

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on February 23, 2021 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.

Present were:

Bob Schultz	Chair
Terry Mountford	Vice Chair
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
Bill Kurth	SOLitude Lake Management (SOLitude)
Lamar Stoltzfus	President of Pelican Sound HOA

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:02 p.m. Supervisors Schultz, Mountford, Blumenthal and Gilman were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

No members of the public spoke.

Mr. Blumenthal stated he received an email regarding an aerator box located at H1-B. Mrs. Adams stated that shrubbery would be installed to hide the equipment; an email was sent to the resident.

▪ **Updates: SOLitude Lake Management**

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

Mr. Kurth reported the following:

- A meeting was held with residents of Edgewater 1 to discuss Lake E4-A's ongoing issues. The bacteria grower pump failed, resulting in excessive algae growth; algae growth was significantly reversed when the pump was repaired.
- Lakes H1-A and H1-B have greatly improved.
- Lake H1-C would be treated with enzymes to treat algae.
- The Island Sound Lake responded well to the nanobubbler machine; the water was clearer but submersed weeds still required treatment.

A Board Member asked if additional maintenance was being considered to address noise from the Lake H1-B aerators. Mr. Kurth stated that aerator maintenance was performed and maintenance of the nanobubbler machine was scheduled. If shrubbery is installed it would likely lessen the noise. Mr. Long would address the issue.

Mr. Schultz stated a meeting was held with the Village of Estero. Mr. Kurth stated he felt that the meeting was good; however, in his opinion, concerns raised by the Village of Estero were unfounded. He was confident in his statements that, although the District reuses water for irrigation, he does not believe the District has the same water quality issues as other communities. The majority of the lakes do not have significant algae problems and he does not believe there is a significant nutrient problem.

Mr. Schultz stated that the Village of Estero was interested in improving overall water quality, in particular, in the Estero River; however, water feeds in from areas outside the Village, which makes it difficult to address. Discussion ensued regarding the Village of Estero's water study with Bonita Bay and a proposal submitted to the Village of Estero by Dr. Thomas, at Florida Gulf Coast University (FGCU). Mr. Schultz noted that Lee County has a separate unrelated ongoing water quality initiative.

THIRD ORDER OF BUSINESS

Consideration of Qualified Elector Candidates to Fill Unexpired Term of Seat 5; (Term Expires November, 2024)

- A. Anina Bachrach
- B. Clifford E. Bickerton
- C. Robert W. DeWolfe
- D. Lisa Drescher
- E. Kevin R. Ofenloch
- F. Dawn Poinsett
- G. Robert Twombly

Mr. Schultz stated he was happy to see so many interested in serving in the District. The Supervisors discussed their priorities, and preferred candidates and the reasons for their preferences. Mr. Schultz nominated Robert Twombly. No other nominations were made.

On MOTION by Mr. Schultz and seconded by Mr. Mountford, with all in favor, the appointment of Mr. Robert Twombly to Seat 5, term expires November 2024, was approved.

Mrs. Adams would email a letter to those candidates that were not selected.

FOURTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Appointed Supervisor *(the following will 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

The Oath of Office would be administered at the next meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-05, 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

This item was deferred to the next meeting.

SIXTH ORDER OF BUSINESS

Updates: SOLitude Lake Management

This item was presented following the Second Order of Business.

SEVENTH ORDER OF BUSINESS

Discussion: #9 River Crosswalk

- A. Who Has the Right-of-Way at the Crosswalk?**
- B. Signage for Golf Cart Crossing After River #9**

Mr. Krebs presented suggestions and a change order for existing signage. He discussed visibility, existing signage, shrubbery, traffic flow and the need to inform golf cart drivers that vehicular traffic does not stop. Discussion ensued regarding the need to reduce the District's liability, costs and adding and relocating signs.

Mr. Pires discussed the need for The Club to inform its members to yield the right-of-way to vehicular traffic and make a full stop at all golf cart stop signs. Mr. Krebs would obtain a cost estimate from Lykins-Signtek for signage and to place a "stop bar ahead" sign to the existing golf warning sign.

EIGHTH ORDER OF BUSINESS

Continued Discussion: CIP and Financing

- Consideration of Assessment Validation Report**

Mr. Adams presented Table A "Opinion of Probable Costs for the 2021 Capital Improvement Plan". Discussion ensued regarding the validation process, assessments, financing options and setting a maximum assessment level. Mr. Adams recommended a not-to-exceed assessment of \$500 or \$750 based on the urgency of projects and the comfort level of the community. Mr. Adams would provide assessment options for discussion at the next meeting.

NINTH ORDER OF BUSINESS

Discussion: Long-Term Planning

- **Association Funding and Acquisition Agreement**

Mr. Pires discussed his revisions to the Agreement. Mr. Adams would obtain clarification regarding the language related to voiding of the warranty, noted on Page 13. Discussion ensued regarding whether the proposal amounts were within applicable limits.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2021

Mrs. Adams presented the Unaudited Financial Statements as of January 31, 2021 and an analysis of the Pelican Sound Program, which was distributed to the Board and would be updated monthly.

Mr. Blumenthal noted the following change required to the Check Register:

Check #5952 to Woodward, Pires and Lombardo, P.A.: Code to Legal expense.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Consideration of January 26, 2021 Regular Meeting Minutes

Mrs. Adams presented the January 26, 2021 Regular Meeting Minutes.

The following changes were made:

Line 13: Move "Larry Fiesel" to "Also present"

Line 28: Change "Marshall Touse" to "Lamar Stoltzfus" and delete "Vice"

Line 45: Change "presented" to "recognized"

Line 49: Change "accepted" to "acknowledged"

Line 107: Change "District's" to "Club's"

Line 142: Change "Touse" to "Stoltzfus"

Line 149: Change "Mountford" to "Blumenthal"

Line 155: Change "Acquisition" to "Reimbursement"

Line 225: Change "Craft" to "Graft"

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the January 26, 2021 Regular Meeting Minutes, as amended, were approved.

• **Active Action and Agenda Items**

Item 3: Work was postponed until the spring of 2021. Mr. Krebs would request updated quotes and paver bids.

Item 5: Scheduled for April 2021.

Item 6: Would be scheduled after the Season.

Item 7: Completed. Monitoring would continue.

Items 8, 9, 15 and 19: Completed.

Item 10: Would be completed by SOLitude after Easter.

Item 12: Mr. Krebs would participate, as required.

Item 13 and 14: Mr. Krebs would provide a proposal.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

There being nothing additional to report, the next item followed.

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

There being nothing additional to report, the next item followed.

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

I. Key Activity Dates

The Key Activity Dates list was provided for informational purposes. Mrs. Adams stated that the Key Activity Dates would be corrected to reflect that the next Annual Letter to the Residents would be mailed in 2022.

The February Field Operations Report was provided for informational purposes.

II. NEXT MEETING DATE: March 23, 2021 at 1:00 P.M.

○ **QUORUM CHECK**

All Supervisors confirmed their attendance at the March 23, 2021 meeting.

THIRTEENTH ORDER OF BUSINESS

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

Mr. Schultz suggested the District examine the Florida Power & Light (FPL) charges. Mr. Adams noted that the contract was with the PSGRC. Mr. Long and Mr. Adams would review the account.

Mr. Schultz stated that a Pelican Sound member asked for attendance, via Zoom, to be offered for public participation. Discussion ensued regarding advertising requirements and technology accommodations. Mrs. Adams would make accommodations for future meetings to offer participation via Zoom.

▪ **Association Funding and Acquisition Agreement**

Discussion of this item, previously the Ninth Order of Business, resumed.

Mr. Pires suggested approving the Funding Reimbursement Agreement and the Metro Pumping Systems, Inc. (MPSI) contract, subject to confirmation from the District Engineer that the cost of the project, as adjusted, would be under the \$300,000 threshold established in 255.20 Florida Statutes, using the Engineer News Record Business Cost Index. Mr. Krebs would provide the required documentation.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, the Pelican Sound Golf and River Club Contract and the Metro Pumping Systems, Inc. Contract, subject to confirmation from the District Engineer that the cost of the project, as adjusted, is below the \$300,000 threshold established in 255.20 Florida Statutes, using the Engineer News Record Business Cost Index, was approved.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the meeting adjourned at 2:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair