

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

The Board of Supervisors of the River Ridge Community Development District held 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>, and telephonically at 1-929-205-6099, Meeting ID 881 4981 9964 for both.

Present were:

Bob Schultz	Chair
Terry Mountford	Vice Chair
Kurt Blumenthal	Assistant Secretary
James Gilman	Assistant Secretary
Robert Twombly	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Lamar Stoltzfus	PSGRC Vice President
Eric Long	PSGRC General Manager
Jim McGavin (via Zoom)	PSGRC
Bill Kurth	SOLitude Lake Management (SOLitude)
Larry Fiesel	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Robert Twombly (*the following will be provided in a separate package*)

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Twombly. Mrs. Adams and Mr. Pires reviewed the following items:

- 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**

FOURTH 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

Mrs. Adams presented Resolution 2021-05. Mr. Blumenthal nominated the following slate of officers:

Chair	Bob Schultz
Vice Chair	Terry Mountford
Secretary	Chesley (Chuck) E. Adams, Jr.
Assistant Secretary	James Gilman
Assistant Secretary	Kurt Blumenthal
Assistant Secretary	Robert Twombly
Assistant Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, 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, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Updates: SOLitude Lake Management

Mr. Kurth reported the following:

- Lake H1-B was being treated for an aggressive algae bloom. Algae would be raked out of the lake, an aggressive treatment would be applied and an enhanced nanobubbler machine would be installed to increase oxygen levels.
- Mrs. Adams requested a quote for alum treatments and phosphorus testing for Lakes H1-A and H1-B to reduce phosphorus. Testing to calculate phosphorus levels would allow alum to be mixed to impede algae growth in the most cost effective manner possible.

Mrs. Adams distributed the quote and stated that one or both lakes could be treated. Discussion ensued regarding the quote, phosphorus testing, the treatment options, including Phoslock, and whether to treat one lake or both. Mr. Schultz suggested delaying treatment to see if the nanobubbler was sufficient.

Mr. Kurth discussed the severity of the Lake H1-B algae and the recommended alum treatment. At minimum, testing Lake H1-B was recommended to determine the best course of treatment. Mr. Blumenthal felt that Lake H1-B was the worst he had seen; he supported treating Lake H1-B with alum. He expressed his opinion that Lake E1-E was also bad. Mr. Kurth stated that he would survey Lake E1-E following the meeting and schedule a treatment. Discussion ensued regarding Lake H1-B, which would be treated by raking and removing the algae, along with an aggressive algae treatment and installation of a larger capacity nanobubbler, tentatively scheduled for installation on March 26, 2021.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, phosphorus jar testing, including alum testing, of Lake H1-B, in the amount of \$510, was approved.

Mr. Kurth stated he would submit a revised proposal for Lake H1-B only.

SIXTH ORDER OF BUSINESS

Consideration of Lykins-Signtek, Inc. Proposal for Signage Installation/Relocation at Golf Cart Crossings in Pelican Sound

Mr. Krebs presented the Lykins-Signtek, Inc., proposal for signage installation and relocation. Mr. Blumenthal stated he did not support spending over \$25,000 for signs that would likely be ignored. He suggested painting the cart paths to warn cart drivers that they must stop and yield to vehicular traffic. Mr. Mountford agreed and expressed his opinion that it was important to keep shrubbery from blocking visibility. Mr. Schultz agreed and asked Mr. Long how long paint would last on the stop bar. Discussion ensued regarding the longevity of the paint and in-house performing the work utilizing a stencil. Mr. Krebs recommended a 24" stop bar; he would provide a recommendation regarding the letter height. Mr. Long stated this project would be completed during the summer.

A line of sight visibility check would be added to the Key Activity Dates Report.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Capital Reinvestment Plan and Financing Options/Assessment Levels

Mr. Adams recalled that the Engineer's Report and the Capital Improvement Plan (CIP) were reviewed at the last meeting. He presented financing options and corresponding assessment amounts for 30-year, 20-year and 10-year bond issuances and responded to questions. He recommended two-phase five-year bank loans, which would eliminate the cost and time that would be spent on a bond validation. He presented a handout illustrating the financing assumptions, which would allow the District to obtain \$3.1 million in construction proceeds in the first five-year program, at a per unit cost of \$538.78. Mr. Adams would email the analysis to Mr. Pires.

Mr. Blumenthal stated the cost savings achieved by funding with bank loans, rather than bonds, would be significant. Projects would proceed at a slower pace with the goal of holding assessments level over the next 10 years. Discussion ensued regarding prioritizing the projects

to be completed, the Facilities Leasing Agreement with The Club and improvements on properties and assets owned by The Club. Mr. Krebs would revise the prioritization of the projects included on the CIP Project List, which would be included with the bank notice assessments and discussed at Public Hearings.

Mr. Adams stated that a Resolution authorizing the assessment process would be presented at the next meeting and he would obtain a term sheet from the bank. Discussion ensued regarding explaining the projects to the NVRs, timing of projects in the current and future years and the goal of completing paver work before the snowbird season. The remaining paving costs, funds to be repaid to The Club and the timing of the next NVR meeting, were discussed. Mr. Long and Mr. Schultz would schedule a workshop with the P.S. Board in April.

Mr. Blumenthal stated that funding was needed to begin the paving project. Noticing requirements, completion of bank paperwork, the possibility of holding the Public Hearing on June 1, 2021, timing of receipt of funds, need to complete the paving project by mid-September, borrowing from The Club and the paving project were discussed. An updated quote would be requested from MAJ and Mr. Adams would amend the funding agreement with The Golf and River Club, as necessary. Mr. Krebs would revise the Engineer’s Report, as necessary, which may adjust the financing. A term letter from the bank would be obtained, which would be returned with the Assessment Methodology, Engineer’s Report, Resolution and assessment notices, for consideration at the April meeting.

Mr. Schultz and Mr. and Mrs. Adams would attend The Pelican Sound workshop, in person, on April 8, 2021 at 3:30 p.m.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2021

Mrs. Adams presented the Unaudited Financial Statements as of February 28, 2021 and noted the following changes required:

Page 4: “Capital outlay” line item: Recode the \$12,000 expenditure to the “Drainage pipe annual inspection and cleaning” line item

Mrs. Adams noted the following change to be made to the Pelican Sound Program FY2021 Operations Impact Financial Analysis handout:

“Irrigation Blow Off Valve (Palmetto Dunes)” line item: Change “600” to “6,000”

Mrs. Adams stated the balance was \$11,200 and a revised analysis would be distributed.

Mr. Blumenthal noted the Check Register showed two payments to Mr. Fiesel although he resigned effective December 31, 2020. Mrs. Adams stated the payments were issued in error and Mr. Fiesel would return the funds he received.

The financials were accepted.

NINTH ORDER OF BUSINESS

Consideration of February 23, 2021 Regular Meeting Minutes

Mrs. Adams presented the February 23, 2021 Regular Meeting Minutes.

The following changes were made:

Line 121: Change “Long” to “Krebs”

Line 218: Insert “as adjusted,” after “Statutes,”

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the February 23, 2021 Regular Meeting Minutes, as amended, were approved.

• **Active Action and Agenda Items**

Item 6: Mrs. Adams stated the inspection would be Friday, April 16th. Mr. Schultz asked for the inspection criteria to be provided in advance. Mr. Blumenthal stated several residents asked for the dry retention areas to be cleaned out. Proposals would be requested.

Items 8, 10, 11, 13, 15, 16, 17, 18 and 19 were completed.

TENTH 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.*

Mr. Krebs stated that pricing was requested for the Corkscrew Road curb repairs. Mr. Schultz asked if contractors were busy and slow to respond. Mr. Krebs responded affirmatively.

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

I. Key Activity Dates

The Key Activity Dates list was provided for informational purposes.

The March Field Operations Report was provided for informational purposes.

Mr. Schultz stated that a property owner complained about weeds along the lake. Mrs. Adams stated the CDD only maintains grasses along the lake as far as the high water mark.

Mr. Schultz stated that a resident in Pinehurst requested maintenance of a parcel of property that was not being maintained. Mr. Long stated that area would be included, as long as it is not in a conservation area.

Mr. Schultz stated the Masters ARC emailed to request approval to plant trees in the right-of-way (ROW). Discussion ensued regarding the request, which was initially withdrawn. Mr. Long noted the presence of utilities within the ROW. An updated request would be forwarded to the District Manager upon receipt.

Discussion ensued regarding a concrete project for which MRI was hired.

II. NEXT MEETING DATE: April 27, 2021 at 1:00 P.M.

○ **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 27, 2021 meeting.

ELEVENTH ORDER OF BUSINESS

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

Mr. Schultz discussed a YouTube video related to the Water Craft River Committee. Discussion ensued regarding the NPDES and DEP permits.

Mrs. Adams would email a map to Mr. Twombly.

TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the meeting adjourned at 2:52 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair