

# **RIVER RIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**April 27, 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**

April 20, 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 April 27, 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. Updates: SOLitude Lake Management
  - Status of Lake H1-B
4. Continued Discussion: Two-Phase 5-Year Financing Versus “Pay as you Go”
  - A. Updated CIP
  - B. Term Sheet – Synovus Bank
  - C. “Pay as you Go” Analysis
5. Consideration of Community Irrigation Facilities Major Capital Advance Funding Reimbursement Agreement with the Pelican Sound Golf and River Club, Inc.
  - A. MAJ Contracting, Inc., Bid – Pelican Sound Boulevard Round-About Replacement – Corkscrew Entrance at Pelican Sound Blvd.
  - B. MAJ Contracting, Inc., Bid – Remove Asphalt and Install New Pavers – Hammock Greens Entrance
6. Consideration of M.R.I. Underwater Specialists, Inc., M.R.I. Inspection, LLC Proposals and Drainage Inspection Report

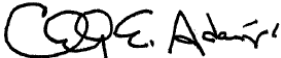
- A. Estimate #2642 – Drainage Cleaning – 25% or More
  - B. Estimate #2643 – Drainage Cleaning – 35% or More
  - C. Estimate #2644 – Drainage Cleaning – 50% or More
  - D. Drainage Inspection Report
7. Acceptance of Unaudited Financial Statements as of March 31, 2021
8. Consideration of March 23, 2021 Regular Meeting Minutes
- Active Action and Agenda Items
9. Staff Reports
- A. District Counsel: *Woodward Pires & Lombardo, P.A.*
  - B. District Engineer: *Hole Montes, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
- I. Key Activity Dates
  - II. **1,454** Registered Voters in District as of April 15, 2021
  - III. NEXT MEETING DATE: May 25, 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

10. Supervisors’ Requests and Public Comments (*5 minutes per speaker*)
11. 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

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**4A**



**River Ridge Community Development District**  
**Long-Range Infrastructure Plan**  
**Executive Summary**  
**5 Year Planning**

## ***Overview***

The Community Development District, CDD, is a governmental entity created to serve the long-term specific needs of its community. Created pursuant to Chapter 190 of the Florida Statutes, a CDD's main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and provide other services specifically for the benefit of its residents.

The CDD provides residents with highly maintained infrastructure, and when a component of the infrastructure systems needs to be replaced, the CDD either finances the project/s over several years or funds the projects within the annual tax assessment.

The cost to operate a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector and may consist of two parts - an annual assessment for operations and maintenance, which can fluctuate up and down from year-to-year based on the budget adopted for that fiscal year and an annual capital or debt service assessment to repay financing on community infrastructure and facilities. Because River Ridge CDD is a governmental unit they cannot reserve for infrastructure projects and need to either finance or assess as projects come up.

Over the years, River Ridge CDD has made many infrastructure improvements. For example, River Ridge replaced the Golf Course irrigation pump station back in 2015. Other improvements within the last 5 years include asphalt resurfacing on all roadways, stormwater management basins and the Phase I Paver Project.

As the community is aging and now over 20 years old, it is critical to start reviewing and evaluating the long range planning of our infrastructure.

## ***Purpose of the Long-Range Plan***

The Long-Range Plan identifies projects for the next five years that are critical to maintaining and enhancing the infrastructure of the community, which is managed by the CDD. Other projects may become necessary and reviewed within the next few years to be evaluated after the current projects are approved and completed. The projects will be reviewed and approved for the on a fiscal year by year basis. The CDD responsibilities within our community include storm water management, streets, sidewalks, community /golf irrigation systems, lake and wetland management, and also includes other items.

The Plan is a guide intended for planning purposes only. Funding for projects will be evaluated and may be accelerated or delayed based upon available funding. If there are significant changes involving scope, cost, and/or schedule to a recommended project, the River Ridge Board of Supervisors will re-evaluate it. All projects require approval by the River Ridge Community Development District Board of Supervisors.

## ***Funding of the Long-Range Plan***

Each project will be approved and funded by the annual tax assessment for the following fiscal year without a loan. This will be the approach of pay as you go.

## ***Long-Range Projects by Priority***

Priority	Project	Funding Year
1	Community Irrigation Pump Station	2022
2	Community Filtration System	2022
3	Community Injection Treatment Stations (3)	2022
4	Phase II Paver Project	2022
5	Golf Irrigation System and Filtration System	2023
6	Community Master Landscape Plan	2024
7	Gatehouse and Monuments Renovations	2025

### ***Priority 1. Community Irrigation Pump Station***

Estimated Cost: \$260,000

Description: The community pump station will be upgraded with the most up-to-date equipment and technology which will protect the investment of the landscape. The community pump station provides irrigation water to all 22 neighborhoods in Pelican Sound, as well as various Club and Common areas.

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### ***Priority 2. Community Filtration System***

Estimated Cost: \$66,000

Description: The design of the V-Series filter incorporates the latest self-cleaning screen technology. The complexity and cleaning efficiency of any self-cleaning screen filter is in the mechanical system that drives the cleaning process. The screen filters can remove suspended solids. Maximum flow rate shall be 1600GPM per filter with a 300-micron screen.

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### ***Priority 3. Community Irrigation Injection Treatment Systems (3)***

Estimated Cost: \$90,000



Description: The system will supply a chemical injection treatment to the irrigation lines to reduce the number of microorganisms within the irrigation lines. Locations include: (1) Corner of Southern Hills, (2) Pelican Sound Blvd, (3) Corner of Palmetto Dunes

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#### ***Priority 4. Phase II Paver Project***

Estimated Cost: \$238,000

Description: Replacement of brick pavers at the Corkscrew round-a-bout, as well as extension and replacement of brick pavers to the Pinehurst neighborhood entrance. This will provide consistency among all neighborhood entrances. The second portion is to add brick pavers the River Ridge section of the Hammock Greens main entrance located at Pelican Sound Blvd and Hammock Greens Lane.

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#### ***Priority 5. Golf Irrigation System & Filtration System***

Estimated Cost: \$823,878

Description: The Revolutionary Diagnostics of the IC (Irrigation Control) System allows the golf course to monitor status and proactively resolve issues. This exclusive innovation prevents turf damage and saves time. The Rain Bird® IC System™ connects central control directly to every rotor and valve, providing exceptional course conditions, with unmatched water and energy efficiency. This project includes replacing all irrigation heads 1,371 and irrigation stations throughout the golf courses. This also includes adding the latest and greatest filtration system.

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#### ***Priority 6. Community Master Landscape Plan***

Estimated Cost: \$809,757

Description of Landscape Enhancement: In large part, the aesthetic beauty of Pelican Sound is due to its landscaping. As most of our current landscaping is now twenty years old, it is imperative that the landscape materials are updated and modernized to retain the viability of our community. This project includes updating the main roadways throughout the community including entrances to all neighborhoods.

Project objectives include but are not limited to: add large flowering trees that primarily bloom during winter/spring; add flowering understory to brighten shady areas and add contrast to palms; place beds of color at strategic spots to add visual interest at intersections where vehicles stop and draw attention to pedestrian/golf cart crossings; maximize visual interest at intersections where vehicles stop and

drivers can see detail; increase visibility and wayfinding; accentuate positive site features and buffer view shields to focus user on the positive features.

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### ***Priority 7. Gate House and Monuments Renovations***

Estimated Cost: \$464,830

Description of Gate House Renovations: The gate houses at Corkscrew Rd and Main Gate entrances require improvements to exterior and interior finishes and furnishings. The design theme would be updated to provide continuity with the Golf Club.

Description of Monuments Renovations: With the capital improvements to Pelican Sound amenities, it is important to update the monuments at the Corkscrew Rd entrance, Williams Rd entrance, and US-41/Main Gate entrance.

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**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**4B**

# SYNOVUS<sup>®</sup>

*Government Banking Solutions*

April 12, 2021

Board of Supervisors  
River Ridge CDD  
9220 Bonita Beach Road, Suite 214  
Bonita Springs, FL 34135

*RE: Bank Qualified, Tax Exempt Note, Series 2021*

Synovus Bank ("Lender", "Bank" and/or "Synovus") is pleased to consider a financing arrangement (the "Facility") for the River Ridge Community Development District (the "District") the basic terms and conditions of which are set forth below. This financing proposal is not exhaustive, and the credit facility is subject to other terms and conditions normally required by Synovus for similar transactions. The proposed Facility is subject to the satisfactory completion of Synovus's customary due diligence, underwriting and receipt of credit approval. This letter is not a commitment to lend.

- Borrower:* River Ridge Community Development District (the "District")
- Facility:* Bank Qualified, Tax Exempt Term Note
- Amount:* \$3,100,000
- Purpose:* The proceeds of the Note will be used to finance certain capital improvements within the boundaries of the District and pay to the costs of issuance.
- Term:* The term of Note shall not exceed Five years, fully amortizing.
- Collateral:* The Note will be a Limited Obligation of the District. The principal and interest on the Note will be payable solely from and secured by the proceeds of debt service special assessments levied by the District against the Project Area ("Assessments").
- Repayment:* Semi-Annual interest payments on the 1st of each May and November, commencing on November 1, 2021. Principal will be due annually on the 1st of each May, commencing May 1, 2022. Interest will be calculated on the basis of a 360-day year consisting of twelve, thirty-day months.
- Interest Rate:* The interest rate would be fixed at **3.50%** percent.

This rate will be held until June 15, 2021. In the event the closing is delayed past this date, the rate will be reset 3 days prior to closing and would be indexed to 79 percent of the prevailing Five (5) Year Treasury Constant Maturity plus 276 basis points with a floor of 3.50 percent.

The Treasury Constant Maturity will be as published by the Federal Reserve (<http://www.federalreserve.gov/releases/h15/update/>).

*Pre-payment:* The District may prepay and redeem the Note, in whole or part, at any time or from time to time, without penalty or premium, by paying to the Bank all or a part of the principal amount of the Note to be repaid, together with the unpaid interest accrued on the amount of principal so prepaid to the date of such prepayment. Each prepayment and redemption of such Note shall be made on such date and in such principal amount as shall be specified by the District in a written notice delivered to the Bank not less than ten days prior thereto specifying the principal amount to be prepaid and the date of such prepayment.

*Fees:* Twenty-Five point (0.25%) Note Commitment Fee for the Note, plus the District is responsible for all legal and out of pocket expenses associated with the proposed financing by Greenspoon Marder Law, whose fee will be fixed at \$16,000.

*Depository Accounts* The District will be required to maintain their depository accounts at Synovus for the entire duration of the Note.

*Affirmative Covenants:* For so long as any of the principal amount of or interest on the proposed Note is outstanding or any duty or obligation of the District contemplated under the proposed Note remains unpaid or unperformed, the District covenants to the Bank as follows:

- a) *Payment* - The District shall pay the principal of and the interest on the proposed Note at the time and place and in the manner provided in the Note.
- b) *Use of Proceeds* - Proceeds from the Note will only be used to finance certain infrastructure within the Project Area ("Improvements") and pay the costs of issuance.
- c) *Notice of Defaults* - The District shall within ten days after it acquires knowledge thereof, notify the Bank in writing at its Notice Address upon the happening, occurrence, or existence of any Event of Default, and any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Bank with such written notice, a detailed statement by a responsible officer of the District of all the relevant facts and the action being taken or proposed to be taken by the District with respect thereto.
- d) *Records* - The District agrees that any and all records of the District shall be open to inspection by the Bank or its representatives during normal business hours at the offices of the District.
- e) *Maintain Existence* - The District will take all reasonable legal action within its control in order to maintain its existence as a community development district of the State and shall not voluntarily dissolve.
- f) *Notice of Liabilities* - The District shall promptly inform the Bank in writing of any actual or potential contingent liabilities or pending or threatened litigation of any amount that could reasonably be expected to have a material and adverse effect upon the financial condition of the District or upon the ability of the District to perform its obligation under the proposed Note.
- g) *Insurance* - The District shall maintain such liability, casualty and other insurance as is reasonable and prudent for similarly situated independent special districts of the State and shall upon request of the Bank, provide evidence of such coverage to the Bank.
- h) *Comply with Laws* - The District is in compliance and shall comply with all applicable federal, state and local laws and regulatory requirements.
- i) *Taxes* - In the event the proposed Note should be subject to the excise tax or

any other Note Document should be subject to the excise tax on documents, or any similar tax, the District shall pay such taxes or reimburse the Bank for any such taxes paid by it.

- k) *Audited Financial Statements* - The District will cause a financial audit to be completed of its books and accounts for each fiscal year, beginning with the fiscal year ending September 30, 2020, and shall furnish such financial audit to the Bank within 270 days of the end of each such fiscal year. The financial audit shall be prepared in accordance with Chapter 10.550 of the Rules of the Florida Auditor General or the provisions of any successor state or rule governing Florida local governmental entity audits.
- l) *Annual Budget*. The District shall adopt an annual budget as required by law. The District shall provide the Bank with a copy of its annual operating budget for each fiscal year not later than 45 days after the commencement thereof.
- m) *Assessment Records*. The District shall maintain records with respect to the Assessments which shall be updated as Assessments are collected. The records shall detail Assessments (i) levied to date on a parcel-by-parcel basis, and (ii) collected to date. An annual report setting forth the foregoing information will be provided to the Bank at such times, and in such format as the Bank may reasonably request. Upon the occurrence of any Event of Default, the District will, upon request of the Bank, and payable from the debt service reserve fund, engage the services of a consultant reasonable acceptable to the Bank to assist the District in levying the Assessments until such time as the default is cured.
- n) *Assessment Roll*. Commencing with the tax roll adopted during the year 2021, the District shall provide to the Bank the certified assessment roll detailing the Assessments, if any, to be imposed for each tax year within 30 days of the date such roll becomes available.
- o) *Maintenance of Improvements*. All Improvements are and will be owned by the District or another political subdivision of the State of Florida and all Improvements shall be available for use by the general public on the same basis, subject only to conditions imposed by the District or another political subdivision of the State of Florida as may be necessary to protect the health safety and general welfare of the District and its inhabitants, visitors, property owners and workers or to protect such Improvements from damage, misuse, or destruction. The District shall observe and perform all of the terms and conditions contained in the Act, and shall comply with all valid acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to the Improvements. The District shall levy assessments as shall be necessary to provide for the maintenance of the Improvements.

*Negative  
Covenants:*

For so long as any of the principal amount of or interest on the proposed Note is outstanding or any duty or obligation of the District under the proposed Note remains unpaid or any obligation of the District under any of the Note Documents remain unpaid or unperformed, that:

- a) *No Amendments*. The District shall not alter, amend or repeal the Assessment Resolutions, or take any action impairing the authority thereby or hereby given with respect to the imposition of the Assessments, or the payment of the Note, without prior written approval of the Bank which shall not be unreasonably withheld. However, the District may amend the Assessment Resolution to expand the Project Area so long as the Assessments are not reduced.

- b) *No Liens.* The District shall not create or permit any pledge, assignment, mortgage or lien on the Assessments or the Improvements other than pursuant to the Note Documents.
- c) *Disposition of Assets.* The District shall not dispose of any of the Improvements other than in the ordinary course of business.
- d) *Loans.* The District shall not loan money or make advances or other extensions of credit to other persons or entities except in the normal course of the District's Operations.

*Assessments:*

- a) *Limited Obligation.* The District promises that it will promptly pay the principal of and interest on the Note(s) at the place, on the dates and in the manner provided therein according to the true intent and meaning hereof and thereof; provided that the principal of and interest on the Note(s) is payable solely from the Assessments, and nothing in the Note(s) or in the Note Resolution shall be construed as pledging any other funds or assets of the District to such payment or authorizing such payment to be made from any other source. The District is not and shall not be liable for the payment of the principal of and interest on the Note or for the performance of any pledge, obligation or agreement for payment undertaken by the District hereunder from any property other than the Assessments. The Bank shall not have any right to resort to legal or equitable action to require or compel the District to levy and collect any tax or special assessment or to keep any tax or special assessment in force, except for the Assessments, to pay principal or interest on the Note.
- b) *Pledge of Assessments.* The principal of and interest on the Note shall be payable from and secured by a lien upon the Assessments. The District will grant a security interest in favor of the Bank in the Assessments. Promptly upon collection by the District, all Assessments shall be deposited by the District into an account (the "Revenue Account") maintained by the District at the Bank, in which account, and the proceeds therein, the District hereby grants the Bank a security interest in order to secure the repayment of the Note.
- c) *Levy of Assessments.* The District will levy and assess Assessments upon the benefitted lands within the District in accordance with the Act and the Assessment Resolutions, in amounts and at the times, when combined with the amounts in the Revenue Account and subject to the limitations set forth in the Assessment Resolutions and in the Act, that are sufficient to pay the principal of and interest on the Note as herein provided. It is contemplated that the District shall utilize the uniform method for the collection of the Assessments authorized by Section 197.3632, Florida Statutes for platted lots. However, in the future, the District may, if it is not able to utilize the uniform method for platted lots, with written consent of the Bank, collect the assessments using an alternative method. The District will take all necessary steps to levy and collect Assessments Revenues sufficient to pay the principal and interest of the Note when due.
- d) *Use of Assessments.* The District will use the proceeds of Assessments levied for debt service solely to pay principal of and interest on the Note and Collection Costs.

