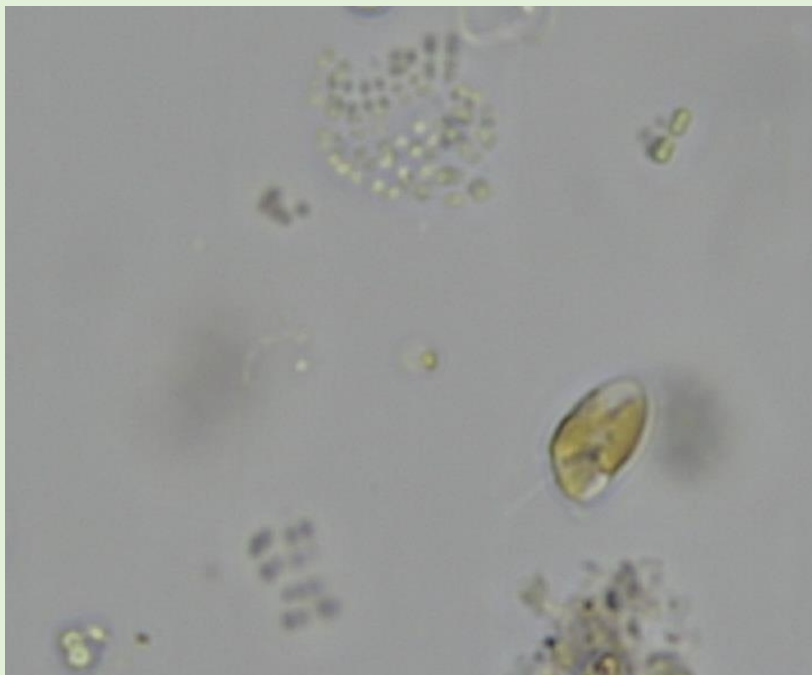


*Algae ID Results*  
River Ridge Lakes

Identification	Classification	Description	Density/Biomass (cells/mL)
<b>H1B</b>			★★
<i>Aphanocapsa</i> sp.	Cyanophyta- Blue-green algae	Colonial, planktonic, potential toxin producer	68,200
<i>Merismopedia</i> sp.	Cyanophyta- Blue-green algae	Colonial, planktonic, potential toxin producer	21,300
<i>Pavolova</i> sp.	Haptophyta- Haptophytes	Single-celled, flagellated, planktonic	4,800
<i>Prymnesium parvum</i>	Haptophyta- Haptophytes	Single-celled, flagellated, planktonic, potent toxin producer affecting gills	2,200

Other algae observed at densities less than 40 cells/mL: *Nitzschia* (Bacillariophyta); *Ankistrodesmus*, *Coelastrum*, *Crucigenia*, *Desmodesmus*, *Tetraedron* (Chlorophyta); *Aphanothece*, *Chroococcus*, *Microcystis*, *Pseudanabaena*, *Planktolyngbya* (Cyanophyta); *Staurastrum* (Streptophyta)

Some particulate matter observed

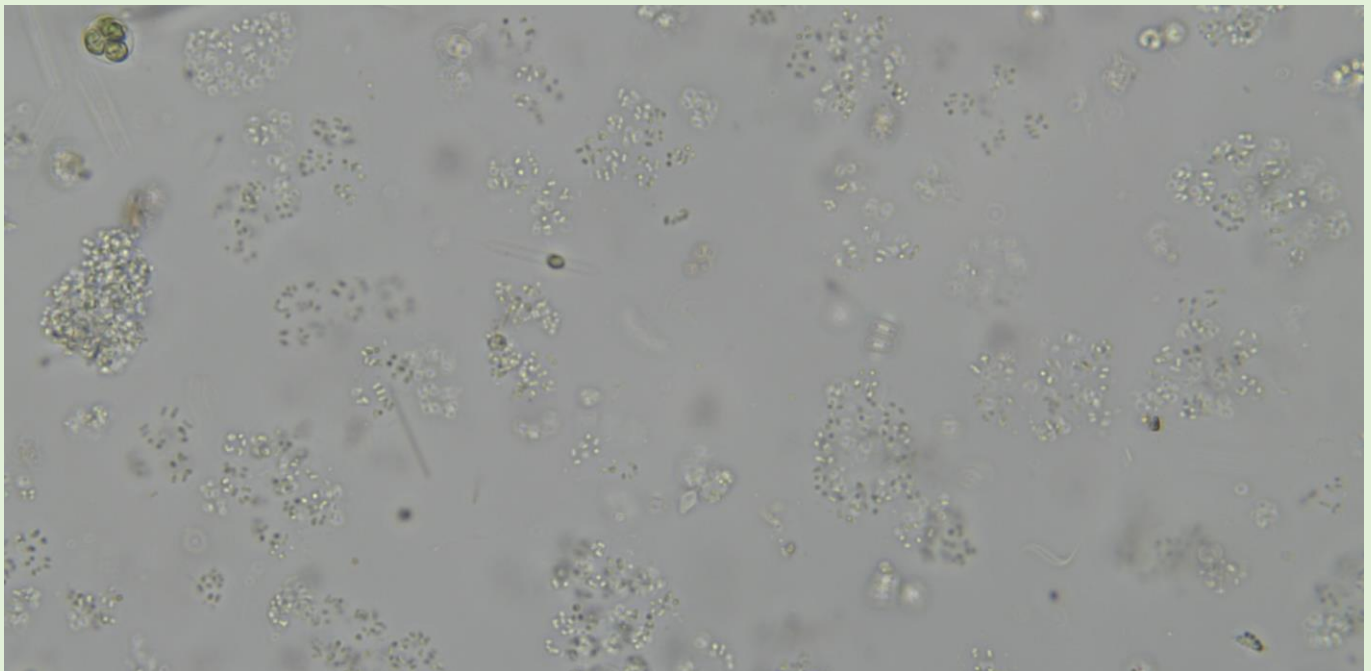


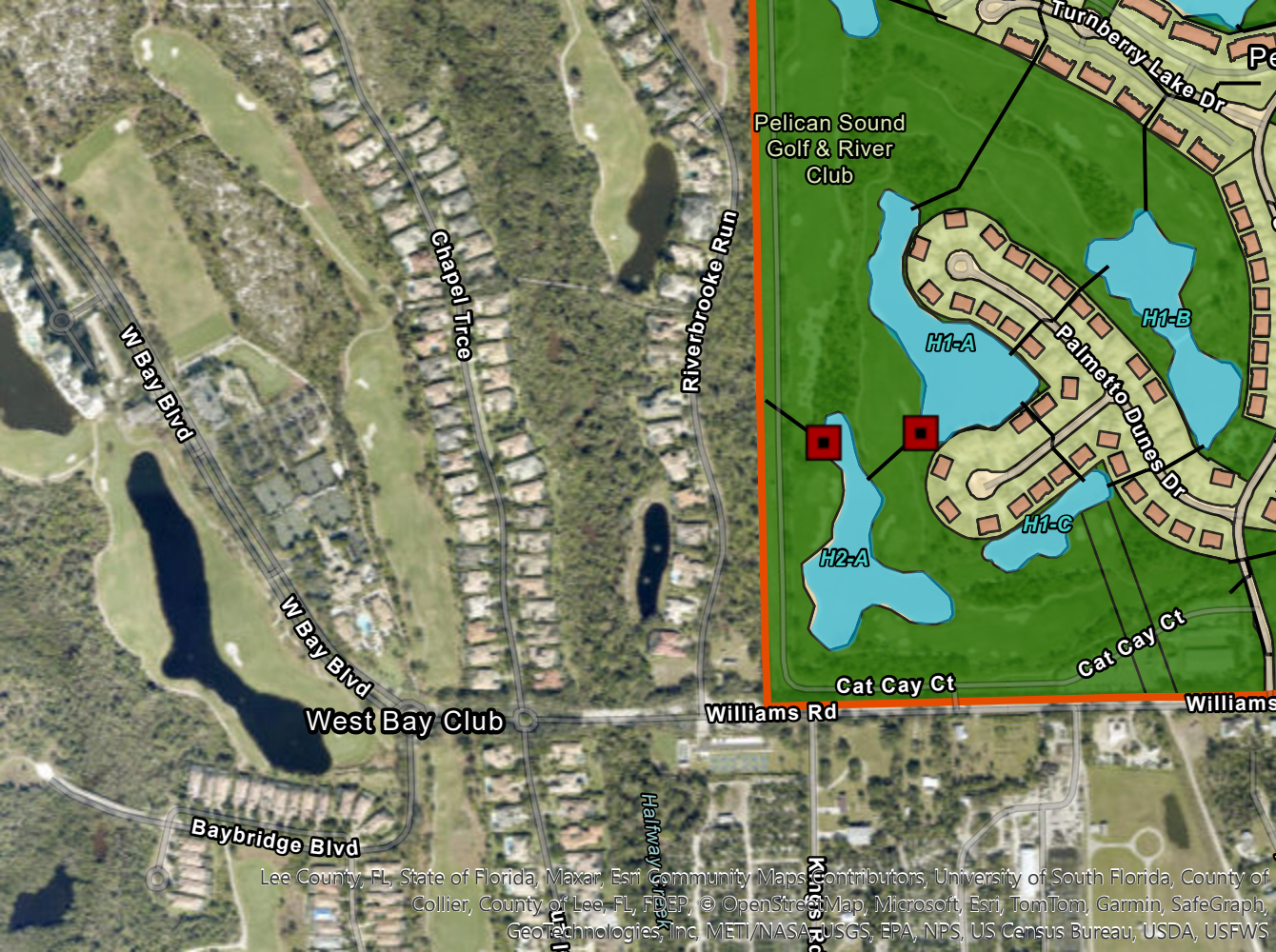
*Algae ID Results*  
River Ridge Lakes

Identification	Classification	Description	Density/Biomass (cells/mL)
<b>H1C</b>			★★★
<i>Aphanocapsa</i> sp.	Cyanophyta- Blue-green algae	Colonial, planktonic, potential toxin producer	15,100,000
<i>Merismopedia</i> sp.	Cyanophyta- Blue-green algae	Colonial, planktonic, potential toxin producer	104,600
<i>Pavolova</i> sp.	Haptophyta- Haptophytes	Single-celled, flagellated, planktonic	83,500
<i>Prymnesium parvum</i>	Haptophyta- Haptophytes	Single-celled, flagellated, planktonic, potent toxin producer affecting gills	17,400

Other algae observed at densities less than 40 cells/mL: *Nitzschia* (Bacillariophyta); *Ankistrodesmus*, *Crucigenia*, *Desmodesmus*, *Oocystis*, *Pediastrum* (Chlorophyta); *Aphanothece*, *Chroococcus*, *Microcystis*, *Pseudanabaena*, *Planktolyngbya* (Cyanophyta); *Staurastrum* (Streptophyta); *Gymnodinium* (Dinophyta); *Euglena* (Euglenophyta)

Some particulate matter observed





Pelican Sound  
Golf & River  
Club

W Bay Blvd

Chapel Trce

Riverbrooke Run

Turnberry Lake Dr

H1-A

H1-B

Palmetto Dunes Dr

H2-A

H1-C

W Bay Blvd

West Bay Club

Williams Rd

Cat Cay Ct

Cat Cay Ct

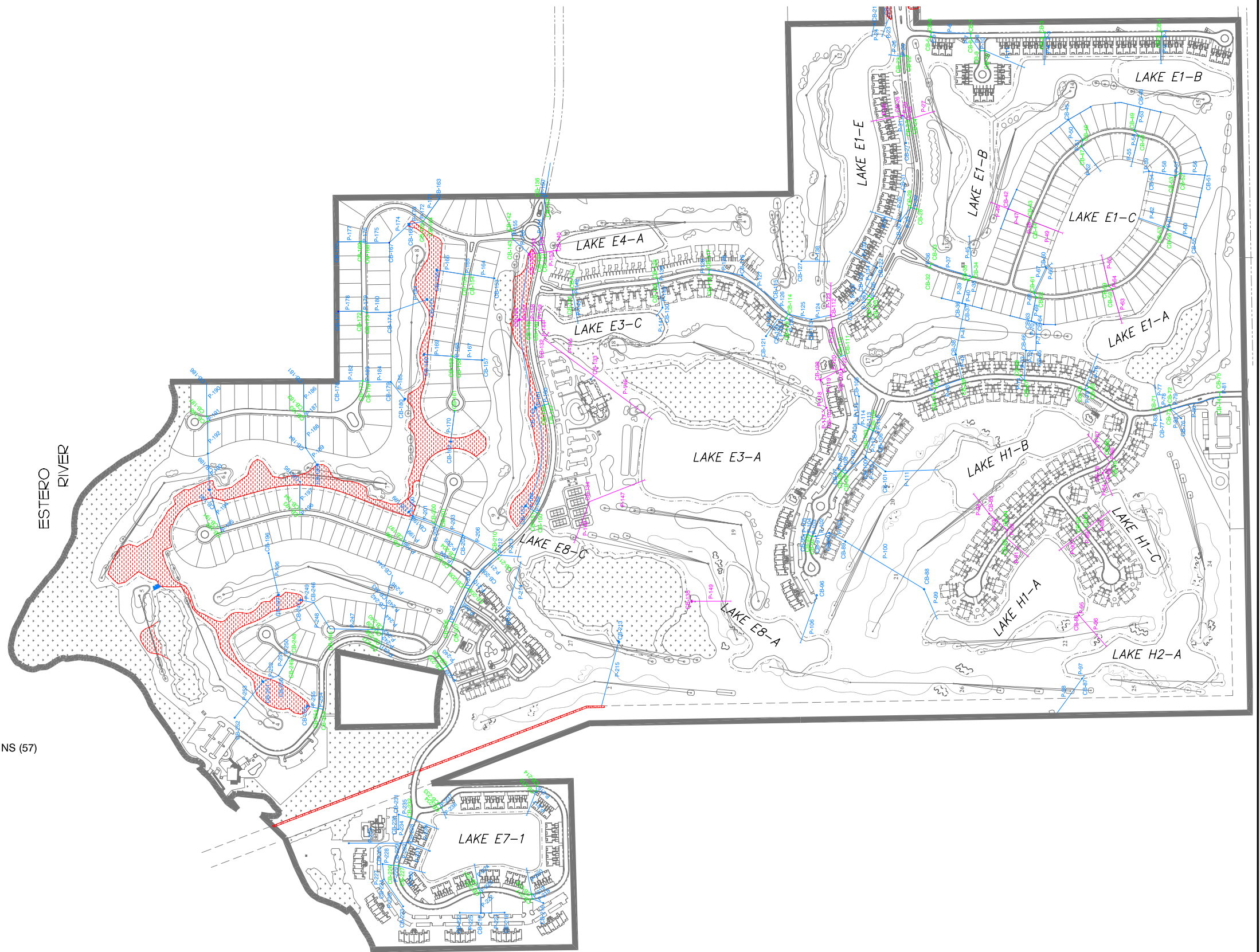
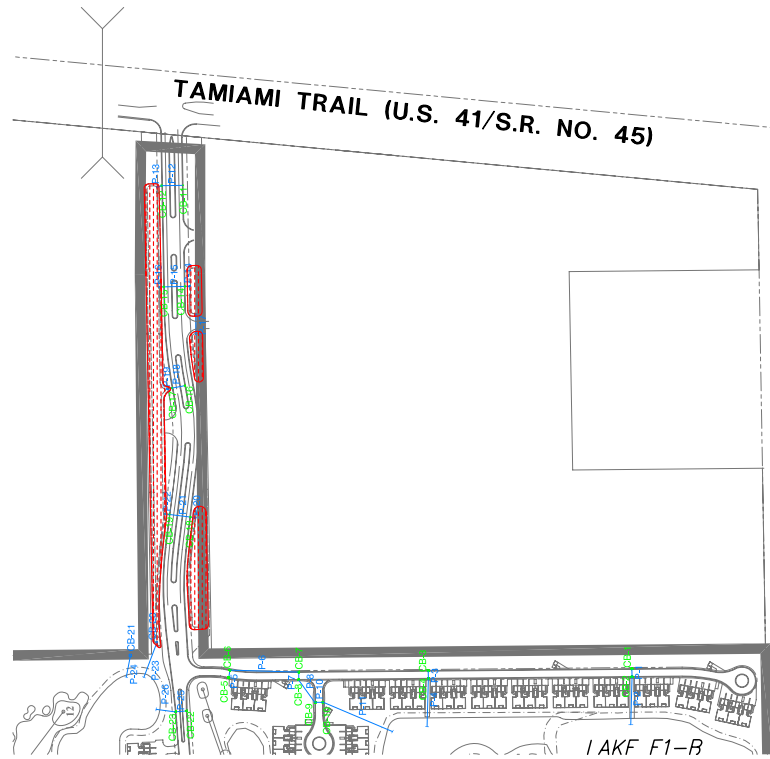
Williams

Baybridge Blvd

Halfway

Manassas

Lee County, FL, State of Florida, Maxar, Esri, Community Maps contributors, University of South Florida, County of Collier, County of Lee, FL, FD, EP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



**LEGEND**

- P-186 OR CB-186 — OTHER PIPES AND CATCH BASINS (318)
- P-157 OR CB-157 — LAKE INTERCONNECTION PIPES AND CATCH BASINS (57)
- CB-194 — ROADWAY CATCH BASINS (135)
- 5,924 LINEAR FEET OF LAKE CONNECTION PIPES
- 14,230 LINEAR FEET OF ROADWAY/OTHER PIPES
- DISTRICT OWNED SWALES / DITCHES (11,379 L.F.)

LETTER	REVISIONS	DATE

**RIVER RIDGE - CDD**

LEE COUNTY, FLORIDA

DESIGNED BY: CLK	DATE: 02/24/10
DRAWN BY: CLK	DATE: 02/24/10
CHECKED BY: CLK	DATE: 02/24/10
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 300'



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

**DRAINAGE EXHIBIT**

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :  
  
CHARLES L. KREBS  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION #56835  
DATE \_\_\_\_\_

REFERENCE NO. <b>NPDES EX</b>	DRAWING NO.
PROJECT NO. <b>1996028</b>	SHEET NO. <b>OF</b>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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# M.R.I Construction Inc.

5570 Zip Dr.  
Fort Myers, FL. 33905  
239-984-5241 Office  
239-236-1234 Fax  
mriunderground@gmail.com

Date Proposal #

3/6/2024 450

Scope of Work

Repairs - Pelican Sound

Customer

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

CGC -1507963

## Proposal

Description	Cost
Total proposed cost to utilize hydrocement to repair cracking around the lip on Structure #E1.	2,800.00
Total proposed cost to replace damaged skimmers with new debris catchers on Structure #E2-1a & #E2-1b. (\$3000 each)	6,000.00
Total proposed cost to replace the damaged staff gauge at Structure #E5-1.	1,500.00
Total proposed cost for concrete repair on weir structure H1. Please provide a benchmark. We will need to determine how high to build the concrete back up.	3,000.00

Any work completed outside the scope of this proposal will result in additional charges. M.R.I Construction, Inc. cannot be held responsible for unforeseen situations or acts of Mother Nature. This price includes all labor, material and equipment needed to complete this job.

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

**Total Cost: \$13,300.00**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. We will not be responsible for any unforeseen incidents when we dewater any System due to unforeseen Things. Also if we incur in cap rock or heavy digging that could not be seen prior to excavating. This proposal does not include replacing any landscaping (grass, trees, shrubs, etc.) unless otherwise noted. All jobsites will be left clean.

Authorized Signature Mike Radford President

**ALL INVOICES ARE DUE WITHIN 30 DAYS IF NOT THERE IS A 10% LATE FEE ADDED TO ALL INVOICES**

Signature \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Date of Acceptance \_\_\_\_\_

M.R.I Construction Inc. Utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

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

2/1/2024

### River Ridge CDD - NPDES Inventory

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:

Comments: Weir Good condition, skimmer damaged.



Structure E2-1b

2/1/2024

### River Ridge CDD - NPDES Inventory

Structure ID: **E5-1**

Inspector: Chris Zimmerly

Inspection Date: 1/29/2024

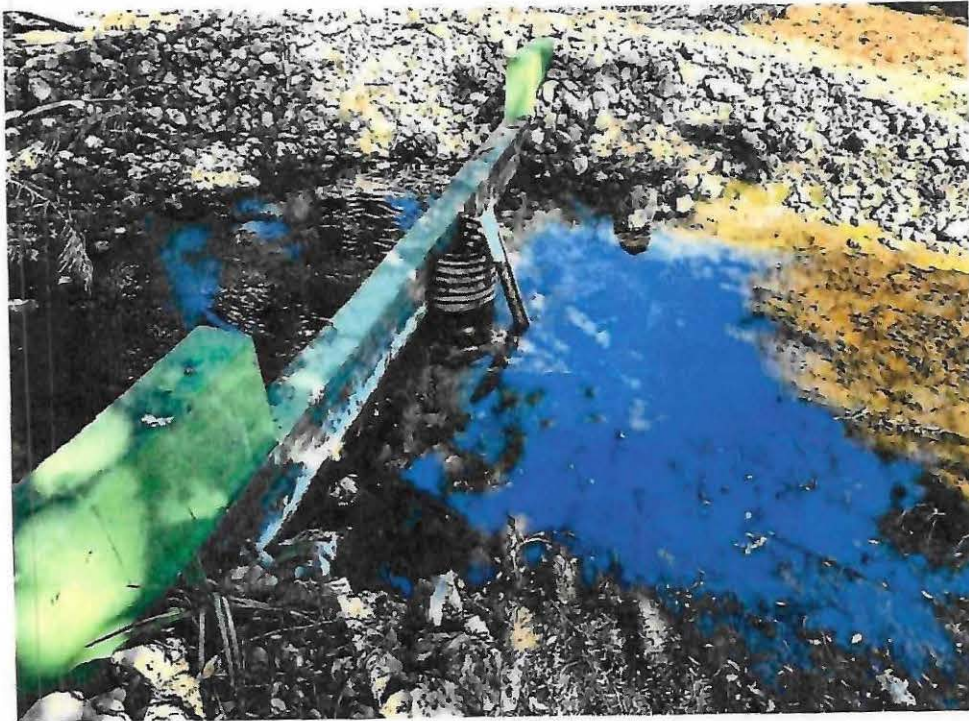
X Coordinate: 713228.80

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: **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

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**5**



**FY: 2024 / 2025  
Drainage Improvements**

**FY: 2024**

**FY: 2025**

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



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**

**6**

**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**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 29, 2024**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 29, 2024**

	General Fund	Special Revenue Fund	Series 2022A Note	Series 2022B Note	Total Governmental Funds
<b>ASSETS</b>					
Cash					
SunTrust					
Operating	\$ 321,318	\$ 1,068,257	\$ -	\$ -	\$ 1,389,575
Bank United	5,000	5,000	-	-	10,000
Bank United-ICS	20,188	297,816	-	-	318,004
Loan account 2019	-	75,316	-	-	75,316
Series 2022A note	-	-	62,443	-	62,443
Series 2022B note	-	-	-	12,798	12,798
Note reserve 2019	-	10,004	-	-	10,004
Total assets	<u>\$ 346,506</u>	<u>\$ 1,456,393</u>	<u>\$ 62,443</u>	<u>\$ 12,798</u>	<u>\$ 1,878,140</u>
<b>LIABILITIES</b>					
Accounts payable	4,867	417	-	-	5,284
Total liabilities	<u>4,867</u>	<u>417</u>	<u>-</u>	<u>-</u>	<u>5,284</u>
<b>FUND BALANCE</b>					
Assigned					
Working capital	59,563	271,120	-	-	330,683
Restricted for					
Debt service	-	-	62,443	12,798	75,241
Unassigned	282,076	1,184,856	-	-	1,466,932
Total fund balance	<u>341,639</u>	<u>1,455,976</u>	<u>62,443</u>	<u>12,798</u>	<u>1,872,856</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 346,506</u>	<u>\$ 1,456,393</u>	<u>\$ 62,443</u>	<u>\$ 12,798</u>	<u>\$ 1,878,140</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 226,981	\$ 237,500	96%
Interest & miscellaneous	88	242	750	32%
Total revenues	<u>88</u>	<u>227,223</u>	<u>238,250</u>	95%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,076	3,014	10,918	28%
Management/accounting	4,284	21,420	51,408	42%
Audit	-	-	7,100	0%
Special assessment preparation	271	1,354	3,250	42%
Legal fees	-	1,574	10,000	16%
Engineering	340	340	10,000	3%
NPDES reporting filing	210	5,155	13,000	40%
Telephone	33	167	400	42%
Postage	157	454	1,000	45%
Insurance	-	8,230	8,228	100%
Printing & binding	63	313	750	42%
Legal advertising	-	563	1,000	56%
Contingencies	81	324	2,500	13%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	-	705	0%
ADA website compliance	-	-	210	0%
Property taxes	-	10	9	111%
Total administrative	<u>6,515</u>	<u>43,093</u>	<u>120,653</u>	36%
<b>Field services</b>				
Other contractual - field management				
Q & A	217	1,084	2,601	42%
Contingencies	-	-	1,000	0%
Other contractual	21,548	21,548	40,000	54%
Street lighting	749	3,118	4,500	69%
Plant replacement	-	-	4,000	0%
Debt service (prin & int) 2022 note	-	-	36,283	0%
Street sweeping	2,900	5,075	15,000	34%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	-	20,000	0%
Total field services	<u>25,414</u>	<u>30,825</u>	<u>125,884</u>	24%

