

# **RIVER RIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**March 23, 2021**

**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**

March 16, 2021

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 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 and via Zoom at <https://us02web.zoom.us/j/88149819964>, Meeting ID **881 4981 9964** or telephonically at **1-929-205-6099**, Meeting ID **881 4981 9964**. 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 Supervisor Robert Twombly *(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
4. 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
5. Updates: SOLitude Lake Management

6. Consideration of Lykins-Signtek, Inc. Proposal for Signage Installation/Relocation at Golf Cart Crossings in Pelican Sound
7. Continued Discussion: Capital Reinvestment Plan and Financing Options/Assessment Levels
8. Acceptance of Unaudited Financial Statements as of February 28, 2021
9. Consideration of February 23, 2021 Regular Meeting Minutes
  - Active Action and Agenda Items
10. Staff Reports
  - A. District Counsel: *Woodward Pires & Lombardo, P.A.*
  - B. District Engineer: *Hole Montes, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Key Activity Dates
    - II. NEXT MEETING DATE: April 27, 2021 at 1:00 P.M.

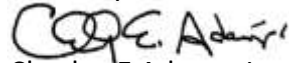
• QUORUM CHECK

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
Bob Twombly	<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**

**4**

**RESOLUTION 2021-05**

**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 23<sup>rd</sup> day of March, 2021.**

**ATTEST:**

**RIVER RIDGE COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

**From:** Charlie Krebs <[CharlieKrebs@hmeng.com](mailto:CharlieKrebs@hmeng.com)>  
**Sent:** Tuesday, March 2, 2021 8:30 AM  
**To:** Jim Geiger <[jim@lykins-signtek.com](mailto:jim@lykins-signtek.com)>  
**Cc:** Cleo Adams <[crismond@whhassociates.com](mailto:crismond@whhassociates.com)>  
**Subject:** River Hall CDD - Golf Cart Crossings

Jim,

Can you provide with the cost to install signage at several golf cart crossings located at Pelican Sound? I have attached a link below to a set of exhibits that show the location and the layout of the signs at each crossings.

 <https://hmeng-my.sharepoint.com/:b:/p/charliekrebs/EWPPJ6SYpXVGgo3TBN3tfnIBELIpCBRfrTfm3DTUXJayrA?e=zlOg62>

Please check my quantities but I counted

6 new R1-1 Stop Sign (Smallest FDOT approved sign) facing golf cart path signs.  
6 new W4-4P Cross Traffic Does Not Stop signs.  
15 new W11-11 Golf Cart Crossings warning signs.  
10 new W16-7P Arrow signs.  
10 new W16-2P Ahead signs.

5 existing W11-11 signs to be relocated.

These would all be on the decorative posts. The proposal needs to be made out to River Ridge CDD.

Let me know if you have any questions.

**Charles L. Krebs, P.E.**  
Project Manager/Associate

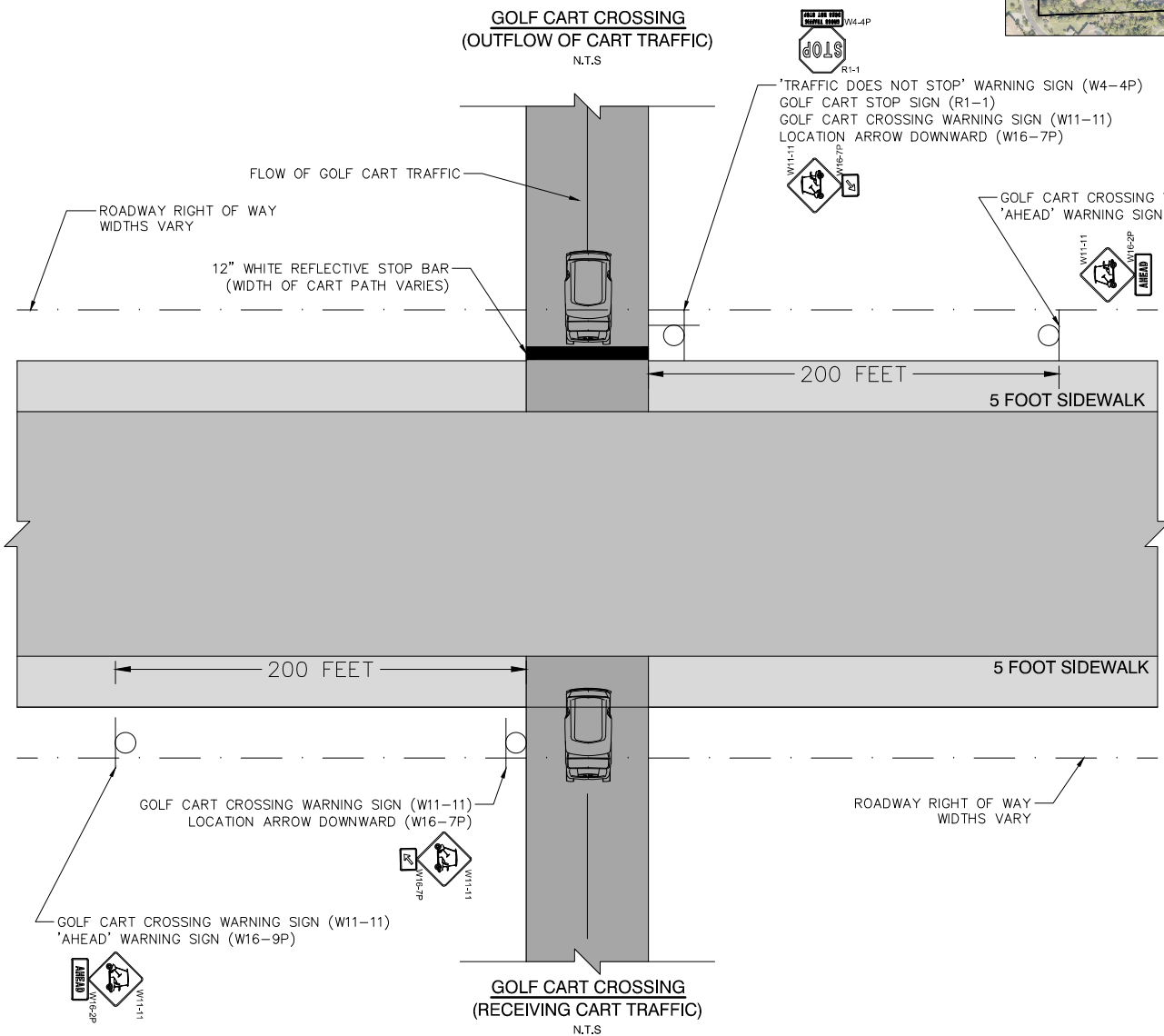
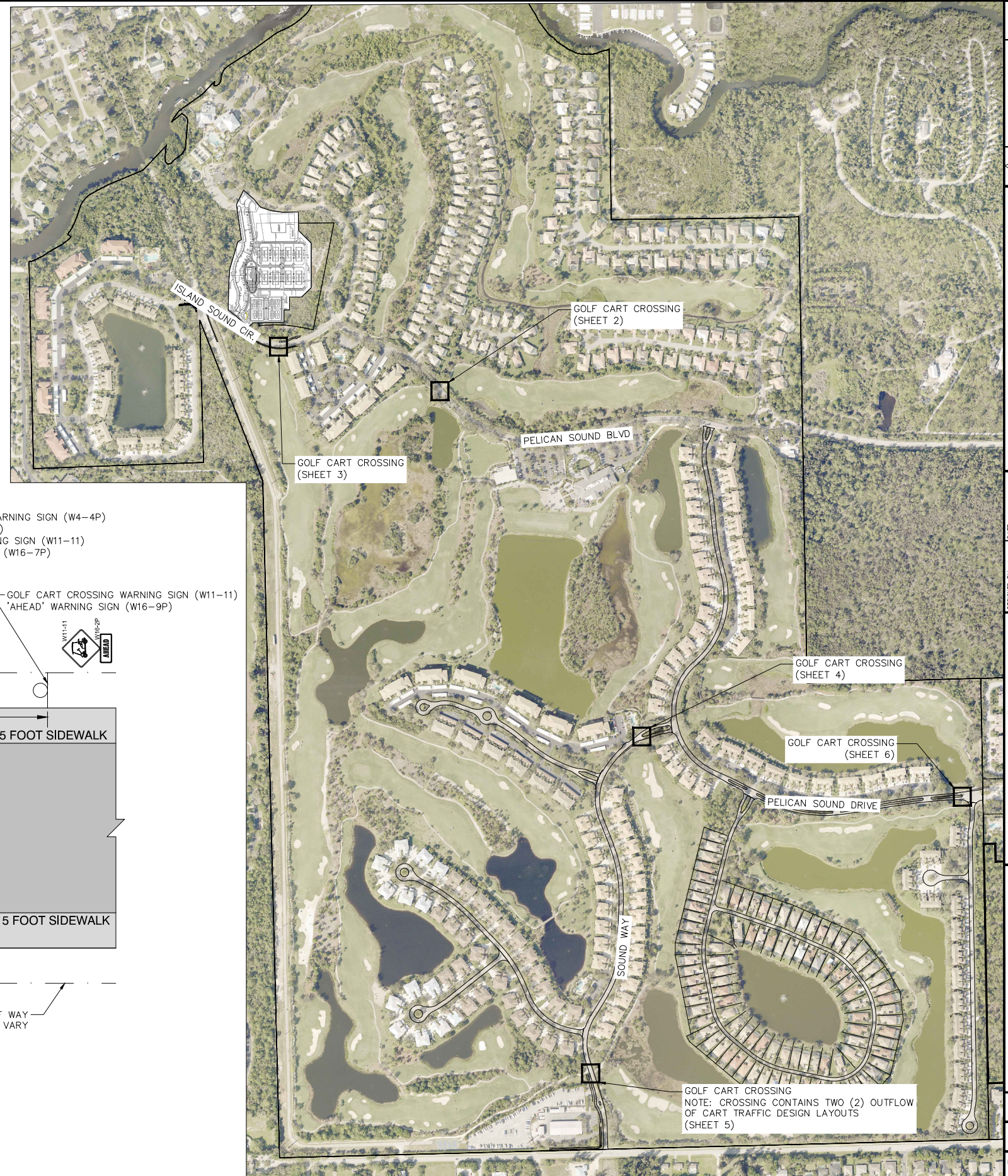


6200 Whiskey Creek Drive  
Fort Myers, FL 33919 USA  
Main Line: (239) 985-1200  
Direct Line: (239) 985-1214  
Cell Phone: (239) 910-3030  
Facsimile: (239) 985-1259

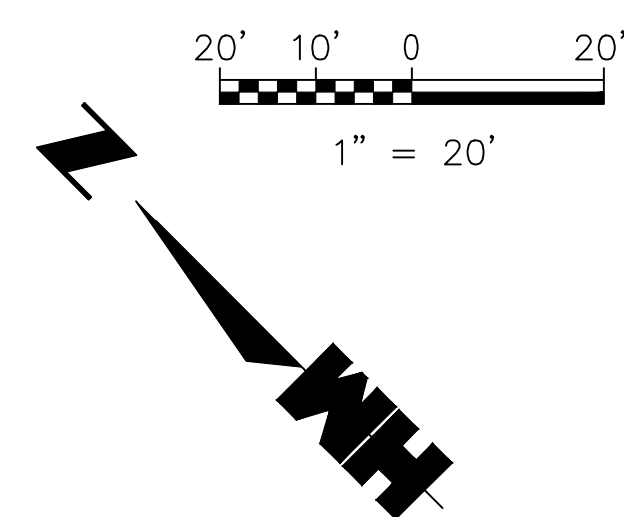


**GOLF CART CROSSING NOTES:**

1. SIGHT TRIANGLES ARE BASED ON FDOT'S 2020 DESIGN MANUAL: INDEX 212
  - 1.1. CROSSING SHOULD HAVE A MINIMUM VISIBLE SIGHT LINE OF 150'.
2. CART CROSSING WARNING SIGN DISTANCES ARE BASED ON FDOT'S ENGINEERING MANUALS: MID-BLOCK CROSSING SECTION 5.1
  - 2.1. THE FIRST WARNING SIGN SHOULD BE PLACED 200 FEET BEFORE THE CROSSING.
  - 2.2. A SECONDARY WARNING SIGN SHOULD BE PLACED AT THE CROSSING.



6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No. 1772	
<b>HM</b> HOLE MONTES ENGINEERS - PLANNERS - SURVEYORS	
DESIGNED BY: TPB DRAWN BY: TPB CHECKED BY: CLK VERTICAL SCALE: NTS	DATE: 02/2021 DATE: 02/2021 DATE: 02/2021 HORIZONTAL SCALE: NTS
<b>GOLF CART CROSSING DETAILS EXHIBIT</b>	
<b>RIVER RIDGE CDD PELICAN SOUND GOLF &amp; RIVER CLUB</b>	
CAD FILE NAME: GOLF CART CROSS	
DRAWING NO.: 1	
PROJECT NO.: 1996.028	SHEET: 1



**IMPROVEMENTS NOTES:**

1. GOLF CART CROSSING WARNING SIGNS TO BE INSTALLED 200' PRIOR TO CROSSING IN BOTH DIRECTIONS WITH W16-9P (AHEAD) SIGN BELOW.
2. 'CROSS TRAFFIC DOES NOT STOP' (W4-4P) SIGN TO BE FITTED BELOW EXISTING CART STOP SIGNS ON NORTH SIDE.
3. GOLF CART CROSSING WARNING SIGNS WITH ARROW (W16-7P) TO BE FITTED ABOVE EXISTING CART STOP SIGNS FOR NORTH SIDES.
  - 3.1. EXISTING WARNING SIGNS MAY BE REUSED.
4. SOUTH SIDE CART CROSSING WARNING SIGN TO BE RELOCATED AND FITTED WITH ARROW (W16-7P)
5. SOUTH SIDE GOLF CART STOP SIGN TO BE REPLACED WITH R1-1 STOP SIGN
6. 12" WHITE REFLECTIVE STOP BAR TO BE INSTALLED AT BOTH CART STOP SIGNS

DESIGNED BY	TPB	DATE	02/2021
DRAWN BY	TPB	DATE	02/2021
CHECKED BY	CLK	DATE	02/2021
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 20'

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Fort Myers, FL 33919  
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Florida Certificate of  
Authorization No. 1772

**H.M.**  
**HOLE MONTES**  
ENGINEERS-PLANNERS-SURVEYORS



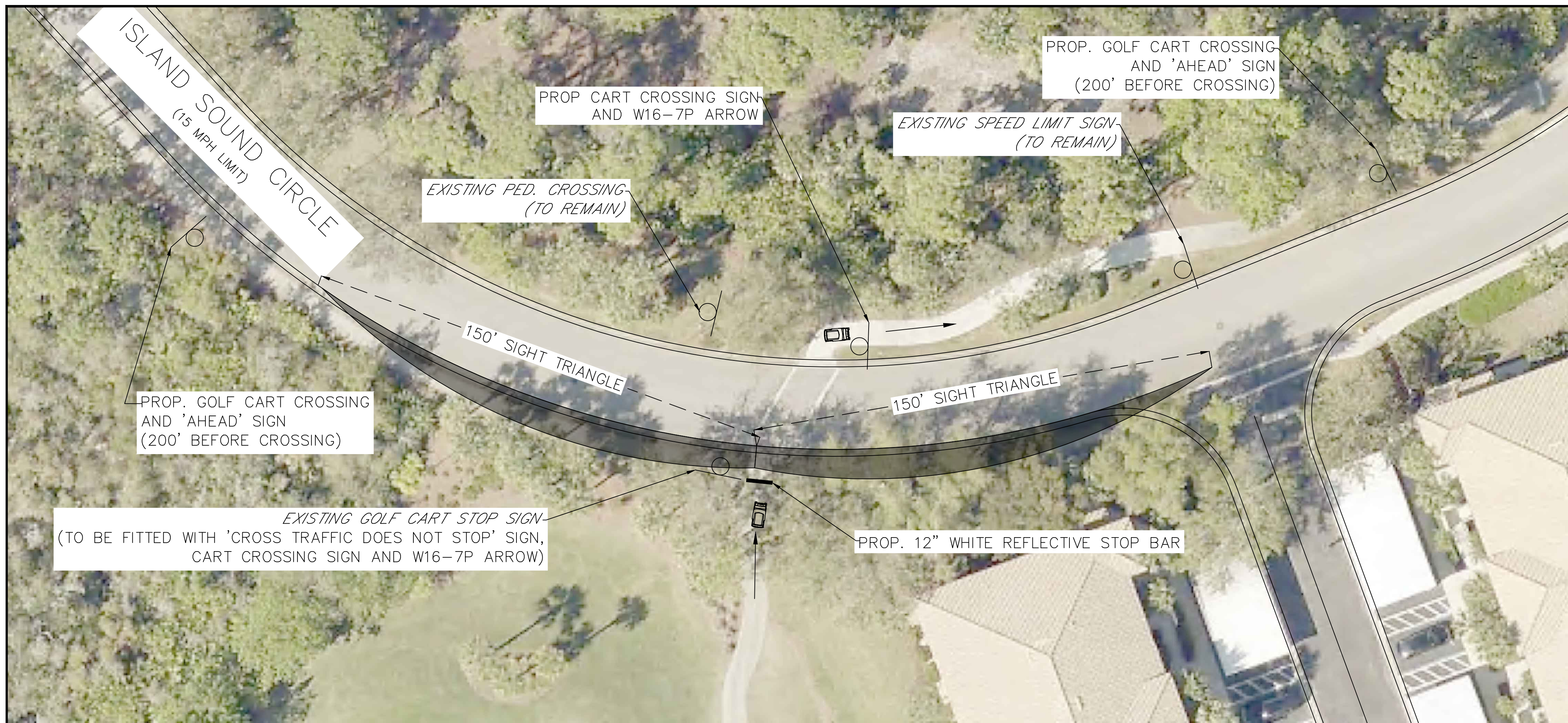
**GOLF CART CROSSING  
(WEST SIGHT LINE VIEW)**



**GOLF CART CROSSING  
(EAST SIGHT LINE VIEW)**

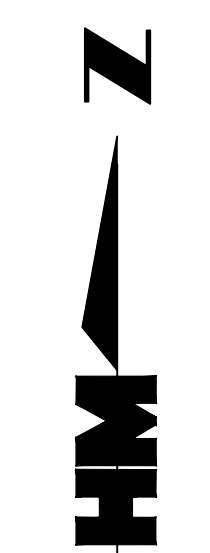
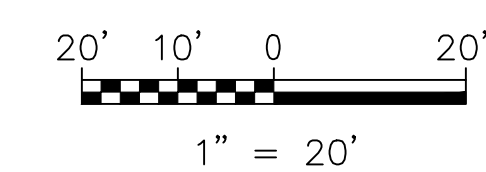
**RIVER RIDGE CDD**  
**PELICAN SOUND GOLF & RIVER CLUB**

CAD FILE NAME:	GOLF CART CROSS
DRAWING NO.:	1
PROJECT NO.:	1996.028
SHEET:	2



**IMPROVEMENTS NOTES:**

1. GOLF CART CROSSING WARNING SIGNS TO BE INSTALLED 200' PRIOR TO CROSSING IN BOTH DIRECTIONS WITH W16-9P (AHEAD) SIGN BELOW.
2. 'CROSS TRAFFIC DOES NOT STOP' (W4-4P) SIGN TO BE FITTED BELOW EXISTING CART STOP SIGN.
3. GOLF CART CROSSING WARNING SIGNS WITH ARROW (W16-7P) TO BE FITTED ABOVE EXISTING CART STOP SIGN ON SOUTH SIDE OF CROSSING.
4. GOLF CART CROSSING WARNING SIGNS WITH ARROW (W16-7P) TO BE INSTALLED ON NORTH SIDE OF CROSSING.
5. 12" WHITE REFLECTIVE STOP BAR TO BE INSTALLED AT CART STOP SIGN



DESIGNED BY	TPB	DATE	02/2021
DRAWN BY	TPB	DATE	02/2021
CHECKED BY	CLK	DATE	02/2021
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 20'

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**HM**  
**HOLE MONTES**  
ENGINEERS-PLANNERS-SURVEYORS

**RIVER RIDGE CDD**  
**PELICAN SOUND GOLF**  
**& RIVER CLUB**

CAD FILE NAME:  
GOLF CART CROSS

DRAWING NO.:  
1

PROJECT NO.:  
1996.028

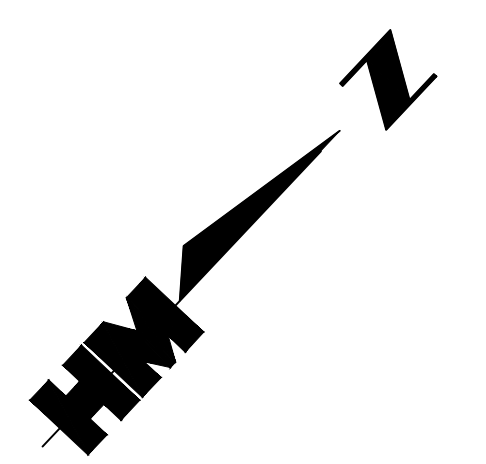
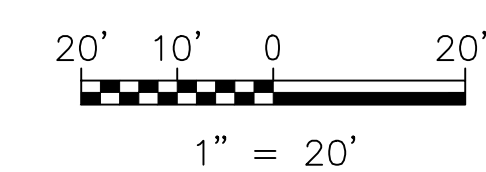
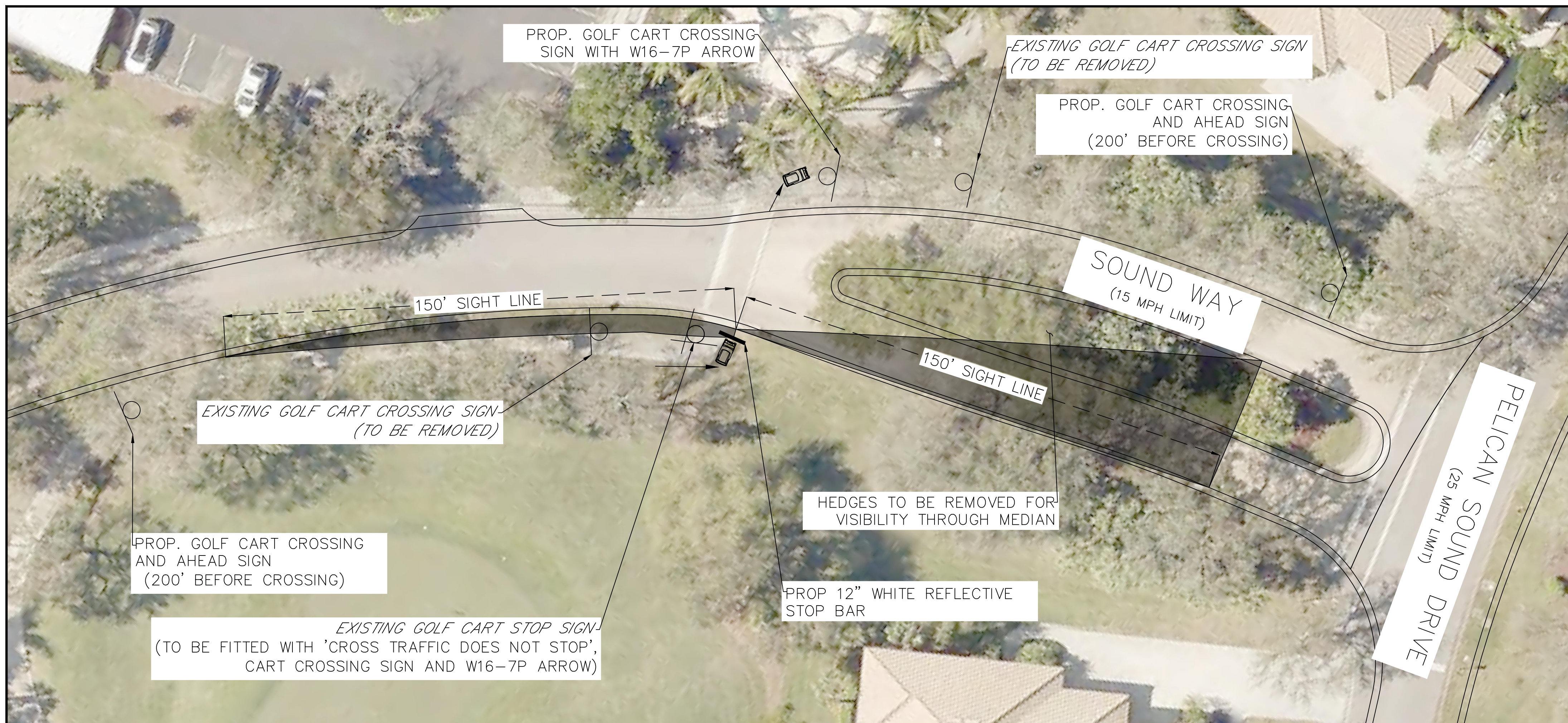
SHEET:  
3



**GOLF CART CROSSING**  
**(WEST SIGHT LINE VIEW)**



**GOLF CART CROSSING**  
**(EAST SIGHT LINE VIEW)**



**IMPROVEMENTS NOTES:**

1. GOLF CART CROSSING WARNING SIGNS TO BE INSTALLED 200' PRIOR TO CROSSING WITH W16-9P (AHEAD) SIGN BELOW IN BOTH DIRECTIONS .
2. 'CROSS TRAFFIC DOES NOT STOP' (W4-4P) SIGN TO BE FITTED BELOW EXISTING CART STOP SIGN.
3. GOLF CART CROSSING WARNING SIGNS (W11-11) WITH ARROW (W16-7P) TO BE INSTALLED ON BOTH SIDES.
  - 3.1. SIGNS TO BE INSTALLED ABOVE EXISTING STOP SIGN ON SOUTH SIDE.
  - 3.1. EXISTING WARNING SIGNS MAY BE REUSED.
4. 12" WHITE REFLECTIVE STOP BAR TO BE INSTALLED AT CART STOP SIGN
5. MEDIAN HEDGES ARE TO BE REMOVED TO PROVIDE ADEQUATE VISIBILITY .

DESIGNED BY	DATE	TPB	DATE	TPB	DATE	CHK	DATE	VERTICAL SCALE	HORIZONTAL SCALE
	02/2021		02/2021		02/2021		02/2021	N/A	1"=20'
6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No. 1772									
 <b>H.M. HOLE MONTES</b> ENGINEERS-PLANNERS-SURVEYORS									
REVISIONS	NUMBER	DATE							



**GOLF CART CROSSING  
(WEST SIGHT LINE VIEW)**

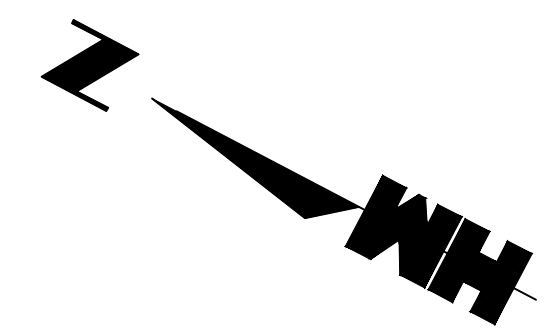
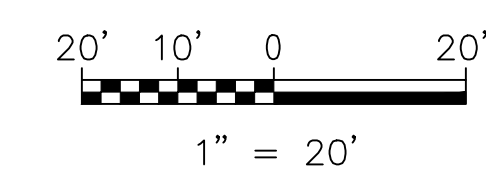


**GOLF CART CROSSING  
(EAST SIGHT LINE VIEW)**

**GOLF CART CROSSING  
(SOUND WAY)**

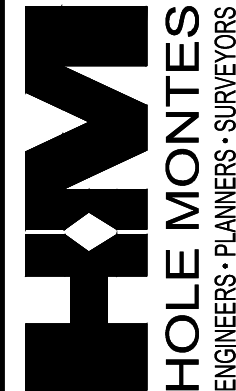
**RIVER RIDGE CDD  
PELICAN SOUND GOLF  
& RIVER CLUB**

CAD FILE NAME: GOLF CART CROSS	
DRAWING NO.:	1
PROJECT NO.:	1996.028
SHEET:	4



**IMPROVEMENTS NOTES:**

1. NORTH CART STOP SIGN TO BE RELOCATED TO SOUTHEAST SIDE OF CART PATH.
2. GOLF CART CROSSING WARNING SIGNS TO BE INSTALLED 200' PRIOR TO CROSSING IN BOTH DIRECTIONS WITH W16-9P (AHEAD) SIGN BELOW.
3. 'CROSS TRAFFIC DOES NOT STOP' (W4-4P) SIGN TO BE FITTED BELOW EXISTING CART STOP SIGNS ON BOTH SIDES.
4. GOLF CART CROSSING WARNING SIGNS (W11-11) WITH ARROW (W16-7P) TO BE FITTED ABOVE EXISTING CART STOP SIGNS FOR BOTH SIDES.
5. 12" WHITE REFLECTIVE STOP BAR TO BE INSTALLED AT CART STOP SIGNS

DESIGNED BY	DATE	TPB	DATE	TPB	DATE	CHK	DATE	CHK	DATE	VERTICAL SCALE	HORIZONTAL SCALE
	02/2021		02/2021		02/2021		02/2021		02/2021	N/A	1"=20'
6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No. 1772											
 <b>HOLE MONTES</b> ENGINEERS-PLANNERS-SURVEYORS											
REVISIONS NUMBER DATE											



**GOLF CART CROSSING  
(NORTHWEST SIGHT LINE VIEW)**

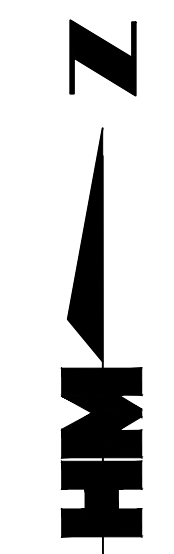
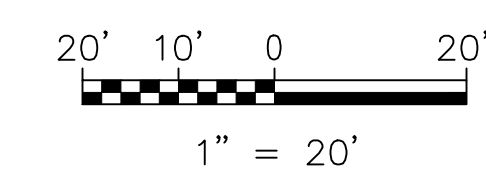


**GOLF CART CROSSING  
(SOUTHEAST SIGHT LINE VIEW)**

**GOLF CART CROSSING  
(SOUND WAY #2)**

**RIVER RIDGE CDD  
PELICAN SOUND GOLF  
& RIVER CLUB**

CAD FILE NAME: GOLF CART CROSS	
DRAWING NO.:	1
PROJECT NO.:	1996.028
SHEET:	5



DESIGNED BY	TPB	DATE	02/2021
DRAWN BY	TPB	DATE	02/2021
CHECKED BY	CLK	DATE	02/2021
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1"=20'

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**HMM**  
**HOLE MONTES**  
ENGINEERS-PLANNERS-SURVEYORS

**IMPROVEMENTS NOTES:**

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2. 'CROSS TRAFFIC DOES NOT STOP' (W4-4P) SIGN TO BE FITTED BELOW EXISTING CART STOP SIGNS ON THE NORTH SIDE.
3. GOLF CART CROSSING WARNING SIGNS (W11-11) WITH ARROW (W16-7P) TO BE INSTALLED ON BOTH SIDES.
  - 3.1. NORTH SIDE TO BE FITTED ABOVE EXISTING CART STOP SIGN
  - 3.2. EXISTING WARNING SIGNS MAY BE REUSED.
4. 12" WHITE REFLECTIVE STOP BAR TO BE INSTALLED AT CART STOP SIGNS



**GOLF CART CROSSING  
(WEST SIGHT LINE VIEW)**



**GOLF CART CROSSING  
(EAST SIGHT LINE VIEW)**

**GOLF CART CROSSING  
(PELICAN SOUND DRIVE)**

**RIVER RIDGE CDD  
PELICAN SOUND GOLF  
& RIVER CLUB**

CAD FILE NAME:	GOLF CART CROSS
DRAWING NO.:	1
PROJECT NO.:	1996.028
SHEET:	6

Date: 3/2/2021  
Estimate # : 39412  
Created By:  
Jim Geiger  
239-594-8494  
jim@lykins-signtek.com



5935 Taylor Rd.  
Naples FL. 34109

PHONE 239-594-8494  
FAX

**Estimate/Contract**

Prepared By Lykins Signtek, Inc. for : HOLE MONTES, INC C/O RIVER RIDGE CDD  
Address: 6200 WHISKEY CREEK DR FORT MYERS FL 33919

To: CHARLES KREBS

Phone: 985-1214

From: Jim Geiger

Fax: 985-1259

Quote Description: PELICAN SOUND TRAFFIC SIGNS

Item Description	Quantity	@	Price
1) 3" beaded post, naples base, ball finial, 1x1 tube frame for 24" GOLF CART CROSSING, 24w 12 ARROW (left) and on right side of post place 24" STOP w/24wx12h yellow reflec CART TRAFFIC SOES NOT STOP inserts	6	\$1,490.00	\$8,940.00
2) 3" beaded post, naples base, ball finial, 1x1 tube frame for 24" GOLF CART CROSSING, and 24w 12"h yellow reflec AHEAD Installed.	10	\$980.00	\$9,800.00
3) 3" beaded post, naples base, ball finial, 1x1 tube frame for 24" GOLF CART CROSSING, and 24w 12"h yellow reflec ARROW (left) Installed.	4	\$980.00	\$3,920.00
4) 3" beaded post, naples base, ball finial, 1x1 tube frame for 24" STOP Installed.	1	\$710.00	\$710.00
5) Remove/relocate existing short post GOLF CART CROSSING signs	5	\$95.00	\$475.00

I accept the above proposal and agree to pay for said work promptly upon completion of same.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Deposit Amount: \_\_\_\_\_ CHECK/CC # \_\_\_\_\_

**Terms and Conditions:**

Prices on this estimate are valid for 30 days.

A deposit of 60% is required for CBU's and 50% on other products with the balance due upon completion.

Signing of this document constitutes a legal and binding contract between parties named on this agreement.

Customer is responsible for landscape amenities within install area or as required for permitting

Lykins Signtek is NOT responsible for Irrigation or Private Underground Lines.

Goods sold remain the property of seller until paid in full.

Customer agrees to provide necessary information to obtain permit, electrical supply to sign or fixture location, and/or provide color and logo information where specified.

Customer is responsible for any cap rock, lime rock or unforeseen digging conditions

1.5 % Monthly Late Fee applied to all past due invoices

**Warranties:**

Workmanship: All signs or fixtures fabricated and installed by Lykins Signtek and its affiliates are warranted against defects in material and workmanship for one year, parts and labor.

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**Sub Total: \$23,845.00**  
**Lee Sales Tax: \$1,549.93**  
**Total: \$25,394.93**

**\*\*NOTE :**

**Signs are custom produced to your specifications.**  
**All orders of \$250.00 or less require pre-payment unless prior credit arrangements are in place.**

I accept the above proposal and agree to pay for said work promptly upon completion of same.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Deposit Amount: \_\_\_\_\_ CHECK/CC # \_\_\_\_\_

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1.5 % Monthly Late Fee applied to all past due invoices

**Warranties:**

**Workmanship: All signs or fixtures fabricated and installed by Lykins Signtek and its affiliates are warranted against defects in material and workmanship for one year, parts and labor.**





## Standard Terms & Conditions

### **Design Approval**

Customer approval of the design proof is a contractual agreement authorizing Lykins-Signtek to release the order for production and installation as approved. Any subsequent request to change product Specifications, content, location, or method of installation may result in a Change Order and additional charges. Quotes, Orders, Payments Prices on our quotes are valid for 30 days. Prices are subject to change as a result of material changes in customs duties or tariffs.

### **Quotes, Orders, Payments**

Prices on our quotes are valid for 30 days. Prices are subject to change as a result of material changes in customs duties or tariffs.

If you are tax exempt, you must submit your tax certificate to us with your order or deposit, or sales tax will be irrevocably due. Orders are custom produced to your specifications. Unless other payment arrangements are in place, a down payment or advance payment is required to place an order, as follows:

- Advance payment is required for all orders ≤\$250
- Advance payment is required for all repair orders
- Advance payment of the standard fee is required for all permitting and engineering charges
- A deposit of 60% of order is required for all commercial mailbox systems
- A deposit of 50% of order is required for all other items

The balance is due upon completion. Past due invoices will be subject to a 1.5% monthly interest.

Goods sold remain the property of Lykins-Signtek until paid in full and we reserve the right to recover unpaid

### **Cancellation**

Should a custom order be cancelled by the customer, a cancellation fee equal to the greater of 10% of order total OR the actual completed portion of the order, plus any custom-ordered parts and any design, permitting, and engineering fees, will apply and will be due or deducted from any refunds. Standard product order cancellations may be subject to a 20% restocking fee.

### **Customer Responsibilities**

Unless other contractual arrangements have been made, and where applicable, customer is responsible for the timely provision of:

- Special fonts, color specifications, and high-resolution images or vector files for artwork
- Landlord or property manager approval, supporting information and documents required for permitting
- Property survey and location marking for any ground signs
- Removal/disposal of old signs and patching/caulking/painting of walls prior to installation of new signs
- A dedicated electrical circuit with a junction box located directly at or behind an electrical sign, within max. 6 ft of the sign.
- Reasonable access to the sign and any junction box or wiring path of an electrical sign. Access must be possible by ladder, lift, or bucket truck for installation and servicing purposes (ceiling access panel size min. 22.5" x 36" per NEC).

Permits posted must remain on-site until all inspections are signed off by the inspector. We recommend keeping

### **Installation and Service**

When installation is included with your order or service is provided, Lykins-Signtek is NOT liable for:

- Damage to unmarked irrigation systems or private underground lines.
- Hidden obstructions or unusual digging conditions such as buried concrete, cap rock, lime rock or high water tables
- Landscaping removal, restoration, or supply to satisfy sign code and permit requirements
- The preservation, condition or storage of prior signs or mailboxes removed at customer's request

Additional charges may apply.

Please note that our Installers are not authorized to modify the product or change installation locations in the field without formal client approval through a Change Order.

### **Warranty**

Our standard limited warranty covers parts and labor for one year from date of installation. Warranty coverage is contingent on full payment. Request our Warranty Form for details.

Monument Signs – Business Signs – Mailboxes – Street Traffic Signs – Illuminated Signs – ADA Signs – Vehicle Graphics  
Project Signs – Pylon Signs – Flagpoles – Window Graphics – Plaques – Realty Signs – Bulletin Boards – Banners  
Electrical Sign Service and LED conversions

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2021**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 28, 2021**

	General Fund	Special Revenue Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash			
SunTrust			
Operating	\$ 203,627	\$ -	\$ 203,627
Loan account 2019	-	75,316	75,316
SRF - Pelican Sound	-	536,639	536,639
Florida Community Bank			
Note reserve 2016	-	9,995	9,995
Note reserve 2019	-	9,995	9,995
Total assets	<u>\$ 203,627</u>	<u>\$ 631,945</u>	<u>\$ 835,572</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE</b>			
Unassigned	<u>203,627</u>	<u>631,945</u>	<u>835,572</u>
Total fund balance	<u>203,627</u>	<u>631,945</u>	<u>835,572</u>
Total liabilities and fund balance	<u>\$ 203,627</u>	<u>\$ 631,945</u>	<u>\$ 835,572</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 6,287	\$ 204,255	\$ 214,350	95%
Interest & miscellaneous	2	11	750	1%
Total revenues	<u>6,289</u>	<u>204,266</u>	<u>215,100</u>	95%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,077	5,383	10,918	49%
Management/accounting	4,284	21,420	51,408	42%
Audit	-	-	7,100	0%
Special assessment preparation	-	6,500	6,500	100%
Legal fees	1,806	2,646	10,000	26%
Engineering	1,098	3,064	10,000	31%
NPDES reporting filing	955	3,605	13,000	28%
Telephone	33	167	400	42%
Postage	110	452	1,000	45%
Insurance	-	6,733	7,100	95%
Printing & binding	63	313	750	42%
Legal advertising	-	349	1,000	35%
Contingencies	17	163	3,880	4%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	-	705	0%
ADA website compliance	-	-	210	0%
Property taxes	-	9	-	N/A
Total administrative	<u>9,443</u>	<u>50,979</u>	<u>124,146</u>	41%
<b>Field services</b>				
Other contractual - field management				
Q & A	217	1,084	2,601	42%
Contingencies	-	-	1,000	0%
Other contractual	11,050	11,050	40,000	28%
Street lighting	290	1,152	4,500	26%
Plant replacement	-	-	4,000	0%
Street sweeping	-	-	10,000	0%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	6,720	20,000	34%
Total field services	<u>11,557</u>	<u>20,006</u>	<u>84,601</u>	24%

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees and charges</b>				
Property appraiser	-	1,571	1,725	91%
Tax collector	-	616	2,588	24%
Total other fees and charges	<u>-</u>	<u>2,187</u>	<u>4,313</u>	51%
Subtotal expenditures: general	<u>21,000</u>	<u>73,172</u>	<u>213,060</u>	34%
Net change in fund balances	(14,711)	131,094	2,040	
Fund balances - beginning				
Unassigned	218,338	72,533	59,650	
Fund balances - ending				
Unassigned	72,948	203,627	61,690	
Fund balances - ending	<u>\$ 203,627</u>	<u>\$ 203,627</u>	<u>\$ 61,690</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 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: Pelican Sound	\$ 16,963	\$ 551,125	\$ 578,500	95%
Interest & miscellaneous: Pelican Sound	5	14	500	3%
Total revenues	<u>16,968</u>	<u>551,139</u>	<u>579,000</u>	95%
<b>EXPENDITURES</b>				
<b>Professional services</b>				
Audit	-	-	3,400	0%
Legal	-	-	5,000	0%
Engineering	-	-	20,000	0%
Contingencies	62	199	600	33%
Total professional services	<u>62</u>	<u>199</u>	<u>29,000</u>	1%
<b>Other contractual</b>				
Field management	417	2,083	5,000	42%
Lake/wetland	16,196	47,233	95,000	50%
Drainage pipe annual inspection and cleaning	-	43,450	35,000	124%
Drainage pipe	-	3,700	-	N/A
Lake bank remediation	-	-	30,000	0%
Capital outlay	12,000	12,000	90,000	13%
Capital outlay - phase 2 pavers	-	-	15,000	0%
Roadway resurfacing- loan repayment	-	-	140,000	0%
Roadway RM/traffic calming	20,729	20,729	15,000	138%
Contingencies	-	6,000	125,000	0%
Total other contractual	<u>49,342</u>	<u>135,195</u>	<u>550,000</u>	25%
<b>Other fees and charges</b>				
Tax collector	-	1,662	-	N/A
Interest expense	-	8,916	-	N/A
Total other fees and charges	<u>-</u>	<u>10,578</u>	<u>-</u>	N/A
Total expenditures	<u>49,404</u>	<u>145,972</u>	<u>579,000</u>	25%
Net change in fund balances	(32,436)	405,167	-	
Fund balances - beginning				
Unassigned	664,381	226,778	191,868	
Fund balances - ending				
Unassigned	631,945	631,945	191,868	
Fund balances - ending	<u>\$ 631,945</u>	<u>\$ 631,945</u>	<u>\$ 191,868</u>	

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
FEBRUARY 2021**



1:38 PM  
03/16/21

## River Ridge CDD Check Register February 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBP	02/09/2021	F P L	151.002 · Suntrust Operating Account		-289.52
Bill	55697-04520 012721	02/08/2021		538.431 · Street Lighting	-289.52	289.52
TOTAL					-289.52	289.52
Check	DD	02/03/2021	ROBERT SCHULTZ {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/03/2021	TERRY MOUNTFORD {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/03/2021	JAMES E. GILMAN JR.	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/03/2021	LARRY J. FIESEL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/03/2021	KURT BLUMENTHAL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/26/2021	ROBERT SCHULTZ {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/26/2021	TERRY MOUNTFORD {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/26/2021	JAMES E. GILMAN JR.	151.002 · Suntrust Operating Account		-184.70

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## River Ridge CDD Check Register February 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>02/26/2021</b>	<b>LARRY J. FIESEL</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>02/26/2021</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>Bill Pmt -Check</b>	<b>5956</b>	<b>02/09/2021</b>	<b>FEDEX</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-102.20</b>
Bill	7-257-31595	02/08/2021		519.410 · Postage	-102.20	102.20
TOTAL					-102.20	102.20
<b>Bill Pmt -Check</b>	<b>5957</b>	<b>02/09/2021</b>	<b>HOLE MONTES, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-736.25</b>
Bill	83760	02/08/2021		519.320 · Engineering	-736.25	736.25
TOTAL					-736.25	736.25
<b>Bill Pmt -Check</b>	<b>5958</b>	<b>02/09/2021</b>	<b>JOHNSON ENGINEERING, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-395.00</b>
Bill	20044471-019 3	02/08/2021		538.300 · NPDES Program	-395.00	395.00
TOTAL					-395.00	395.00
<b>Bill Pmt -Check</b>	<b>5959</b>	<b>02/09/2021</b>	<b>LAZS LAWN SERVICE INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-11,050.20</b>
Bill	3253	02/08/2021		538.340 · Other Contractual Services	-2,099.60	2,099.60
Bill	3251	02/08/2021		538.340 · Other Contractual Services	-1,606.60	1,606.60
Bill	3252	02/08/2021		538.340 · Other Contractual Services	-7,344.00	7,344.00
TOTAL					-11,050.20	11,050.20
<b>Bill Pmt -Check</b>	<b>5960</b>	<b>02/09/2021</b>	<b>PASSARELLA &amp; ASSOCIATES, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-235.00</b>
Bill	18WHA2867 - 5	02/08/2021		519.320 · Engineering	-235.00	235.00
TOTAL					-235.00	235.00
<b>Bill Pmt -Check</b>	<b>5961</b>	<b>02/09/2021</b>	<b>WOODWARD, PIRES AND LOMBARDO. P.A.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-576.30</b>

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## River Ridge CDD Check Register February 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	13487	02/08/2021		514.310 · Legal Fees	-576.30	576.30
TOTAL					-576.30	576.30
<b>Bill Pmt -Check</b>	<b>5962</b>	<b>02/09/2021</b>	<b>WRATHELL, HUNT AND ASSOCIATES, LLC</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-4,596.58</b>
Bill	2019-1965	02/08/2021		513.311 · Management	-3,927.93	4,284.00
				519.411 · Telephone	-30.56	33.33
				519.470 · Printing and Binding	-57.31	62.50
				539.020 · Field Management	-382.04	416.67
				538.336 · Q & A	-198.74	216.75
TOTAL					-4,596.58	5,013.25
<b>Bill Pmt -Check</b>	<b>5963</b>	<b>02/09/2021</b>	<b>COLLIER PAVING AND CONCRETE</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-20,728.56</b>
Bill	7559	02/08/2021		539.466 · Roadway RM/Traffic Calming	-20,728.56	20,728.56
TOTAL					-20,728.56	20,728.56
<b>Bill Pmt -Check</b>	<b>5964</b>	<b>02/09/2021</b>	<b>SOLITUDE LAKE MANAGEMENT</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-8,747.42</b>
Bill	PI-A00537221	02/08/2021		539.021 · Lake/Wetland	-1,292.00	1,292.00
Bill	PI-A00537894	02/08/2021		539.021 · Lake/Wetland	-703.00	703.00
Bill	PI-A00537896	02/08/2021		539.021 · Lake/Wetland	-3,454.00	3,454.00
Bill	PI-A00537897	02/08/2021		539.021 · Lake/Wetland	-2,000.00	2,000.00
Bill	PI-A00540905	02/08/2021		539.021 · Lake/Wetland	-231.25	231.25
Bill	PI-A00540911	02/08/2021		539.021 · Lake/Wetland	-1,067.17	1,067.17
TOTAL					-8,747.42	8,747.42
<b>Bill Pmt -Check</b>	<b>5965</b>	<b>02/09/2021</b>	<b>WRATHELL, HUNT AND ASSOCIATES, LLC</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-416.67</b>
Bill	2019-1965	02/08/2021		513.311 · Management	-356.07	4,284.00
				519.411 · Telephone	-2.77	33.33
				519.470 · Printing and Binding	-5.19	62.50
				539.020 · Field Management	-34.63	416.67
				538.336 · Q & A	-18.01	216.75
TOTAL					-416.67	5,013.25
<b>Bill Pmt -Check</b>	<b>5966</b>	<b>02/19/2021</b>	<b>FEDEX</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-7.70</b>
Bill	7-264-76953	02/18/2021		519.410 · Postage	-7.70	7.70
TOTAL					-7.70	7.70
<b>Bill Pmt -Check</b>	<b>5967</b>	<b>02/19/2021</b>	<b>HOLE MONTES, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-1,356.25</b>
Bill	83969	02/18/2021		519.320 · Engineering	-1,356.25	1,356.25

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River Ridge CDD  
Check Register  
February 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-1,356.25	1,356.25
Bill Pmt -Check	5968	02/19/2021	LEE COUNTY NATURAL RESOURCES	151.002 · Suntrust Operating Account		-560.00
Bill	2243	02/18/2021		538.300 · NPDES Program	-560.00	560.00
TOTAL					-560.00	560.00
Bill Pmt -Check	5969	02/19/2021	M.R.I. CONSTRUCTION INC.	151.003 · SRF - Pelican Sound		-12,000.00
Bill	226	02/18/2021		538.602 · Cap Outlay	-12,000.00	12,000.00
TOTAL					-12,000.00	12,000.00
Bill Pmt -Check	5970	02/19/2021	SOLITUDE LAKE MANAGEMENT	151.003 · SRF - Pelican Sound		-7,449.00
Bill	PI-A00550362	02/18/2021		539.021 · Lake/Wetland	-7,449.00	7,449.00
TOTAL					-7,449.00	7,449.00

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**9**

**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 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.

41

42     ▪     **Updates: SOLitude Lake Management**43             **This item, previously the Sixth Order of Business, was presented out of order.**

44             Mr. Kurth reported the following:

45     ➤     A meeting was held with residents of Edgewater 1 to discuss Lake E4-A's ongoing issues.

46     The bacteria grower pump failed, resulting in excessive algae growth; algae growth was  
47     significantly reversed when the pump was repaired.

48     ➤     Lakes H1-A and H1-B have greatly improved.

49     ➤     Lake H1-C would be treated with enzymes to treat algae.

50     ➤     The Island Sound Lake responded well to the nanobubbler machine; the water was  
51     clearer but submersed weeds still required treatment.52             A Board Member asked if additional maintenance was being considered to address  
53     noise from the Lake H1-B aerators. Mr. Kurth stated that aerator maintenance was performed  
54     and maintenance of the nanobubbler machine was scheduled. If shrubbery is installed it would  
55     likely lessen the noise. Mr. Long would address the issue.56             Mr. Schultz stated a meeting was held with the Village of Estero. Mr. Kurth stated he felt  
57     that the meeting was good; however, in his opinion, concerns raised by the Village of Estero  
58     were unfounded. He was confident in his statements that, although the District reuses water  
59     for irrigation, he does not believe the District has the same water quality issues as other  
60     communities. The majority of the lakes do not have significant algae problems and he does not  
61     believe there is a significant nutrient problem.62             Mr. Schultz stated that the Village of Estero was interested in improving overall water  
63     quality, in particular, in the Estero River; however, water feeds in from areas outside the  
64     Village, which makes it difficult to address. Discussion ensued regarding the Village of Estero's  
65     water study with Bonita Bay and a proposal submitted to the Village of Estero by Dr. Thomas, at  
66     Florida Gulf Coast University (FGCU). Mr. Schultz noted that Lee County has a separate  
67     unrelated ongoing water quality initiative.

68

69     **THIRD ORDER OF BUSINESS**

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71

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

- 72
- 73 **A. Anina Bachrach**
- 74 **B. Clifford E. Bickerton**
- 75 **C. Robert W. DeWolfe**
- 76 **D. Lisa Drescher**
- 77 **E. Kevin R. Ofenloch**
- 78 **F. Dawn Poinsett**
- 79 **G. Robert Twombly**

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

84 **On MOTION by Mr. Schultz and seconded by Mr. Mountford, with all in favor,**  
 85 **the appointment of Mr. Robert Twombly to Seat 5, term expires November**  
 86 **2024, was approved.**

87

88

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

90

91 **FOURTH ORDER OF BUSINESS** **Administration of Oath of Office to Newly**  
 92 **Appointed Supervisor (the following will**  
 93 **be provided in a separate package)**

- 94
- 95 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 96 **B. Membership, Obligations and Responsibilities**
- 97 **C. Financial Disclosure Forms**
  - 98 **I. Form 1: Statement of Financial Interests**
  - 99 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - 100 **III. Form 1F: Final Statement of Financial Interests**
- 101 **D. Form 8B – Memorandum of Voting Conflict**

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

103

104 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2021-05,**  
 105 **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

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This item was deferred to the next meeting.

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**SIXTH ORDER OF BUSINESS**

**Updates: SOLitude Lake Management**

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This item was presented following the Second Order of Business.

116

**SEVENTH ORDER OF BUSINESS**

**Discussion: #9 River Crosswalk**

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**A. Who Has the Right-of-Way at the Crosswalk?**

**B. Signage for Golf Cart Crossing After River #9**

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120

Mr. Long 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.

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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.

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**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.

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139 **NINTH ORDER OF BUSINESS****Discussion: Long-Term Planning**

140

141 • **Association Funding and Acquisition Agreement**

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

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147 **TENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of January 31, 2021**

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

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

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

155 The financials were accepted.

156

157 **ELEVENTH ORDER OF BUSINESS****Consideration of January 26, 2021 Regular  
Meeting Minutes**

158

159

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

161 The following changes were made:

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

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

164 Line 45: Change "presented" to "recognized"

165 Line 49: Change "accepted" to "acknowledged"

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

167 Line 142: Change "Touse" to "Stoltzfus"

168 Line 149: Change "Mountford" to "Blumenthal"

169 Line 155: Change "Acquisition" to "Reimbursement"

170 Line 225: Change "Craft" to "Graft"

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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.

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- **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.

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

205  
206 Mr. Schultz suggested the District examine the Florida Power & Light (FPL) charges. Mr.  
207 Adams noted that the contract was with the PSGRC. Mr. Long and Mr. Adams would review the  
208 account.

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

213 **▪ Association Funding and Acquisition Agreement**

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

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

220

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

227

228

229 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

230

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

232

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**RIVER RIDGE CDD**  
**ACTIVE ACTION AND AGENDA ITEMS**  
From 2.23.21 Meeting – for 3.23.21 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 2021. **As of 02.23.21** Mr. Krebs to request updated quotes and paver bids.
  
4. **ACTION**              **06.23.20** Mrs. Adams to review Lake E8-A on a yearly basis specific to bank erosion concerns. **ONGOING**
  
5. **ACTION/AGENDA 09.22.20** Mrs. Adams to pre-order the MRI Inspection and pipe cleaning of 35% for April 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 2.23.21** Inspection has been scheduled for the month of April. **ONGOING**
  
6. **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. **As of 2.23.2021** Staff to schedule review/inspection of dry retention areas during the month of April. **ONGOING**
  
7. **ACTION**              **12.8.20** Mrs. Adams to email EarthBalance regarding harvesting littoral plants and reimburse the District for those littorals removed. **As of 01.26.21** SOLitude managing harvesting/removal of littorals in May. **ONGOING**
  
8. **ACTION**              **01.26.21** Mr. Kurth to send a team to address the issue of aerator noise and possibly install a baffle at Lake H1-B. **ONGOING**
  
9. **ACTION**              **01.26.21** Mr. Blumenthal to serve as Chair and formalize a Committee to study the feasibility of a multi-use path for walking, cycling and running. **As of 2.23.21** Mr. Krebs to participate as required. **ONGOING**
  
10. **ACTION**             **01.26.21** Mr. Pires' and Mr. Krebs to research whether the CDD or The Club was responsible for signage **ONGOING**
  
11. **ACTION**             **01.26.21** Mr. Krebs to check the line of sight at the crosswalk in question and make a recommendation. **ONGOING**

**RIVER RIDGE CDD**  
**ACTIVE ACTION AND AGENDA ITEMS**  
From 2.23.21 Meeting – for 3.23.21 Agenda

- 12. ACTION**                    **01.26.21** Mr. Krebs to provide an estimate for the Corkscrew Circle project and prepare an Engineer’s Report for validation. **ONGOING**
- 13. ACTION**                    **01.26.21** Mr. Adams and Mr. Pires to draft a Developer Funding and Acquisition Agreement. **ONGOING**
- 14. ACTION**                    **01.26.21** Ms. Smith to follow up with Contractor regarding turf fungus at Pelican Sound/41entry. **As of 02.23.21** Work is in progress. **ONGOING**
- 15. ACTION**                    **02.23.21** Mrs. Adams to email a letter to those candidates that were not selected. **ONGOING**
- 16. ACTION**                    **02.23.21** Mr. Krebs to obtain a cost estimate for golf cart signage from Lykins. **ONGOING**
- 17. ACTION**                    **02.23.21** Mr. Adams to provide assessment options for discussion at the next meeting. **ONGOING**
- 18. ACTION**                    **02.23.21** Mrs. Adams to ensure Check #5952 to Woodward, Pires and Lombardo, P.A. on the check register be recoded to Legal expense. **ONGOING**
- 19. ACTION**                    **02.23.21** Mr. Long and Mr. Adams to review the costs charged by The Golf and River Club for FPL costs. **ONGOING**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**10C**





**Wrathell, Hunt and Associates, LLC**

TO: River Ridge Board of Supervisors  
FROM: Tammie Smith – Operations Manager  
DATE: March 23, 2021  
SUBJECT: Field Operations

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**Landscape Review:** Staff has scheduled your next landscape review for, April 5<sup>th</sup>. Last review was held on Friday, March 5<sup>th</sup>. Staff observed new ant mounds in areas of median and Right-of-Way, even though the previous ant mounds were treated and had disappeared. This information has been provided to vendor for treatment to be scheduled again. At last month's meeting staff reported brown- off color turf at the Pelican Sound/41 entry with fungus. The application of fungicides and the irrigation adjustments to correct amount of water show turf is recovering. Staff will continue to review St. Augustine Turf areas along Pelican Sound Drive for fungus and any other issues as well.

**Lake/Wetland Review:** Staff has scheduled your next Lake and Dry Retention tour for, May 3<sup>rd</sup>.

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**10CI**

# RIVER RIDGE CDD

## Key Activity Dates

Updated: March 2021

Description	Reference	Submit To	Due Date	MONTH/DATE
FPL and Outfall Ditch	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance completed January 27, 2021.	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 January 27th & 28th.	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 was completed on December 4, 2020. The first event for 2021 should be during the month of June.	June/December
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.	2/25/2022
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 Spring time frame to be included in the Long Range Plan of future projects.	Spring 2021
Lake Bank Remediation	SOP	N/A	Continue to monitor E8-C for future repairs.	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.	Oct-21
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.	11/1/2021
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**

**10CII**

**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*

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

**\*Exceptions**

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