*Events of Default:*

- An "Event of Default" shall be deemed to have occurred under this Agreement if:
- a) the District shall fail to make any payment of the principal of or interest on the Note after the same shall become due and payable ("Monetary Default"), whether by maturity, or otherwise; or

- b) the District shall default in the performance of or compliance with any term or covenant contained in the Loan Documents, which default or noncompliance shall continue and not be cured within thirty (30) days after (i) notice thereof to the District by the Bank; or (ii) the Bank is notified of such noncompliance or should have been so notified, whichever is earlier. However, if the District is diligently pursuing a remedy, then the cure period is extended to 90 days; or any representation or warranty made in writing by or on behalf of the District in any Note Document shall prove to have been false or incorrect in any material respect on the date made or reaffirmed; or
- c) the District admits in writing its inability to pay its debts generally as they become due or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee for itself; or
- d) the District is adjudged insolvent by a court of competent jurisdiction, or it is adjudged a bankrupt on a petition in bankruptcy filed by or against the District, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property, and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within 90 days from the date of entry thereof; or
- e) the District shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or the State of Florida; or
- f) the District shall default in the due and punctual payment or performance of covenants under any obligation for the payment of money to the Bank or any other subsidiary or affiliate of the Bank; or
- g) a judgment or order shall be rendered against the District for the payment of money in excess of \$250,000 and such judgment or order shall continue unsatisfied or unstayed for a period of more than 30 days. However, if the District is diligently pursuing a remedy, then the cure period is extended to 90 days.

*Default Rate & Acceleration:*

The "default rate of interest" shall be the lesser of five percentage points in excess of the Bank's Prime Rate of interest or the maximum interest rate allowed by law, charged at the time of the event of default.

*Interest Rate Adjustments:*

In the event the interest on the Loans become subject to federal income tax **due to actions or inactions of the District** and upon final judgement of the IRS, the interest rate will convert to the taxable rate. The taxable rate will be calculated by dividing the current tax-exempt rate by 1 minus the maximum federal corporate income tax rate at that time. In addition, the District shall make the Bank whole for any interest, penalties, and additions to tax suffered by the Bank.

*Conditions of Lending:*

The obligations of the Bank to lend hereunder are subject to the following conditions precedent:

- a) Documents are and shall be true and correct to the best of the District's knowledge at the time of closing.
- b) On the closing date the District shall be in compliance with all the terms and provisions set forth in the Note Documents on its part to be observed or performed, and no Event of Default nor any event that, upon notice or lapse of time or both, would constitute such an Event of Default, shall have occurred and be continuing at such time.



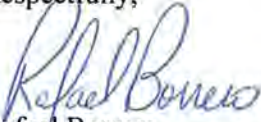
- c) On or prior to the closing date, the Bank shall have received the following supporting documents, all of which shall be satisfactory in form and substance to the Bank (such satisfaction to be evidenced by the purchase of the Note by the Bank): (i) the opinion of counsel to the District, regarding the due authorization, execution, delivery, validity and enforceability of the Agreement and the Note, the District's power to incur the debt evidenced by the Note, the due adoption and enforceability of the Note Resolution and Assessment Resolutions and the due creation and existence of the District and to the effect that the Note is excluded from gross income for federal income tax purposes and is exempt from State excise tax on documents, and (ii) such additional supporting documents as the Bank may reasonably request.
- d) No material and adverse changes shall have occurred in the financial condition of the District.
- f) The Bank shall not be required to enter into the proposed Credit Accommodation until the completion of all due diligence inquiries, receipt of approvals from all requisite parties and the execution and receipt of all necessary documentation reasonably acceptable to the Bank and its counsel. The Bank complies with the US Patriot Act of 2001 (the "Act"), including, but not limited to; those sections relating to customer identification, monitoring and reporting of suspicious activities, and the prevention of money laundering. This Act mandates that we verify certain information about the borrower and any guarantor while processing the Credit Accommodation request. Furthermore, certain assumptions are made for this proposal which, if altered, could affect the overall credit approval and or the terms of the proposed Credit Accommodation.
- g) Evidence provided by the Bank that it is a qualified public depository according to Florida law.

*Waiver of  
Jury Trial*

District and Bank knowingly, intentionally, and voluntarily waive any right which any of them may have to a trial by jury in connection with any matter directly or indirectly relating to any Note document executed in connection herewith or any other matter arising from the relationship between Bank and District.

Synovus appreciates the opportunity to submit this Proposal and looks forward to your favorable response. Please understand that this letter is not a formal commitment to extend a Note by the Lender, or any of its affiliates, but is merely intended for discussion purposes only in order to provide you with the basic terms and conditions of our proposal, which are outlined above. The terms and conditions outlined in this Proposal are in effect for 30 days from the date of this letter. If you have any questions or need additional information, please do not hesitate to contact me at (239) 552-1819.

Respectfully,



Rafael Borrero  
Vice President  
Government Solutions Group  
Synovus Bank  
2500 Weston Road, # 300  
Weston, FL 33331  
(305) 669-6334  
[RafaelBorrero@synovus.com](mailto:RafaelBorrero@synovus.com)

Jim Mitchell, SVP  
Senior Director  
Government Solutions Group  
Synovus Bank  
2325 Vanderbilt Beach Road  
Naples, FL 34109  
(239) 552-1819  
[JimMitchell@synovus.com](mailto:JimMitchell@synovus.com)

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Agreed to and accepted this \_\_\_\_ day of \_\_\_\_\_, 2021.

**BORROWER: River Ridge Community Development District**


Signature: \_\_\_\_\_

Name: \_\_\_\_\_


Title: \_\_\_\_\_

Synovus appreciates the opportunity to submit this Proposal and looks forward to your favorable response. Please understand that this letter is not a formal commitment to extend a Note by the Lender, or any of its affiliates, but is merely intended for discussion purposes only in order to provide you with the basic terms and conditions of our proposal, which are outlined above. The terms and conditions outlined in this Proposal are in effect for 30 days from the date of this letter. If you have any questions or need additional information, please do not hesitate to contact me at (239) 552-1819.

Respectfully,



Rafael Borrero  
Vice President  
Government Solutions Group  
Synovus Bank  
2500 Weston Road, # 300  
Weston, FL 33331  
(305) 669-6334  
[RafaelBorrero@synovus.com](mailto:RafaelBorrero@synovus.com)



Jim Mitchell, SVP  
Senior Director  
Government Solutions Group  
Synovus Bank  
2325 Vanderbilt Beach Road  
Naples, FL 34109  
(239) 552-1819  
[JimMitchell@synovus.com](mailto:JimMitchell@synovus.com)

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Agreed to and accepted this \_\_\_\_ day of \_\_\_\_\_, 2021.

**BORROWER: River Ridge Community Development District**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**4C**

# River Ridge CDD Long Range Planning

<u>Long Range Projects</u>	<u>Priority</u>	<u>Phase 1</u>			
		<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Community Irrigation Pump Station	1	\$ 260,000			
Community Irrigation Filter System	2	\$ 66,000			
Community Irrigation Injection Treatment Station	3	\$ 90,000			
Phase II Paver Project	4	\$ 238,000			
Golf Irrigation and Filtration System	5		\$ 810,000		
Community Master Landscape Plan	6			\$ 824,000	
Gate House and Monuments	7				\$ 465,000
<b>Total Project Expense</b>		<b>\$ 654,000</b>	<b>\$ 810,000</b>	<b>\$ 824,000</b>	<b>\$ 465,000</b>

### One Time Assessments

Hard Costs	\$ 654,000	\$ 810,000	\$ 824,000	\$ 465,000
Soft Costs	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Total	\$ 674,000	\$ 830,000	\$ 844,000	\$ 485,000
Per Unit	\$ 540	\$ 665	\$ 676	\$ 388

Notes:

1) Assessment amounts are for Capital Assessment only and do NOT include Operations and Maintenance Assessment

2) Per year assessments include 4% discount for early payment through Lee County Property Tax Bill.

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

**COMMUNITY IRRIGATION FACILITIES MAJOR CAPITAL ADVANCE**  
**FUNDING REIMBURSEMENT AGREEMENT**

THIS COMMUNITY IRRIGATION FACILITIES MAJOR CAPITAL ADVANCE FUNDING AND REIMBURSEMENT AGREEMENT ["Agreement"] made and entered into as of the 23rd day of FEBRUARY, 2021, by and between the PELICAN SOUND GOLF AND RIVER CLUB, INC. a Florida not for profit corporation, and/or its successors and assigns (hereinafter referred to as "PSGRC"; and the RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT, (hereinafter referred to as "DISTRICT").

**WITNESSETH**

**WHEREAS**, PSGRC has agreed, as Lessor, to undertake the needed major capital repairs and/or replacements, in the manner described on the attached **Exhibits "A, B and C"** pursuant to the proposals provided by Metro Pumping Systems, Inc. and, M.R.I. Underwater Specialists, Inc. (the "Capital Replacement"); and,

**WHEREAS**, the DISTRICT currently does not have sufficient funds readily available to pay for the cost of the Capital Replacements; and,

**WHEREAS**, PSGRC has agreed to advance the funds necessary to pay for the Capital Replacement and to thereafter be reimbursed by the DISTRICT.

**NOW THEREFORE**, for and in consideration of the premises and the terms and conditions of this Agreement, the parties hereto agree as follows:

1. PSGRC agrees to make the Capital Replacements and will advance and remit the moneys to Metro Pumping Systems, Inc and M.R.I. Underwater Specialists, Inc. necessary for payment of the Capital Replacements.
2. The advances made pursuant to this Agreement and the reimbursement of same will not accrue or include any interest charges.
3. The DISTRICT agrees that it will reimburse PSGRC the monies advanced and disbursed by PSGRC to make the Capital Replacements in one (1) payment, payment due no later than October 31, 2021. The DISTRICT, at its discretion, may pre-pay all or part of the advanced funds, and all such prepayment shall be without penalty or charge.

4. NOTICES

Notices as provided for in this Agreement shall be in writing, delivered to the respective party by Certified Mail, Return Receipt Requested at the following addresses [unless a different address is

subsequently provided in writing]; or by email at the following email addresses and shall run from the date delivered, or the date delivery is attempted, should delivery be refused. No assent by either party, express or implied, to any breach of any of the covenants contained herein shall be deemed to be a waiver of any succeeding breach of the same or any other covenant contained herein.

ADDRESSES FOR NOTICES:

PSGRC: Club Administration  
Pelican Sound Golf and River Club  
4569 Pelican Sound Blvd.  
Estero, FL 33928  
[elong@psgrc.org](mailto:elong@psgrc.org)

DISTRICT: River Ridge CDD  
9220 Bonita Beach Road, Suite 214  
Bonita Springs, FL 34135  
[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)

5. WAIVERS.

Any failure by any party to this Agreement to comply with any of its obligations, agreements, or covenants may be waived in writing by either party.

6. AMENDMENT.

This Agreement cannot be amended orally but only by a writing executed by all parties to this Agreement.

7. APPLICABLE LAW.

This Agreement is made and shall be construed under the laws of the State of Florida. Any litigation arising out of this Agreement shall be in the state court of appropriate jurisdiction in Lee County, Florida.

8. ASSIGNMENT.

This Agreement may not be assigned by either party without the prior specific written consent of the other party.

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**IN WITNESS WHEREOF, the parties hereto have executed this COMMUNITY IRRIGATION FACILITIES MAJOR CAPITAL AND REIMBURSEMENT AGREEMENT as of the date first above written.**

**Signed, sealed and delivered**

**In our presence:**

**PELICAN SOUND GOLF & RIVER CLUB, INC  
a Florida not for profit corporation**

\_\_\_\_\_  
**Witness**

**By:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Its:** \_\_\_\_\_

\_\_\_\_\_  
**Witness**

**ATTEST:**

**RIVER RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**Witness**

**By:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Its:** \_\_\_\_\_

## Exhibit A


### Exhibit A

<u>Vendor</u>					
Metro Pumping Systems, Inc					
<u>Community Pump Station</u>		<u>Description</u>	<u>QTY</u>	<u>PRICE</u>	<u>EXT COST</u>
<u>Line</u>					
1		All main components for pump station	1	\$ 206,403.36	\$ 206,403.36
2		3 Electronic butterfly valves	3	\$ 2,018.00	\$ 6,054.00
3		3 Mechanical shaft seal	3	\$ 1,392.00	\$ 4,176.00
4		Growsmart IM3000 Series magnetic flowmeter	1	\$ 4,638.00	\$ 4,638.00
5		Fusion Bonded Epoxy	1	\$ 5,102.00	\$ 5,102.00
6		3 Soft Start And Controls -98FLA X 3 Pumps	3	\$ 3,228.00	\$ 9,684.00
7		Chemical Treatment Control Relay	1	\$ 373.00	\$ 373.00
8		Virtual vision LCD Touchscreen	1	\$ 3,347.00	\$ 3,347.00
9		Premium Surge Protection	1	\$ 1,264.00	\$ 1,264.00
10		Water vision Cloud	1	\$ 5,364.00	\$ 5,364.00
11		Stainless Steel Fasteners Station	1	\$ 1,946.00	\$ 1,946.00
12		PH Display - Myron	1	\$ 4,677.00	\$ 4,677.00
13		Paige Earth Grounding Package	1	\$ 1,334.00	\$ 1,334.00
14		Salinity Display-Myron	1	\$ 5,186.41	\$ 5,186.41
15		<b>Total</b>			<b>\$ 259,548.77</b>

<u>Vendor</u>					
Metro Pumping Systems, Inc					
<u>Community Filter 300 MICRON</u>		<u>Description</u>	<u>QTY</u>	<u>PRICE</u>	<u>EXT COST</u>
15		2 Filter VAF-V1500 -1600GPM, 300 Micron	2	\$ 32,542.00	\$ 65,084.00

<u>Vendor</u>					
M.R.I. Underwater Specialists					
<u>Injection Treatment Station</u>		<u>Description</u>	<u>QTY</u>	<u>PRICE</u>	<u>EXT COST</u>
16		3 Injection Treatment Station Locations Include: Corner of Southern hills Corner of Island Sound and Torrey Pines Corner of Palmetto Dunes	3	\$ 29,782.00	\$ 89,346.00
		<b>Total</b>			<b>\$ 413,978.77</b>

## Exhibit B

	<b>METRO PUMPING SYSTEMS INC</b> 922 SE 14TH PLACE CAPE CORAL, FL 33990 PH: 239-573-9700 FX: 239-573-6700
<b>CUSTOM PUMP SYSTEM QUOTATION</b>	
<b>PROJECT NAME:</b> PELICAN SOUND LANDSCAPE <b>SITE LOCATION:</b> ESTERO, FL <b>INSTALLATION:</b> INSIDE - WEATHER RESISTANT BUILDING	<b>DATE:</b> 01/26/21 <b>QUOTED BY:</b> Kim Seidl
<b>CUSTOMER :</b> PELICAN SOUND LANDSCAPE <b>CONTACT:</b> ERIC LONG <b>ADDRESS:</b> 4569 PELICAN SOUND BLVD <b>CITY / STATE:</b> ESTERO, FL 33928 <b>PHONE:</b> (239)289-5580 <b>EMAIL:</b> <a href="mailto:elong@psgrc.org">elong@psgrc.org</a>	<b>SALES REP:</b> Milo Seidl <b>PHONE:</b> 239-229-3737 <b>EMAIL:</b> <a href="mailto:milo@metropsi.com">milo@metropsi.com</a>
<b>PERFORMANCE:</b> 2100GPM @ 120PSI <b>INPUT POWER:</b> 208VAC/3PHASE/60HZ	<b>WETWELL DEPTH:</b> TBD <b>MODEL NUMBER:</b> VTVE-1-75X3/5ST-208-3-2100-120

CATEGORY	DESCRIPTION	QTY
STATION CONFIGURATION	• Vertical Turbine - Station Spec	1
APPROVALS AND CERTIFICATIONS	• UL Listed - Industrial Control Panel	1
PAINT COLORS	• Paint Color - Watertronics - Green	1
PUMP MOTORS - SUBMERSIBLE	• 5HP Submersible Motor - 208-230V/3ph	1
PUMP MOTORS - VHS	• 75HP VHS Premium Efficiency Motor - 208V/3Ph	3
PUMPS - SUBMERSIBLE TURBINE	• Pump, Submersible Turbine, 5HP	1
PUMPS - VERTICAL TURBINE	• Pump, Vertical Turbine, 12ILL-4	3
PUMP DISCHARGE HEADS	• Discharge Head - 6" Ductile Iron	3
PM PUMP COLUMN	• Pressure Maint Pump Column - 2" Dia - 304 SS	1
MAIN PUMP COLUMNS	• VT Pump Column - 6" Diameter, 2 Piece, Carbon Steel	3
PUMP SEALS	• Mechanical Shaft Seal	3
DISCHARGE MANIFOLD	• Discharge Manifold - Triplex Pump	1
PRESSURE RELIEF VALVES	• 4" Pressure Relief Valve	1
DISCHARGE FILTER	• Filter, VAF-V1000 - 8" Flange, 1200GPM, 300 micron	2
REGULATION EBVs	• Electronic Butterfly Valves	1
FLOW METER	• Growsmart IM3000 Series Magnetic Flowmeter - 10"	1
LEVEL CONTROLS	• VT Wetwell Level Control w/1 Pond Fill	1
PIPEWORK COATINGS	• Fusion Bonded Epoxy - Internal Only	1
PUMP STATION BASE	• Pump Station Base - Formed Steel	1
PUMP STATION BASE ACCESSORIES	• Skid Shim Kit, Stainless Steel	1
DISCONNECTS	• Station Disconnect Switch - 800A Fused	1
VFDS	• Variable Frequency Drive, 75HP, 200-240V/3ph	1
X/L CONTACTOR	• VFD (XL) Contactor - 200-240V/3Ph - 75HP	3
X/L CONTACTOR	• Motor Starter - 200-240V/3Ph - 5HP	1

CATEGORY- (Continued)	DESCRIPTION- (Continued)	QTY
CONTROL SYSTEMS	• Type 1 - Sigma PLC Logic Controller	1
POWER MONITOR/SAFETY	• Power - Phase Monitor Protection	1
TOUCHSCREEN DISPLAYS	• VirtualVision III - 12.1" Color LCD Touchscreen	1
CONTROL SWITCHES	• Lighted HOA Switch	4
SURGE PROTECTION	• Premium Surge/Lightning Protection	1
OPTICAL ISOLATORS	Flow Signal Opto Coupler - For Sharing Signal	1
REMOTE START OPTIONS	• Remote Disable Relay - 24VAC/DC	1
MONITORS	• Salinity Display	1
MONITORS	• PH Monitor	1
COMMUNICATION AND RTUs	• WaterVision Cloud - Verizon 4G - w/3YR Subscription	1
COMMUNICATION ACCESSORIES	• Choice Card -Salinity Monitor Input	1
COMMUNICATION ACCESSORIES	• Choice Card -PH Monitor Input	1
ELECTRICAL ENCLOSURE	• Electrical Enclosure - 75x90x18 STL/WHT	1
ELECTRICAL ENCLOSURE COOLING	• Heat Exchanger - Large (5-12K Btu)	1
HARDWARE AND FASTENERS	• Stainless Steel Fasteners - Station	1
DOCUMENTATION	• Operation & Maint Manual (English) - Electronic Copy	2
CUSTOM OPTION	• Station Electrical design for 208v 3 phase incoming power	1

### STANDARD LABOR AND MATERIALS (Included in total station price)

999-0000000	LABOR	1
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Labor to remove existing station and install new station. Installation is based off of three Technicians / four days, two days crane with Operator, two Electricians, and Welder with mobile rig. Two (days) technician to perform start-up, calibration & training, Metro PSI shall provide notice of delivery approximately ten days prior to shipping. Prior to delivery building access work must be completed. Technicians will arrive one day prior to delivery to disassemble the existing pump station. Labor includes:

- Provide duties of the sale representative, meeting with Superintendents, meeting with board members, discussing all options to be included in station with customer, measure-up for engineered drawings, approving engineered drawings
- Co-ordinate with other subcontractors involved in the project and schedule work as needed.
- Provide crane service for complete rigging and labor to offload station at remote storage yard to ensure station availability on day of installation.
- Inspection and documentation of condition and components prior to delivery to site for install.
- Complete U.L. listed pump stations as detailed above to meet or exceed specifications.
- Isolation of existing main power feeder circuits to pump station and all auxiliary equipment.
- Isolate existing room electrical that is ceiling mounted and remove conduits and wiring.
- Provide temporary wiring as required to operate equipment as needed
- Demo out existing auxiliary electrical components and tag for reconnection after station is replaced.
- Provide labor to remove existing electrical feed and safe off.
- Provide haul off services and disposal of old system off site.
- Completely drain piping system to discharge isolation. NOTE: If isolation valves do not hold, stand by time (waiting for draining beyond the normal) will be billed on a time and materials basis.

**STANDARD LABOR AND MATERIALS**  
(Included in total station price)

<b>999-0000000</b>	<b>LABOR - (Continued)</b>	<b>1</b>
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- Disassembly and removal of all equipment that is not operating at this time. (Old fertigation equip, acid injection, etc.) Does not include removal of acid or tanks.
- Provide labor and rigging to complete demo of existing pump station and removal from pump house.
- Prep new concrete pad and clear of any debris.
- Coordinate with divers contracted by customer to enter wet wells and lake intake sections. All areas to be vacuumed cleaned of debris and prepped for new station. If additional items are found a detailed report shall be provided with the corrective actions required prior to proceeding.
- Complete rigging and transportation of equipment from yard to new site on the day of installation.
- Complete rigging of new pump station on to existing pad.
- Align, level and anchor skid(s), including VFD control panel, and high pressure discharge relief system(s)
- Set both (3) vertical turbine pumps and (1) 5HP pressure maintenance pump into wet well
- Set both (3) 75HP VHS motors and (1) 5HP pressure maintenance motor
- Connect and wire-up (4) motors to control panel and test rotation
- Provide all labor and miscellaneous PVC materials to pipe new filters into existing flush line as needed. Scope assumes existing flush line is functional.
- Field fit new piping from station discharge to existing dog leg. We will field fit piping to match existing pipe and supports as needed. Includes all welding and custom fabrication as needed.
- Provide all necessary conduit and wiring to re-connect existing auxiliary equipment back to main power.
- Provide factory certified start-up services to ensure proper operation and calibration of new pump system.
- Complete end user operation and maintenance training per factory guidelines.

<b>PUMP STATION PRICE (INCLUDES ALL STANDARD EQUIPMENT FEATURES)</b>	<b>\$ 206,403.36</b>
<b>STATION SELECTED OPTIONS (INCLUDING FILTERS)</b>	<b>\$ 118,229.41</b>
<b>TOTAL PUMP STATION PRICE WITH SELECTED OPTIONS</b>	<b>\$ 324,632.77</b>
DOMESTIC US FREIGHT FROM FACTORY TO JOB SITE: FOB FACTORY	INCLUDED
OFF LOAD & SETUP SUPERVISION:	INCLUDED
CRANE TO OFF-LOAD AND SET PUMP STATION:	INCLUDED
START UP:	INCLUDED
INSPECTION FEES:	INCLUDED
WARRANTY - (INCLUDING PARTS AND LABOR):	2 YR INCLUDED
TAXES:	INCLUDED
Shipment: Estimated 9-10 weeks after receipt of signed contract and drawing approval. A firm delivery date will be established and transmitted within 5 days of receipt of all final details and documents.	

**STANDARD EQUIPMENT FEATURES**  
(Included in total station price)

OPTION NO.	DESCRIPTION	QTY
001-000008	VERTICAL TURBINE - STATION SPECS	1

A variable speed Vertical Turbine pump station shall be provided. The pump station shall include variable frequency drive speed control, vertical turbine pumps, piping, valves, electrical panel, base and all other features (where applicable as specified below). Station shall be designed to be installed either outside or inside a weather resistant building furnished by the owner as specified above. A formed and reinforced base platform will support all manifolding, pumps, motors, and control panels to provide an integral unit ready to install at the job site. Configuration of station inlet, discharge, power connections and layout/orientation of basic system components shall be indicated on the sales drawing. The station shall be completely assembled (where applicable), calibrated, and subjected to a dynamic run test including safety check prior to breakdown and shipment to customer.

