

RIVER RIDGE

COMMUNITY DEVELOPMENT DISTRICT

November 17, 2020

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

November 10, 2020

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's Board of Supervisors will hold a Regular Meeting on November 17, 2020 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items *(5 minutes per speaker)*
3. Administration of Oath of Office to Newly Elected Supervisors, Kurt Blumenthal [SEAT 3], Terry Mountford [SEAT 4] and Larry Fiesel [SEAT 5] *(the following to be provided in a separate package)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the River Ridge Community Development District, and Providing for an Effective Date
5. Consideration of SOLitude Lake Management Lake and Wetland Contract Renewal
6. Updates: SOLitude Lake Management

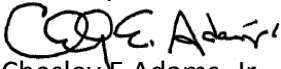
- 7. Discussion/Consideration: Collier Paving Proposal
- 8. Discussion: Purchase of One-Pass Mold Blaster System via Interlocal Agreement
- 9. Consideration of October 27, 2020 Regular Meeting Minutes
- 10. Staff Reports
 - A. District Counsel: *Woodward Pires & Lombardo, P.A.*
 - Consideration of Resolution Amending Resolution 2018-03 Concerning Removal or Placement of Trees in CDD ROW
 - B. District Engineer: *Hole Montes, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Key Activity Dates
 - II. NEXT MEETING DATE: December 8, 2020 at 1:00 P.M.

- QUORUM CHECK

James E. (Jim) Gilman	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bob Schultz	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kurt Blumenthal	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Terry Mountford	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Larry J. Fiesel	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

Please feel free to contact me directly at 239-464-7114 with any questions and/or concerns.

Sincerely,

 Chesley E Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8593810

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2021-01

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the River Ridge Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 17th day of November, 2020.

ATTEST:

RIVER RIDGE COMMUNITY DEVELOPMENT
DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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Divisions of Southern Striping Solutions, LLC.
 239.591.5903 office
 239.719.7087 cell
 239.280.0762 fax
www.collierpave.com

PROPOSAL

Date: 11/3/2020
 Estimate # 20-00365
 Project: Pelican Sound Concrete & Asphalt Repairs
 Contractor: Hole Montes
 Location: Pelican Sound Estero FL
 Scope: Concrete Grinding, Concrete Repair, Asphalt

Item No.	Description	Unit	Quantity	Unit Price	Extension
0.1	Mobilization	LS	1	\$ 2,500.00	\$ 2,500.00
0.2	Concrete Sidewalk Grinding	LF	235	\$ 18.50	\$ 4,347.50
0.3	Demo, Form and Pour Misc. Concrete Curb	LF	123	\$ 59.89	\$ 7,366.47
0.4	Saw Cut Asphalt, Remove to Offsite Location and Patch	SF	208	\$ 15.00	\$ 3,120.00
0.5	Remove Existing Sidewalk and Replace w/ 3000 PSI	SF	185	\$ 20.50	\$ 3,792.50
				Total:	\$ 21,126.47

TERMS AND CONDITIONS

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

Eddie Rey
 Estimator/Project Manager

Date of Acceptance _____

by: _____



**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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OPMB LLC
6653 Mill Run Circle
Naples, FL 34109

OPMB LLC
6653 Mill Run Circle
Naples, FL 34109

239-250-0452
www.theopmb.com
forsbergpaul555@gmail.com

Invoice No: 6733
Invoice Date: 10/17/20 Quote

Bill To: Pelican Sound Golf Eric Long GM

Address: 4569 Pelican Sound Blvd
Estero FL 33928
Phone: [239-289-5580](tel:239-289-5580)
E-mail: Elong@psgrc.org
Fax:

Description	Units	Cost Per Unit	Amount
2020 Series 7 aluminum frame Ultra Clean Machine	1	\$83,750.00	\$83,750.00
Additional Features: Right Side Curb Blaster 5 Turbo Tips 3.5 GPM.			
Emergency Stop			\$5395.00 upgrade package:
Night LED operating lights/ beacon with Slow moving vehicle sign			
Detachable Aluminum 60 " 3 Hub 3 Bar 9 Tip 1502 GPM nozzles			
535 gallon poly water tank with baffel ball smooth ride technology			
Titan 1/2 " 100' ' hose reel with fittings			
Hydrostatic Transmission with high speed option 12-13 mph			
Removable safe steering wheel			
1-Vanguard 37 EFI HP for Hydraulic drive motors and transmission.			
2-Vanguard EFI 37 HP for Super high performace pressure cleaning			
Electric start for all 3 engines on front panel			
Custom wheels, tires			
Aluminum Sun/Rain shield for operator			
Suspension seat with recline feature			
2 - Deep cycle Marine Ever start battery with shut off system			
1-18 gallon gas tank 1- 18 gallon hydraulic oil reservoir tank with glass level guage mounted under machine			
All aluminum frame, heavy duty front and rear running gear axel			
Slow moving vehicle sign			
Heavy Duty Quick fill water hydrant coupler, 2 inline stainless mesh water filters			
A comfort Sun/Rain shield for operator			
Driver control panel on right hand side of operator with upgraded light package.			
5/7/10/15/30 Push button circuit breakers			
40/30 Amp 12 Volt relay			
3 Throttle manual cable for each engine at control panel			
Electrical Harness front to back under machine for safety.			
2- pressure relief valve unloaders			
PVC Tank Fill up kit black mold resisitant 535 gallon tank with baffle ball technology.			
Thermal Oil Cooler mounted under frame			
Anti Slip Valve			
Safety Horn			
Water Pressure Gauge on deck			
Illuminated gas gauge on driver panel			
Wide view mounted mirror on canopy			
Yeti cooler			
Whisper Wash ww 2800 Big guy Surface cleaner with (4) 1503.5 gpm @3800 psi.			
Illuminated push button parking brake on control panel			

OPMB WILL PROVIDE COMPLETE OPERATOR TRAINING AT TIME OF DELIVERY. Approx 1-2 hours.
General service work can be completed at Pelican Sound
120 DAY WARRANTY ON DEFECTS AND WORKMANSHIP
3 year manufacturer's warranty on Vanguard engines

Invoice Subtotal	\$89,145
Tax Rate	6.50%
Sales Tax	\$5,794.42
Other	
Deposit Received	-
TOTAL	\$94,939.42

Terms and conditions Check or Bank transfer @ delivery.

OPMB LLC 6653 Mill Run Circle Naples, Florida 34109

Contact: Paul Forsberg 239-250-0452

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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DRAFT
MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on October 27, 2020 at 1:00 p.m., via Zoom, at <https://us02web.zoom.us/j/89481350560> and 1-929-205-6099, Meeting ID 894 8135 0560 for both.

Present were:

Bob Schultz	Chair
Terry Mountford	Vice Chair
Larry Fiesel	Assistant Secretary
Kurt Blumenthal	Assistant Secretary
James Gilman	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tammie Smith	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Travis Childers	PSGRC Assistant General Manager
David Willems	Village of Estero Public Works Director
Brent Burford	Johnson Engineering
John Graft	Resident/PSGRC Board President
Arthur Stein	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:04 p.m. Supervisors Schultz, Mountford, Gilman and Blumenthal were present. Supervisor Fiesel was not present at roll call. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur virtually and telephonically.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

42 Resident Arthur Stein, on behalf of himself and others, requested maintenance of the
43 overgrown plants in the narrow waterway encroaching behind homes and Golf Course River #8.
44 He suggested implementing a maintenance plan for those areas to avoid future issues. Mr.
45 Schultz explained that the area is designated a dry retention area (DRA) and is under certain
46 maintenance constraints. A DRA Maintenance Plan would commence in the new fiscal year.

47 **Mr. Fiesel joined the meeting at 1:09 p.m.**

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49 **THIRD ORDER OF BUSINESS**

**Presentation by David Willems, Village of
Estero Public Works Director: Possible
Preliminary Water Quality Program at
Outflows**

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Mr. Long discussed meetings with Mr. Willems, the Pelican Sound Water River
Committee and the Pelican Sound Board regarding the water quality in the Estero River. Mr.
Willems would propose implementing a Water Quality Program with the Village of Estero (The
Village), at the outflows in the community and other potential outflows, to improve the overall
water quality exiting the Estero River. The Village was also addressing septic areas of concern.

Mr. Willems stated that the Florida Department of Environmental Protection (FDEP)
identified the Estero River and Estero Bay as impaired by bacteria and nutrient levels,
respectively. The Village wanted to collaborate with River Ridge to implement a water quality
program in Pelican Sound, as it was the first gated community to express interest in water
quality; other communities would follow. The Village was also working with Florida Gulf Coast
University (FGCU) to identify origins, suspected to have originated from the septic tanks and
wastewater treatment plants, and was working towards converting them to central sewer.
Implementing a water quality program, with volunteers collecting water samples, was needed.
The Village would fund the analysis costs. He, Mr. Krebs and others would work on a
management program to present in the future.

Board Members agreed to a partnership with The Village. Mr. Willems was asked to
remain in contact with District Staff, as the Board must discuss this further to delegate
responsibilities. Mr. Blumenthal volunteered. Mr. Long knew of several residents with a
background in collecting water samples. Mr. Graft stated that the PSGRC Board was supportive
of this endeavor and noted that the Watercraft and River Committee was very active in various
things, in cooperation with The Village and FGCU.

75 **FOURTH ORDER OF BUSINESS**

Updates: SOLitude Lake Management

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77 This item was deferred to the next meeting.

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79 **FIFTH ORDER OF BUSINESS**

**Discussion/Consideration: NPDES Cycle 4
Year 3 Report**

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82 Mr. Burford presented the National Pollutant Discharge Elimination System (NPDES)
83 Annual Report and attachments and discussed the information on each page. The County
84 reported no instances of illicit or suspected discharges during inspections; overall water quality
85 trends were decreasing.

86
87 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of September 30, 2020**

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90 Mrs. Adams presented the Unaudited Financial Statements as of September 30, 2020.
91 She responded to questions about the over budget General Fund NPDES and Engineering line
92 items and was asked to verify if the costs were due to two NPDES Reports being completed in
93 the same year and to ensure that the Engineering costs were coded correctly. A Budget
94 Amendment for Fiscal Year 2020 would be presented soon. The financials were accepted.

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96 **SEVENTH ORDER OF BUSINESS**

**Approval of the September 22, 2020
Virtual Public Meeting Minutes**

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99 Mrs. Adams presented the September 22, 2020 Virtual Public Meeting Minutes. The
100 following changes were made:

- 101 Line 68: Change "Wilhelms" to "Willems"
- 102 Line 146: Change "Mountford" to "Blumenthal"

<p>103 104 On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor, 105 the September 22, 2020 Virtual Public Meeting Minutes, as amended, were 106 approved.</p>
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109 Mr. Blumenthal asked for an update on the items referenced in Lines 50, 62 and 164.
110 Mrs. Adams stated that she would confer with SOLitude Lake Management about repairing the
111 nano-bubbler in Lake H1-B and preparing the grass carp study. Mr. Krebs stated that the

112 walkthrough with Collier Paving was completed and the proposal for asphalt repairs included
113 the two locations Mr. Fiesel reported, as well as 21250 Pelican Sound Boulevard. The
114 agreement would be executed immediately in order to place it on the schedule. The additional
115 work in front of the Clubhouse would be submitted via a change order.

116 • **Active Action and Agenda Items**

117 Items 5 and 6 were completed.

118 Items 7, 8, 9, 10 and 11 were ongoing.

119 Item 7: The sidewalk repair project would commence immediately.

120 Item 9: Add "Under the lead of Mr. Pires, District Staff would set up meetings with the
121 City Attorney, Estero River and Village Staff to discuss lists of concerns and report their initial
122 conversations to the Board in determining what they envision for this process. A Letter of
123 Understanding would be presented for consideration."

124 Item 10: Pipe cleaning projects were expected to be completed this week; however, due
125 to an unexpected sinkhole repair and re-inspection scheduled for the spring, costs were
126 expected to exceed this year's budget. Staff was obtaining cost estimates to repair the
127 embankment adjacent to the weir, located at the River #7T box adjacent to the DRA.

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129 **EIGHTH ORDER OF BUSINESS**

Staff Reports

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

132 Mr. Pires stated a physical quorum would likely be required at the next meeting, unless
133 the Governor's Executive Order is extended. Most local governments were continuing with
134 hybrid meetings allowing non-Board Members to participate remotely. Mr. Long was asked to
135 provide the social distancing requirements to members of the public who attend in person.

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

137 There being no report, the next item followed.

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

139 **I. Key Activity Dates**

140 The October 2020 Key Activity Dates were provided for informational purposes.

141 Mrs. Adams reviewed the October Field Operations Report.

142 ➤ The possibility of renewing the lake and wetland contract with SOLitude would be
143 discussed at the next meeting, as the contract expires December 31, 2020.

144 Mr. Long confirmed that the nano-bubbler in Lake H1-B was repaired.

145 Mr. Mountford asked Staff to review the culvert along the FPL easement, which may
146 require sediment removal.

147 **II. NEXT MEETING DATE: November 17, 2020 at 1:00 P.M.**

148 **o QUORUM CHECK**

149 All Supervisors confirmed their attendance at the November 17, 2020 meeting.

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151 **NINTH ORDER OF BUSINESS**

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

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154 Mr. Schultz asked for a review of the long-term plans to be included on the January or
155 February agenda, in preparation for the proposed Fiscal Year 2022 budget discussions. He
156 wanted the dry retention projects added to those plans. A Board Member concurred and stated
157 that he emailed Mr. Adams to discuss financing and starting certain projects in the spring.

158 Mr. Blumenthal stated that Pelican Sound formed a Committee to discuss removing
159 and/or replacing trees to restore the canopy; however, the CDD and the Master Homeowners
160 Association documents did not mirror language to allow removal and replacement of trees in
161 the CDD-owned right-of-way (ROW). The Board agreed with Mr. Pires preparing a
162 memorandum for the next meeting that would explain the process for replacing or planting
163 trees and include a courtesy notice to avoid possible issues. It would be attached to Resolution
164 2018-03 and in correspondence to the PSGRC, as the language did not include any mechanism
165 directing an entity to request removal and replacement of trees in the CDD-owned ROW.

166 Mr. Long asked if there was interest in the CDD and Pelican Sound sharing the purchase
167 expense for a One-Pass Mold Blaster, for \$100,000 to \$110,000. This would significantly reduce
168 labor costs. Discussion ensued regarding having an Interlocal Agreement. He would contact
169 other communities to gauge interest in sharing the expense and report his findings.

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171 **TENTH ORDER OF BUSINESS**

Adjournment

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173 There being nothing further to discuss, the meeting adjourned.

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175 **On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor,**
176 **the meeting adjourned at 2:35 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 10.27.20 Meeting – for 11.17.20 Agenda

1. **CONTINUING** **ACTION:** Speakers to identify themselves.

2. **CONTINUING** **AGENDA:** Traffic calming discussion. **As of 09.24.19** Mr. Childers to remind residents about 15 MPH zone, etc.

3. **ACTION/AGENDA 09.24.19** The work required on Corkscrew would be postponed until the spring. Repair of broken and tarred pavers would be scheduled in the meantime. **As of 12.10.19** long range plan is complete. **As of 06.23.20** work was postponed until spring of 2022. **As of 10.27.20** Add the Dry Retention Areas to the long-term plans to be included in the January/February Agenda for review. **ONGOING**

4. **ACTION** **As of 08.25.20** Mr. Krebs reviewed the Collier Paving proposal, confirming that that the asphalt is \$3,200, excluding mobilization and \$14,000 in sidewalk repairs is almost completed. He would discuss the whereabouts of the 150' of removed sidewalk and pricing with the contractor and provide an update at the next meeting. **As of 10.27.20** Mrs. Adams to execute contract, have Mr. Krebs schedule project immediately, install safety cones and tape at required areas of liability and submit change order for additional repairs required in front of the Clubhouse. **ONGOING**

5. **ACTION** **06.23.20** Mrs. Adams to review Lake E8-A on a yearly basis specific to bank erosion concerns. **ONGOING**

6. **ACTION** **10.27.20** Mr. Pires to take lead with Staff in discussions with the Village of Estero key parties, prepare a management program and Letter of Understanding to present at the next meeting. **ONGOING**

7. **ACTION/AGENDA 09.22.20** Mrs. Adams to pre-order the MRI Inspection and pipe cleaning of 35% for the Spring 2021. Add the Culvert Inspection and Pipe Cleanout proposal as an annual agenda item for Board approval and to the Key Activity Dates Report. **As of 10.27.20** Project to include repairing the embankment adjacent to the weir at the River #7T box; project to be scheduled upon receipt of a proposal. Mrs. Adams to coordinate an inspection of the culvert along the FPL easement. **ONGOING**

8. **ACTION** **9.22.20** Staff to inspect two locations in Pelican Sound, at 21250 Pelican Sound Drive and 21730 Sound Way, where the street surface is compromised and report their findings. **As of 10.27.20** Area was included in the scope of work, and a change order would be submitted for the additional areas. **ONGOING**

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 10.27.20 Meeting – for 11.17.20 Agenda

- 9. ACTION/AGENDA 10.27.20** Staff to implement and present a Maintenance Plan for the Dry Retention Areas to commence in the new fiscal year. **ONGOING**
- 10. ACTION 10.27.20** Mrs. Adams to confirm cause for NPDES to exceed budget and ensure Engineering costs in the General Ledger were coded correctly.
- 11. AGENDA** A Budget Amendment for Fiscal Year 2020 would be on the November or December agenda. **ONGOING**
- 12. ACTION/AGENDA 10.27.20** Mrs. Adams to check on the status of the Grass Carp Study and coordinate SOLitude attending the next meeting to discuss renewing the Lake and Wetland contract. **ONGOING**
- 13. ACTION/AGENDA 10.27.20** Mr. Pires to prepare a memorandum to include language allowing removing or replacing trees in CDD owned ROW's to present at the next meeting. **ONGOING**
- 14. ACTION/AGENDA 10.27.20** Mr. Long to report other communities interested in sharing cost for a One Pass Mold Blaster to the Board, Staff to set up Interlocal Agreement. **ONGOING**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

10A

RESOLUTION 2021-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AMENDING RESOLUTION NO. 2018-03 RELATING TO NOTICE TO BE PROVIDED BY THE PELICAN SOUND GOLF & RIVER CLUB, INC. ("PSGRC"), AS AGENT FOR THE DISTRICT UNDER THE AMENDED AND RESTATED COMMUNITY DEVELOPMENT SERVICES OPERATION AND MAINTENANCE AGREEMENT DATED AS OF JANUARY 1, 2012, AS AMENDED, CONCERNING REMOVAL OR PLACEMENT OF TREES IN "DISTRICT ROW".

WHEREAS, the District is the owner of certain streets, roads and sidewalks within District roads rights of way or the grantee of certain street, road or sidewalk easements (hereinafter the "District ROW") within the Pelican Sound community in Lee County, Florida, within the boundaries of the District; and,

WHEREAS, the District and PSGRC are the parties to that certain Amended And Restated Community Development District Systems and Facilities Operation and Maintenance Agreement dated as of January 1, 2012, as amended (the "Amended And Restated Agreement"); and,

WHEREAS, on April 24, 2018, the District adopted its Resolution No. 2018-03 to clarify certain authority provided to PSGRC under the Amended and Restated Agreement concerning the removal of trees located within the District ROW; and,

WHEREAS, the District has been requested to modify and amend Resolution No. 2018-03 to address situations where a property owner or organization within Pelican Sound desires to plant trees within a District ROW.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. Paragraph 2 of Resolution No. 2018-03 is amended to read as follows (additions denoted by underlining; ~~deletions~~ denoted by ~~strikethrough~~):

2. A. If a person within Pelican Sounds desires the removal of a tree located in the District ROW, such person shall submit a request for removal to PSGRC. For purposes of this Resolution, the term "person" shall mean any property owner within Pelican Sound or neighborhood associations (i.e., homeowners association, property owners association, condominium association) within Pelican Sound.

B. If a person within Pelican Sound desires to plant a new tree in any District ROW, such person shall submit a request for a new tree planting to PSGRC. For purposes of this Resolution, the term "person" shall mean any property owner within Pelican Sound or neighborhood associations (i.e., homeowners association, property owners association, condominium association) within Pelican Sound.

2. Paragraph 3 of Resolution No. 2018-03 is amended to read as follows (additions denoted by underlining; ~~deletions~~ denoted by ~~strikethrough~~):

3. PSGRC (or its authorized agent) is hereby authorized, as agent for and on behalf of the District to apply for or authorize a person to apply for necessary development orders and permits from Lee County and/or the Village of Estero for the purposes of the removal or placement/planting of trees within the District ROW, provided that the removal or placement/planting is in conformance with the Amended And Restated Agreement and the terms and conditions of this Resolution.

As to any proposed removal of a tree or trees, it is the intention that the notice from PSGRC to the District described in Paragraph 5.A is a courtesy notice is for the limited purpose of allowing the District to be informed of removal plans as the District may possess information as to site conditions or facilities that could be impacted by or impact replacement.

As to any proposed placement/planting of a tree or trees not a replacement tree or trees, it is the intention that the notice from PSGRC to the District described in Paragraph 5.B is for the purpose of allowing the District to be informed of the proposed placement/planting of new trees, and after review by the District, the opportunity of the District to object to any such placement/planting of new trees to avoid impacts, present or future, to District property, improvements or facilities.

3. Paragraph 5 of Resolution No. 2018-03 is amended to read as follows (additions denoted by underlining; ~~deletions~~ denoted by ~~strikethrough~~):

5.A. If the PSGRC desires the planting of replacement trees in the District ROW, it shall provide a courtesy notice to the District at least fifteen (15) calendar days prior to the planned planting date; ~~SUBJECT TO THE FOLLOWING:~~ the planting of the replacement tree is allowed by all applicable permits, agreements, development orders, statutes, codes, ordinances, policies, rules, resolutions, and regulations and is performed in strict conformance with all applicable permits, development orders, statutes, codes, ordinances, policies, rules, resolutions and regulations. It is the intention that the courtesy notice is for the limited purpose of allowing the District to be informed of replacement planting plans as the District may possess information as to site conditions or facilities that could be impacted by or impact replacement planting.

B. If the PSGRC approves the request of a person to plant a new tree(s) in the District ROW, the PSGRC shall provide formal written notice of the request to the District. The District shall have fifteen (15) calendar days to object in its sole and absolute discretion to the proposed new tree(s). If the District objects to the proposed new tree(s) then such new tree(s) shall not be placed or planted.

If the District approves a request to plant a new tree(s) in the District ROW, the District may impose conditions on such approval; and, in addition, any placement/planting of new tree(s) shall also be SUBJECT TO THE FOLLOWING: the planting of the tree(s) is allowed by all applicable permits, agreements, development orders, statutes, codes, ordinances, policies, rules, resolutions, and regulations and is performed in strict conformance with all applicable permits, development orders, statutes, codes, ordinances, policies, rules, resolutions and regulations.

It is the intention that the required formal written notice from PSGRC to the District is for the purpose of allowing the District to be informed of the proposed placement/planting of new trees, and after review by the District, the opportunity to object to any such placement/planting of new trees to avoid impacts, present or future, to District property, improvements or facilities.

4. All other terms and provisions of Resolution 2018-03 not specifically amended hereby remain in full force and effect.
5. This Resolution shall take effect immediately upon adoption.

THIS RESOLUTION ADOPTED after motion, second, and majority vote favoring same this 17th day of November, 2020.

ATTEST:

RIVER RIDGE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair, Board of Supervisors

RESOLUTION NO. 2018- 03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO NOTICE TO BE PROVIDED BY THE PELICAN SOUND GOLF & RIVER CLUB, INC. ("PSGRC"), AS AGENT FOR THE DISTRICT UNDER THE AMENDED AND RESTATED COMMUNITY DEVELOPMENT SERVICES OPERATION AND MAINTENANCE AGREEMENT DATED AS OF JANUARY 1, 2012, AS AMENDED, CONCERNING REMOVAL OF TREES IN "DISTRICT ROW".

WHEREAS, the District is the owner of certain streets, roads and sidewalks within District roads rights of way or the grantee of certain street, road or sidewalk easements (hereinafter the "District ROW") within the Pelican Sound community in Lee County, Florida, within the boundaries of the District; and,

WHEREAS, the District and PSGRC are the parties to that certain Amended And Restated Community Development District Systems and Facilities Operation and Maintenance Agreement dated as of January 1, 2012, as amended (the " Amended And Restated Agreement"); and,

WHEREAS, the District and PSGRC desire to clarify certain authority provided to PSGRC under the Amended and Restated Agreement concerning the removal of trees located within the District ROW; and,

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. With regards to the trees located within a District ROW, as the District ROW is defined in the Amended And Restated Agreement, PSGRC (or its authorized agent) is authorized to remove, or may authorize a person as defined herein, to remove any tree within a District ROW, as the District ROW is defined in the Amended And Restated Agreement, after providing a courtesy notice to the District at least fifteen (15) calendar days prior to the removal date, unless exigent circumstances exist, **SUBJECT TO THE FOLLOWING:** the removal of any tree is allowed by all applicable permits, agreements, development orders, statutes, codes, ordinances, policies, rules, resolutions, and regulations and is performed in strict conformance with all applicable permits, development orders, statutes, codes, ordinances, policies, rules, resolutions and regulations. It is the intention that the courtesy notice is for the limited purpose of allowing the District to be informed of removal plans as the District may possess information as to site conditions or facilities that could be impacted by or impact removal.
2. If a person within Pelican Sounds desires the removal of a tree located in the District ROW, such person shall submit a request for removal to PSGRC. For purposes of this Resolution, the term "person" shall mean any property owner within Pelican Sound or neighborhood associations (i.e., homeowners association, property owners association, condominium association) within Pelican Sound.

3. PSGRC (or its authorized agent) is hereby authorized, as agent for and on behalf of the District to apply for or authorize a person to apply for necessary development orders and permits from Lee County and/or the Village of Estero for the purposes of the removal of trees within the District ROW, provided that the removal is in conformance with the Amended And Restated Agreement and the terms and conditions of this Resolution. It is the intention that the courtesy notice is for the limited purpose of allowing the District to be informed of removal plans as the District may possess information as to site conditions or facilities that could be impacted by or impact replacement.


4. Except as otherwise may be required by applicable permits, agreements, development orders, statutes, codes, ordinances, policies, rules, resolutions or regulations, replacement trees need not be installed.

5. If the PSGRC desires the planting of replacement trees in the District ROW, it shall provide a courtesy notice to the District at least fifteen (15) calendar days prior to the planned planting date; **SUBJECT TO THE FOLLOWING:** the planting of the replacement tree is allowed by all applicable permits, agreements, development orders, statutes, codes, ordinances, policies, rules, resolutions, and regulations and is performed in strict conformance with all applicable permits, development orders, statutes, codes, ordinances, policies, rules, resolutions and regulations. It is the intention that the courtesy notice is for the limited purpose of allowing the District to be informed of replacement planting plans as the District may possess information as to site conditions or facilities that could be impacted by or impact replacement planting.

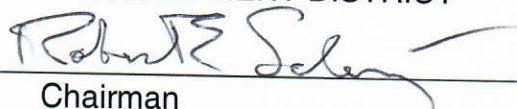
6. This Resolution shall take effect immediately upon adoption.

THIS RESOLUTION ADOPTED after motion, second, and majority vote favoring same this 24th day of April, 2018.

ATTEST:

By: 
Secretary

BOARD OF SUPERVISORS, RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT

By: 
Chairman

POLICY BACKGROUND

Hurricane Irma caused substantial damage, including damage to large, mature trees, primarily oak trees, in and along River Ridge CDD roadways in Pelican Sound. As a result, in the aftermath of Hurricane Irma, discussion has taken place at River Ridge CDD Board of Supervisors meetings regarding the removal, maintenance and/or repair obligations, if any, of the River Ridge CDD, of improvements of others located within the River Ridge CDD roadways right-of-way (ROW), most notably "street trees". The discussions included whether there are overlapping maintenance obligations among the River Ridge CDD, the Pelican Sound Golf and River Club (PSGRC) and/or residents and property owners who own property adjacent to a River Ridge CDD ROW, sidewalk and roadway.

When the District owns facilities [whether the interest in the real estate is via a deed, dedication or an easement] the Board has been advised that the District has the responsibility to maintain its facilities, to protect and preserve its facilities and to keep its facilities in a safe condition. The District may enter into and has entered into an agreements or contract with another party, such as the PSGRC for the maintenance and repair of District facilities.

The River Ridge CDD and the PSGRC have a written agreement that spells out various rights, authority and obligations of the PSGRC as to certain River Ridge CDD improvements, including but not limited to the River Ridge CDD ROW. That agreement is the Amended and Restated Community Development District Systems And Facilities Operation And Maintenance Agreement dated as of January 1, 2012 ("Amended And Restated Agreement"), as amended by the First Amendment of April, 2015 and the Second Amendment of June 28, 2016. Copies of the Amended And Restated Agreement, as amended, are available on the River Ridge CDD website. In an effort to clarify the authority and obligations of the PSGRC under the Amended And Restated Agreement, at its meeting of April 24, 2018 the Board adopted a Resolution and approved a letter to the PSGRC clarifying certain operational aspects of the Amended And Restated Agreement.

As part of the post-Hurricane Irma discussion, research was performed and opinions were provided to the Board by District staff, including the District Manager, District Counsel and District Engineer, as to whether the River Ridge CDD owned the various "street trees" located within the River Ridge CDD ROW. The review indicated that generally the Lee County approved development order plans for Pelican Sound required/showed the "street trees" as being located outside the River Ridge CDD ROW. The review indicated that generally those plans formed the basis for the River Ridge CDD

acquisition of the River Ridge CDD ROW. Thus, the Board has been advised that trees located or placed in the River Ridge CDD ROW by others, contrary to the requirements of the issued Lee County development orders, would not be part of River Ridge's acceptance of the River Ridge CDD ROW and that any River Ridge authorization for the installation, placement and continued existence of such trees within the River Ridge CDD ROW is predicated upon the PSGRC maintaining the tree(s) in a safe and sound condition pursuant to the Amended And Restated Agreement.

As outlined in various memorandums to and discussions with the Board at Board meetings, whether or not the River Ridge CDD is determined to be the owner of any street tree(s), under Florida law the River Ridge CDD does not have liability for damage caused by fallen trees, unless the River Ridge CDD knew or should have known that a fallen tree was diseased or defective. In addition, if the River Ridge CDD becomes aware of tree growth that poses safety issues such as sight line issues on River Ridge roads or obstructs traffic control devices on River Ridge roads (eg. blocks the view of a stop sign), the River Ridge CDD has an obligation to warn of the asserted dangerous condition or take steps to correct an asserted dangerous condition.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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Wrathell, Hunt and Associates, LLC

TO: River Ridge Board of Supervisors
FROM: Cleo Adams – Assistant District Manager
DATE: November 17, 2020
SUBJECT: Field Operations

Financial:

Staff pulled the ledgers for Engineering & NPDES as those line items were over budget in the General Fund.

NPDES: Two years processed in the same budget. For Cycle 4 year 3 – total \$11,010.00 against a \$13K budget.

Engineering: \$11,144.00 has been recoded to the Special Revenue Fund, specific to Pelican Sound. Leaving a balance of \$6,478.00 against a budget of \$10K.

Lake/Wetland Contract: As previously discussed and is an agenda item for Board's discussion/consideration at this month's meeting; the contract with Solitude Lake Maintenance is set to expire December 31st. Solitude has indicated that they will hold their fees should the board not go out to RFP. The current contract is \$89,388.00 – this includes the lease agreement.

Note: Bill Kurth, Director of Solitude will be attending this month's meeting, and is an agenda item. He has been requested to provide an update surrounding the Nano-bubbler in H1-B and the suggested Grass Carp specific to this pond.

Culvert/Interconnecting Pipes Project: This project was completed the week of November 2nd. The total cost - \$46,450.00, against a budget of \$35K.

Note: The inspections are on the schedule to be completed in April 2021, and the inspection report as well as the MRI proposal will be brought back to the Board for consideration upon receipt.

Lake E8-C required regrading. Littorals have been installed as well as planting Lakes E8A, H1-B, H1-A, E3-C and E1-E. Total cost for all - \$7,170.00. Plant types – Spike Rush, Pickerel Weed & Arrowhead.

Dry Retention:

Pond Apple: Removal of our over populated Pond Apple trees has been completed.

Erosion @ River 7 Tee: On October 22nd and as discussed with the Board at last month's meeting, there is an erosion concern on the golf course side of the retention adjacent to the weir structure that requires repairs. Staff has obtained one cost estimate for \$6K and is currently waiting for one additional quote. This will be brought to the Board at this month's meeting.

Dry Retention-Maintenance Plan: As discussed at last month's meeting, Staff to implement and present a Maintenance Plan during the January/February time frame to be included in the Long-Range Plan of future projects.

Sidewalk/Curb Repairs: At last month's meeting, the Board approved Collier Paving for \$13,171.47 – which has been executed. An additional proposal has been obtained to include an area adjacent to the Clubhouse and Pelican Sound Blvd for a cost of \$21,126.47 (agenda item). Bring the total - \$34,300.00.

Landscape Updates:

Palm Pruning: Pruning will be completed during the month of November, early December.

Hardwood Pruning: Hardwood's will be scheduled during the month of January.

Pine Straw: Installation of pine straw will be completed prior to the Thanksgiving holiday.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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RIVER RIDGE CDD

Key Activity Dates

Updated: November 2020

Description	Reference	Submit To	Due Date	MONTH/DATE
FPL and Outfall Ditch	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance completed 10/27/20. Staff obtaining cost to have the FPL drainage ditch dredged.	Jan/May/ July/Oct
Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Detention	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance completed 10/27/20	Jan/May/July/Oct
Street Sweeping @ 5 MPH	SOP	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 Forman with each visit.	January thru December
Aeration Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspection will be scheduled during the month of November with the second inspection schedule in July 2021.	November/July 2021
Annual Letter to the Residents		All Residents as well as PSGRC Staff	Annual news letter to be distributed to all residents during the January/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. Newsletter are to be emailed to Pelican Sound GM, Meadows Representative and Mailed to Estero Property Owners Association only.	2/15/2021
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.	10/1/2021 - Agenda Item - Presentation in October
Lake Littoral Plantings	SOP	N/A	Review of ponds for littoral supplemental planting during annual audit.	6/1/2021
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.	6/1/2021
Dry Retention	SOP	N/A	Staff to implement and present a Maintenance Plan in January/February time frame to be included in the Long Range Plan of future projects.	January/February 2021
Lake Bank Remediation	SOP	N/A	Continue to monitor E8-C for future repairs. Include lake bank review of E8-A during annual audit.	6/1/2021

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)	4/15/2021
Culvert/Interconnecting Drain Pipe Inspection and cleanout	SOP	N/A	Annual inspection and report of all District roadside catch basins, interconnect piping and outfall structures. This project has been scheduled for April 2021. Note: Moving forward, this is to be a yearly agenda item for Board's consideration. Yearly cleaning to be scheduled during the month of May.	April 2021 Inspection/Cleaning May 2021
Corkscrew Projects	SOP	N/A	Project to be scheduled in May 2021 - Pavers at Round-about	May-21
Road & Gutter Inspections	SOP	N/A	Annual Inspection to be completed by the District Engineer during the month of October.	October 2021.
Sidewalk Inspections	SOP	N/A	Inspection completed in November 2020 by the PSGRC & by the District Engineer. Note: Sidewalk grinder to be rented @ a cost of \$750.00 per week as necessary.	January/May/November
(8) Tee Box Canna Lilly	SOP	N/A	Staff to mow Canna Lilly at this location on an annual basis as may be necessary at the end of rainy season. This project was delayed due to COVID-19 with the crew responsible. It is scheduled to be completed the week of November 16th.	11/16/2020
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.	6/1/2021
Proposed Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by June 15 each year. Long Range Capitol Improvements forecast to include landscape plans from the PSGRC.	6/15/2021
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.	9/15/2021
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal year with an effective of October 1st thru September 30th	10/1/2021
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.	10/1/2021

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

*River Club Conference Center (upstairs above the Fitness Center)
4784 Pelican Sound Boulevard, Estero, Florida 33928*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME	ROOM
October 27, 2020	Regular Meeting	1:00 PM	Sound
Join Zoom Meeting: https://us02web.zoom.us/j/89481350560 Meeting ID: 894 8135 0560 Dial by your location: 1-929-205-6099 Meeting ID: 894 8135 0560			
November 17, 2020*	Regular Meeting	1:00 PM	Sound
December 8, 2020**	Regular Meeting	1:00 PM	Sound
January 26, 2021	Regular Meeting	1:00 PM	Sound
February 23, 2021	Regular Meeting	1:00 PM	Sound
March 23, 2021	Regular Meeting	1:00 PM	Sound
April 27, 2021	Regular Meeting	1:00 PM	Sound
May 25, 2021	Regular Meeting	1:00 PM	Sound
June 22, 2021	Regular Meeting	1:00 PM	Sound
July 27, 2021	Regular Meeting	1:00 PM	Sound
August 24, 2021	Public Hearing & Regular Meeting	1:00 PM	Sound
September 28, 2021	Regular Meeting	1:00 PM	Sound

*Exceptions

*November meeting is one week earlier to accommodate the Thanksgiving holiday.
December meeting is two weeks earlier to accommodate the Christmas holiday.*