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees and charges</b>				
Property appraiser	-	-	1,725	0%
Tax collector	-	2,891	2,588	112%
Total other fees and charges	-	2,891	4,313	67%
Subtotal expenditures: general	<u>31,929</u>	<u>76,809</u>	<u>250,850</u>	31%
Net change in fund balances	(31,841)	150,414	(12,600)	
Fund balances - beginning				
Unassigned	373,480	191,225	126,222	
Fund balances - ending				
Assigned				
Working capital	59,563	59,563	59,563	
Unassigned	282,076	282,076	54,059	
Fund balances - ending	<u>\$ 341,639</u>	<u>\$ 341,639</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 FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: Pelican Sound	\$ -	\$ 1,022,936	\$ 1,083,974	94%
Interest & miscellaneous: Pelican Sound	1,122	2,816	500	563%
Total revenues	<u>1,122</u>	<u>1,025,752</u>	<u>1,084,474</u>	95%
<b>EXPENDITURES</b>				
<b>Professional services</b>				
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%
<b>Other contractual</b>				
Field management	417	2,083	5,000	42%
Lake/wetland operations	8,553	42,221	100,000	42%
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	-	1,728	90,000	2%
Debt service (prin & int) 2022 note	-	25,438	342,113	7%
Capital outlay	6,078	26,558	194,480	14%
Roadway RM/traffic calming	-	34,909	50,000	70%
Contingencies	3,545	3,545	35,000	0%
Total other contractual	<u>18,593</u>	<u>136,482</u>	<u>1,031,593</u>	13%
Total expenditures	<u>18,593</u>	<u>141,313</u>	<u>1,061,593</u>	13%
Net change in fund balances	(17,471)	884,439	22,881	
Fund balances - beginning				
Unassigned	1,473,447	571,537	536,595	
Fund balances - ending				
Assigned				
Working capital	271,120	271,120	271,120	
Unassigned	1,184,856	1,184,856	288,356	
Fund balances - ending	<u>\$ 1,455,976</u>	<u>\$ 1,455,976</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 FEBRUARY 29, 2024**

	Current Month	Year to Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>	-	-
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 FEBRUARY 29, 2024**

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

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
FEBRUARY 2024**

8:11 AM

03/15/24

## River Ridge CDD Check Detail February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>02/08/2024</b>	<b>FEDEX</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-157.32</b>
Bill	8-386-21340	02/07/2024			519.410 · Postage	-148.19	148.19
Bill	8-392-33995	02/07/2024			519.410 · Postage	-9.13	9.13
TOTAL						-157.32	157.32
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>02/08/2024</b>	<b>FPL</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-748.84</b>
Bill	55697-04520 ...	02/07/2024			539.024 · Street Lighting	-345.04	345.04
Bill	67220-91268 ...	02/07/2024			539.024 · Street Lighting	-403.80	403.80
TOTAL						-748.84	748.84
<b>Check</b>	<b>DD</b>	<b>02/02/2024</b>	<b>ROBERT SCHULTZ...</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
					511.00 · Supervisor's Fees	-184.70	184.70
TOTAL						-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>02/02/2024</b>	<b>TERRY MOUNTFO...</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
					511.00 · Supervisor's Fees	-184.70	184.70
TOTAL						-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>02/02/2024</b>	<b>JAMES E. GILMAN ...</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
					511.00 · Supervisor's Fees	-184.70	184.70
TOTAL						-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>02/02/2024</b>	<b>KURT BLUMENTHAL</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
					511.00 · Supervisor's Fees	-184.70	184.70
TOTAL						-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>02/02/2024</b>	<b>ROBERT TWOMBLY</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
					511.00 · Supervisor's Fees	-184.70	184.70
TOTAL						-184.70	184.70

## River Ridge CDD Check Detail February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>6381</b>	<b>02/08/2024</b>	<b>BENTLEY ELECTRI...</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-2,699.00</b>
Bill	2024-159	02/07/2024			539.021 · Lake/Wetland	-2,699.00	2,699.00
TOTAL						-2,699.00	2,699.00
<b>Bill Pmt -Check</b>	<b>6382</b>	<b>02/08/2024</b>	<b>HANNULA LANDSC...</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-99,375.00</b>
Bill	24316	01/19/2024			538.602 · Cap Outlay	-99,375.00	99,375.00
TOTAL						-99,375.00	99,375.00
<b>Bill Pmt -Check</b>	<b>6383</b>	<b>02/08/2024</b>	<b>HOLE MONTES, INC.</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-2,245.00</b>
Bill	92292R	02/07/2024			519.320 · Engineering 538.602 · Cap Outlay	-340.00 -1,905.00	340.00 1,905.00
TOTAL						-2,245.00	2,245.00
<b>Bill Pmt -Check</b>	<b>6384</b>	<b>02/08/2024</b>	<b>JOHNSON ENGINE...</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-210.00</b>
Bill	20044471-02...	02/07/2024			538.300 · NPDES Program	-210.00	210.00
TOTAL						-210.00	210.00
<b>Bill Pmt -Check</b>	<b>6385</b>	<b>02/08/2024</b>	<b>LAZS LAWN SERVI...</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-25,093.40</b>
Bill	7774	02/07/2024			538.490 · Contingencies	-3,545.00	3,545.00
Bill	7779	02/08/2024			538.340 · Other Contractual Services	-3,880.00	3,880.00
Bill	7735	02/08/2024			538.340 · Other Contractual Services	-3,837.60	3,837.60
Bill	7633	02/08/2024			538.340 · Other Contractual Services	-2,099.60	2,099.60
Bill	7522	02/08/2024			538.340 · Other Contractual Services	-11,731.20	11,731.20
TOTAL						-25,093.40	25,093.40
<b>Bill Pmt -Check</b>	<b>6386</b>	<b>02/08/2024</b>	<b>PRECISION CLEAN...</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-2,900.00</b>
Bill	85608	02/07/2024			538.500 · Street Sweeping	-2,900.00	2,900.00
TOTAL						-2,900.00	2,900.00

**River Ridge CDD**  
**Check Detail**  
 February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>6387</b>	<b>02/08/2024</b>	<b>PREMIER LAKES</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-9,820.00</b>
Bill	1314	01/19/2024			539.021 · Lake/Wetland	-5,755.00	5,755.00
Bill	1375	02/07/2024			538.490 · Contingencies	-2,090.00	2,090.00
Bill	1376	02/07/2024			538.490 · Contingencies	-1,975.00	1,975.00
TOTAL						-9,820.00	9,820.00
<b>Bill Pmt -Check</b>	<b>6388</b>	<b>02/08/2024</b>	<b>UNIVEST CAPITAL ...</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-3,577.62</b>
Bill	85644	09/30/2023			539.021 · Lake/Wetland	-1,788.81	1,788.81
Bill	134655	02/07/2024			539.021 · Lake/Wetland	-1,788.81	1,788.81
TOTAL						-3,577.62	3,577.62
<b>Bill Pmt -Check</b>	<b>6389</b>	<b>02/08/2024</b>	<b>WATER SCIENCE ...</b>		<b>151.002 · Suntrust Operating Account</b>		<b>-4,175.00</b>
Bill	1658	02/07/2024			538.602 · Cap Outlay	-4,175.00	4,175.00
TOTAL						-4,175.00	4,175.00

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**A**



River Ridge CDD  
Pelican Sound Program Updated 3.5.24

	<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	105,032		105,032	-55,032
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	13,026		13,026	-13,026
Lakes/Wetlands	100,000	105,864	94,132	105,864	-5,864
	<u>559,480</u>	<u>224,822</u>	<u>302,020</u>	<u>432,710</u>	<u>126,770</u>
Contingencies	35,000	6,515		6,515	28,485
Grand Total					155,255

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**B**

## **River Ridge Breakdown March 5, 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
- Collier Paving - \$15,774.70. 20853/20848 Gleneagles Links Dr. Valley Gutter Repairs. Approved 2/27/24.

**Total: \$ 105,032.10**

#### **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

- Premier Lakes: \$4,065.00 - H1-A & H1-B Fish Kill (completed 2/2 & 2/5)
- Premier Lakes: \$2,550.00 – H1-A Golden Algae Treatments 2/8/24.
- Premier Lakes: \$200.00 – H1-A Golden Algae ID Test 2/12/24.
- Premier Lakes: \$705.00 – H2-A Fish Kill (completed 2/26/24.
- Premier Lakes: \$3,412.00 - H2-A Golden Algae Treatments 2/26/24.
- Premier Lakes: \$800.00 – Algae ID: H1-A, H1-B, H1-C & H2-A – 2/28/24.

**Total: \$105,863.72**

**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)
- H1-B: \$4,349.00 – Cabinet Install approved 2/27.24.
- E7-A: \$2,510.00 – Zombie Box install approved 2/27/24.

**Total: \$13,026.00**

**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
<b>COSTS:</b>									
PROFESIONAL SVS	17,293	32,807	30,000	30,000	35,000	40,000	40,000	45,000	45,000
<b>ALL OTHER COSTS:</b>									
Lakes/Wetlands	96,152	91,013	101,000	100,000	110,000	115,000	115,000	120,000	120,000
Pipe inspection	108,950	107,141	150,000	160,000	160,000	170,000	170,000	180,000	180,000
Lake Banks remediation	5,345	18,675	50,000	55,000	55,000	60,000	60,000	65,000	65,000
Roadways	40,406	33,508	35,000	50,000	50,000	55,000	55,000	60,000	60,000
Other	21,236	26,602	5,000	5,000	5,000	5,000	5,000	5,000	5,000
CONTINGENCIES	0	0	50,000	35,000	35,000	35,000	40,000	45,000	45,000
	289,382	309,746	421,000	435,000	450,000	480,000	485,000	520,000	520,000
<b>DEBT SERVICE</b>									
2016									
2017	126,608								
2019	89,966	89,739	90,000	90,000					
2022			342,115	342,115	342,115	342,115	342,115		
<b>LOAN PROCEEDS</b>									
			(1,680,750)						
<b>CAPITAL OUTLAYS</b>									
	505,956	399,485	(827,635)	867,115	792,115	822,115	827,115	520,000	520,000
FY22		583,853							
FY23 IRRIGATION			850,000						
FY23 LANDSCAPE			850,000						
FY23/24 WELL IMPROVEMENTS			142,000	125,000					
FY24/25 STORM WATER MGMT				300,000	300,000				
FY25/26/27 GATE/MONUMENTS					220,000	460,000	460,000		
FY28 GATE ACCESS & TRAFFIC CALMING								200,000	
FY28/29 PHASE III/IV PAVERS								275,000	275,000
FY29 FUTURE PROJECTS									380,000
<b>TOTAL CASH OUTLAY</b>	<b>505,956</b>	<b>983,338</b>	<b>1,014,365</b>	<b>1,292,115</b>	<b>1,312,115</b>	<b>1,282,115</b>	<b>1,287,115</b>	<b>995,000</b>	<b>1,175,000</b>
ASSESSMENT NET	578,713	1,085,569	1,083,980	1,083,980	1,083,980	1,209,629	1,165,982	1,165,982	1,165,982
INTEREST	39	102	500	500	500	500	500	500	500
<b>TOTAL</b>	<b>578,752</b>	<b>1,085,671</b>	<b>1,084,480</b>	<b>1,084,480</b>	<b>1,084,480</b>	<b>1,210,129</b>	<b>1,166,482</b>	<b>1,166,482</b>	<b>1,166,482</b>
EXCESS/SHORTFALL	72,796	102,333	70,115	(207,635)	(227,635)	(71,986)	(120,633)	171,482	(8,518)
BEGINNING BALANCE	219,329								
<b>CUMMULATIVE</b>	<b>292,125</b>	<b>394,458</b>	<b>464,573</b>	<b>256,938</b>	<b>29,303</b>	<b>(42,683)</b>	<b>(163,316)</b>	<b>8,166</b>	<b>(352)</b>
<b>ASSESSMENT GROSS</b>									
	602,600	1,129,146	1,129,146	1,129,146	1,129,146	1,214,565	1,214,565	1,214,565	1,214,565
1299									
ASSESSMENT	463.90	869.24	869.24	869.24	869.24	970.00	970.00	970.00	970.00
INCREASE		405.35	0.00	0.00	0.00	100.76	0.00	0.00	0.00
PERCENT INCREASE		87.4%	0.0%	0.0%	0.0%	11.6%	0.0%	0.0%	0.0%

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

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

The River Ridge Community Development District Board of Supervisors held a 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
Tony Pires	District Counsel
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.



41 All Supervisors were present.

42

43 **SECOND ORDER OF BUSINESS**

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

44

45

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

48

49 **THIRD ORDER OF BUSINESS**

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

50

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

53 ➤ Lake H1-A was treated for golden algae and fish kills. Due to significant rainfall, it is  
54 possible some golden algae washed over the weir and into Lake H2-A. There were no signs of fish  
55 kills in Lakes H1-B and H1-C.

56 ➤ Over the weekend, 600 pounds of dead snook was removed from Lake H2-A.

57 ➤ Results of the four water samples taken from all the “H” lakes system are pending.

58 ➤ Lake H2-A was treated for golden algae today and a follow up treatment is schedule for  
59 Friday.

60 ➤ Regarding the residents of Lake H1-A and Island Sound requesting that the lakes be  
61 restocked, the cost would be over \$10,000 to stock three varieties in all four “H” lakes and the  
62 Island Sound lake. Direction to proceed is needed, if the Board is interested in evaluating the  
63 other lakes.

64 Discussion ensued regarding golden algae and how it impacts humans.

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

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

69 ➤ Installation of the new compressor on Lake H1-A is almost complete; installation of the  
70 new aeration system on Lake H1-B was completed.

71 • **Discussion/Consideration of One-Time Work Order Agreement [Island Sound Aeration**  
 72 **& Nano Noise Reduction for H1-B and E7-A]**

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

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

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

82

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

87

88

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

91

92 **FOURTH ORDER OF BUSINESS**

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

93

94

95

96 • **Continued Discussion: Traffic Calming**

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

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

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

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

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

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

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

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

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

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

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

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

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

130

131 **FIFTH ORDER OF BUSINESS**132 **Discussion: Annual Outfall Structure**  
133 **Inspection Report [NPDES Inventory]**

134 This item was presented following the Sixth Order of Business.

135

136 **SIXTH ORDER OF BUSINESS**137 **Continued Discussion/Update: Irrigation**  
138 **Water Resource [Eric Long – PSGRC]**

139 Mr. Long provided the following update:

140 ➤ Florida Power &amp; Light (FPL) is installing the new transformer on March 10, 2024.

141 ➤ Pump Upgrade: A crane will be on site for eight days on Golf Hole Lakes 9. The project is  
142 expected to be completed by March 20, 2024.143 ➤ Water Science incorporated all of Staff's edits to the South Florida Water Management  
144 District (SFWMD) Water Use permit and will be submitting a proposal. The Board approved  
145 sending it to the SFWMD.146 Asked about the Three Oaks water supply, Mr. Long stated it is okay but he is not sure  
147 how long that will last. The golf course turf is being treated next week, which is an ongoing issue  
148 and unbudgeted expense.149 ▪ **Continuation of Traffic Calming Discussion**150 Mr. Schultz voiced his opinion that it would be best to establish a committee to  
151 implement a longer-range traffic calming plan. Mr. Blumenthal offered to work on the financing  
152 plans with Mr. Adams and suggested asking Mr. Collins to form a Committee with the PSGRC  
153 Board to study this issue and to appoint a CDD Board Member. The Board agreed to the  
154 suggestion.155 ▪ **Discussion: Annual Outfall Structure Inspection Report [NPDES Inventory]**156 **This item, previously the Fifth Order of Business, was presented out of order.**157 The Johnson Engineering Annual Outfall Structure Inspection Report [NPDES Inventory]  
158 was included for informational purposes.159 Mrs. Adams stated that the Report indicates areas in need of repair and vegetation  
160 clearing. Mr. Krebs will present the MRI repair proposal at the next meeting. Mrs. Adams issued  
161 a work order to Premier Lakes to clear vegetation in certain areas and to stay attentive of the

162 condition. Mr. Krebs stated that baffles should be installed at key locations to prevent floating  
163 debris. He pointed out some staff gauges in the photographs, which help measure the water. He  
164 will check with the surveyor, Mr. Murphy, about replacing four of the staff gauges.

165

166 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Stormwater  
Management Plan**

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

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

176

177 **EIGHTH ORDER OF BUSINESS**

**Update: Required Ethics Training and  
Disclosure Filing**

178

179

180 • **Sample Form 1/Instructions**

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

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

186

187 **NINTH ORDER OF BUSINESS**

**Consideration of Curb Repair Proposal**

188

189 Mr. Krebs presented the proposal for curb repairs at 20853 Gleneagles Links Drive and  
190 20848 Gleneagles Links Drive. It was noted that Mr. Schultz had emailed the required repair  
191 areas. As the addresses listed in the proposal are incorrect, Mr. Krebs will provide Mrs. Adams  
192 with the correct proposal upon receipt.

193 Mr. Schultz asked about the credit due to the PSGRC because some sidewalk repairs on  
 194 Pelican Sound Boulevard were done in house. Mr. Krebs will work with Mrs. Adams and confirm  
 195 that the outstanding asphalt repairs and root barrier work at the previously approved locations  
 196 were completed.

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**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.**

202

203

204 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2024**

205

206

207 **A. Budget Variance**

208 **B. Breakdown**

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

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

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

219 The financials were accepted.

220

221 **ELEVENTH ORDER OF BUSINESS**

**Approval of January 23, 2024 Regular Meeting Minutes**

222

223

224 The following changes were made:

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

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

227

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

230

231

232 • **Active Action and Agenda Items**

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

234 Item 8: Add “continue monitoring”

235 Items 12 and 13 were combined.

236 Item 14 was partially completed.

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

239

240 **TWELFTH ORDER OF BUSINESS**

**Staff Reports**

241

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

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

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

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

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

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

250 **I. Key Activity dates**

251 **II. NEXT MEETING DATE: March 26, 2024 at 1:00 PM**

252 **○ QUORUM CHECK**

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

255

256 **THIRTEENTH ORDER OF BUSINESS** **Supervisors' Requests and Public**  
257 **Comments (5 minutes per speaker)**

258  
259 Mr. Schultz stated that he received several complaints about line-of-sight issues at the  
260 north road behind the commercial strip. Mrs. Adams stated she has advised the landscape  
261 contractor to remove the cabbage palm trees that are blocking the line of sight.

262  
263 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

264  
265 There being nothing further to discuss, the meeting adjourned at 2:54 p.m.

266  
267  
268 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary

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Chair/Vice Chair

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**ACTIVE  
ACTION AND  
AGENDA  
ITEMS**

## RIVER RIDGE CDD

### ACTIVE ACTION AND AGENDA ITEMS

From 02.27.24 Meeting – for 03.26.24 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 on FPL. **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 & get quotes. **02.28.23/03.28.23** Get stormwater mgmt project quotes from MRI; inspect inlet & grout Pinehurst pipe. Email Mrs. Adams Pinehurst Master Circle inlet location, add more details to stormwater improvement write up. **07.25.23** On surveyors' schedule. **11.28.23/01.23.24**: Mr. Krebs: Check w MRI. **02.27.24** Present outfall structure repair proposal at nxt mtg. Provide cost for Masters Neighborhood Project & to do all projects at same time. **ONGOING**
6. **ACTION/AGENDA** **05.23.23** Mr. Adams: Confirm lakes/fountains/aerator Consent to Use Agreement is in order. **06.27.23** All completed except fountains. Mr. Pires: Give Mr. Long License Agrmt template for the fountains. **11.28.23**: Mr. Pires: Check w Mr. Long about License Agrmt. **02.27.24** Mr. Long comments pending. **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: W work with Mr. Long to reduce costs. **09.26.23** Mr. Krebs: Update SFWMD permit to include add'l well. **ONGOING**
8. **ACTION** **09.26.23** Mr. Krebs: Continue monitoring and add CDD as interested party to apartment complex construction permit. **ONGOING**
9. **ACTION** **10.24.23** Mr. Krebs: Produce educational Dos and Don'ts list/report for conservation/preserve areas. **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**

## RIVER RIDGE CDD

### ACTIVE ACTION AND AGENDA ITEMS

From 02.27.24 Meeting – for 03.26.24 Agenda

11. **ACTION**                    **11.28.23** Mr. Krebs: Obtain cost estimates, develop traffic calming implementation plan & coordinate Traffic Study w Mr. Long. **02.27.24** Traffic Study scheduled for March. Prep budget for FY25. **ONGOING**
  
12. **ACTION**                    **01.23.24:** Schedule Anchor Marine installation, including sod at Lake E8-A for early May 2024. **ONGOING**
  
13. **ACTION**                    **11.28.23** Mr. Krebs: Obtain proposal for concrete & minor landscape restoration. **01.23.24** Request revised proposal credit for Gleneagles concrete restoration where Mr. Long repaired concrete. **02.27.24** Mr. Krebs: Contact Mr. Long to repair Gleneagles landscaping where concrete was repaired. **ONGOING**
  
14. **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**
  
15. **ACTION**                    **11.28.23** Mr. Krebs: Continue working with Lykins to get the signs installed; email Mr. Fiesel with an update in this matter. **02.27.24** Check status of downed signs, Evaluate signage and add extra 15 mph speed limit sign at Southern Hills Drive . **ONGOING**
  
16. **ACTION**                    **02.27.24** Mr. Bill Kurth: Provide information on restocking lakes. **ONGOING**
  
17. **ACTION**                    **02.27.24** Mrs. Adams: Email Board results of the water samples taken from all “H” system lakes, upon receipt. **COMPLETED After 02.27.24 Mtg.**
  
18. **ACTION**                    **02.27.24** Mr. Kurth: Inspect for invasive materials adjacent to Golf Hole Lakes 9 and report findings at the next meeting. **ONGOING**
  
19. **ACTION**                    **02.27.24** Mr. Willis: Obtain proposals to refurbish existing traffic sign and proposals for new portable or permanent signs, including electric work. **ONGOING**
  
20. **ACTION**                    **02.27.24** Mr. Blumenthal/Mr. Adams: Work on financing plans for traffic calming devices. Ask Mr. Collins to form a Committee with PSGRC Board to study issue **ONGOING**
  
21. **ACTION**                    **02.27.24** Mr. Krebs: Check with Surveyor, Mr. Murphy on replacing four of the staff gauges. **ONGOING**

## RIVER RIDGE CDD

### ACTIVE ACTION AND AGENDA ITEMS

From 02.27.24 Meeting – for 03.26.24 Agenda

- 22. **ACTION**                    **02.27.24** Mr. Krebs: Send corrected proposal for curb repairs at 20863/20848 Gleneagles Links Dr. **COMPLETED After 02.27.24 Mtg.**
  
- 23. **ACTION**                    **02.27.24 Mr Krebs:** Work w Mrs. Adams on credit due to CDD. **ONGOING**
  
- 24. **ACTION**                    **02.27.24** Mr. Adams: Check w Accounting re: eliminating Water Mgmt budget line item & reconciling Special Revenue Fund balance against project invoices. **COMPLETED After 02.27.24 Mtg**
  
- 25. **ACTION**                    **02.27.24** Mr. Krebs: Prep explanation why State Engineer will not approve request to change left turn lane out of Corkscrew Rd entrance. **ONGOING**
  
- 26. **ACTION**                    **02.27.24** Mrs. Adams: Have landscape contractor remove cabbage palm trees blocking line of sight. **COMPLETED After 02.27.24 Mtg**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
CI**

# RIVER RIDGE CDD

## Key Activity Dates

Updated: March 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/April/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.	5/1/2024

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



2023 Budget & Other Events	SOP	N/A	Capital Outlay: Well Services & Plumbing/McCullers Construction \$81,054.00. Water Science \$37K, FPL Transformer Upgrade \$18,179.00.	Commenced 8/15/2023
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
Ethics Training for Special District Supervisors	112.3142 requirements applied 2024		Supervisors will be required to complete four (4) hours of training each calendar year. For those 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. Ethics Training Website: <a href="https://ethics.state.fl.us/Training/Training.aspx">https://ethics.state.fl.us/Training/Training.aspx</a>	12/31/2024
Form 1 Filing - Statement of Financial Interest			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. <a href="https://ethics.state.fl.us/">https://ethics.state.fl.us/</a> . File by July 1st following each calendar year in which they hold their position.	7/1/2024 annually
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 fourty days in advance of the hearing date.	To be mailed no later than July 20th annually, and received by WHA, Corporate 6/26/24 as maybe necessary.

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
CII**

## RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

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

#### LOCATION

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

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

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

**\*Exception**

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