005-000002	UL LISTED - INDUSTRIAL CONTROL PANEL	1
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The station ELECTRICAL CONTROL PANEL shall be UL listed and meet or exceed UL508A specifications for safety of industrial control panels. Panel shall be assembled and tested in a UL508A certified panel shop.

010-000001	PAINT COLOR - WATERTRONICS GREEN	1
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Pump station pumping components shall be painted Watertronics GREEN for maximum durability and resistance to corrosion. The paint system shall consist of a multistep system including media blasting, application of a rust prohibitive epoxy prime coat followed by a two part industrial grade ultraviolet resistant polyurethane finish having a total dry film thickness of not less than 5 mils. Each coat will be applied and baked for one half hour at 165 degrees F. Pump station components including base, pipework, discharge heads, manifolds, isolation and relief valves, grooved clamps and supports shall be painted unless otherwise specified on sales drawing.

100-000002	5HP SUBMERSIBLE MOTOR - 208V-230V/3PH	1
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A 5HP high efficiency submersible motor shall be provided. The motor shall be inverter duty rated, class F windings, and shall be fully sealed with stainless steel splined output shaft.

101-000016	75HP VHS PREMIUM EFFICIENCY MOTOR 208V/230V/3PH	3
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A 75HP premium efficient (VHS) vertical hollow shaft motor shall be provided. The motor shall be inverter duty rated, class F windings and include internal 120V winding heaters. The motor shall be sized properly for continuous operation of the pump at any point along the designed pump performance curve without exceeding the motors specified horsepower rating. The motor shall be equipped with a "Self Release Coupling" factory configured, (bolted to upper bearing) for momentary up thrust protection.

120-000002	PUMP, SUBMERSIBLE TURBINE, 5HP	1
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A 5HP Submersible Turbine pump shall be provided. The pump shall consist of one or more stages and be designed for maximum performance and efficiency. Bowls shall be made of cast iron or stainless steel. Impellers shall be investment cast stainless steel.

121-000016	PUMP, VERTICAL TURBINE, 12ILL-4	3
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A Vertical Turbine pump assembly shall be provided. The pump assembly shall consist of one or more stages designed and manufactured by Watertronics in order to achieve maximum performance and efficiency. Standard features shall include ductile iron bowls with O-ring seals between each stage, polymer bearings rated for 4 minute dry run, 201 STAINLESS STEEL impellers with minimum pressure rating of 100,000PSI, 416 stainless steel pump shafts, 18/8 stainless steel fasteners, and a stainless steel inlet basket strainer properly sized for the pump. Each pump assembly shall be factory tested to Hydraulic Institute ANSI/HI 14.6 acceptance grade 2B.

**STANDARD EQUIPMENT FEATURES**  
(Included in total station price)

OPTION NO.	DESCRIPTION - (Continued)	QTY
140-000002	DISCHARGE HEAD - 6" DUCTILE IRON	3
<p>A heavy duty ductile iron 6 INCH pump discharge head assembly shall be provided for superior durability. The discharge head assembly shall include a check valve, butterfly valve and related hardware flow rated for up to 900GPM and 150 PSI per ANSI B2.1</p>		
150-000020	PRESSURE MAINTENANCE PUMP COLUMN - 2" DIA - 304SS	1
<p>A 2 INCH diameter pressure maintenance pump column pipe shall be provided. The column pipe shall be fabricated from 304 STAINLESS STEEL. A butterfly valve and check valve shall be provided on the outlet of the column pipe assembly.</p>		
150-000038	VT PUMP COLUMN - 6" DIA, CARBON STL	3
<p>A 2 Piece, 6 INCH diameter vertical turbine pump column and shaft assembly shall be provided. The column pipe shall be fabricated from ASTM Grade A-53 CARBON STEEL pipe. Line shafts shall be fabricated from 416 STAINLESS STEEL. The shaft diameter shall be no less than prescribed by ANSI B58.1, Section 4.2, Table 4. Bearing retainers shall be stainless steel with polymer bearings. The column and shaft assembly shall be designed per the total pump length specified on the sales drawing.</p>		
180-000002	MECHANICAL SHAFT SEALS	3
<p>Each turbine pump discharge head shall contain a mechanical seal assembly located where the line shaft protrudes through the discharge head. The mechanical seal assembly shall consist of a main housing, shaft sleeve assembly, locking and drive collars. The shaft sleeve shall be machined from 416 stainless steel. The locking and driving collars shall be machined from 7075 aluminum. Integral to the seal housing, a permanently lubricated ball bearing shall be mounted, located out of the pumping media. The mechanical seal shall be resistant to corrosion and abrasives, totally self lubricating, and rated for no less than 300 PSI. The seal assembly shall require no bypass tubes or related devices to provide cooling or lubrication. One seal required per Vertical Turbine pump.</p>		
200-000003	DISCHARGE MANIFOLD - TRIPLEX PUMP	1
<p>A custom fabricated TRIPLEX PUMP discharge manifold shall be provided. The manifold shall be designed and fabricated by Watertronics to maximize flow and efficiency and to meet specific customer installation requirements. All fabricated piping shall conform to ASTM specifications A53 for Grade B welded or seamless pipe. Discharge piping 12" and larger shall be a minimum "Standard Wall" thickness. Discharge piping 10" and smaller shall be Schedule 40. All welded flanges shall be forged steel slip-on or weld neck type. All welded fittings shall be seamless, conforming to ASTM Specification A234, with pressure rating not less than 150 psi. The manifold assembly shall include a main discharge isolation valve, discharge pressure gauge, three 3/4" fertigation ports and a winterization drain port with 3/4" ball valve.</p>		
210-000002	4" PRESSURE RELIEF VALVE	1
<p>A 4" pressure relief valve shall be installed on the discharge piping downstream of the pressure regulating valves. The valve shall be sized to bypass sufficient water back to the water source to avoid the discharge pressure from exceeding the maximum programmed pressure set point by more than 10 PSI.</p>		

**STANDARD EQUIPMENT FEATURES**  
(Included in total station price)

OPTION NO.	DESCRIPTION - (Continued)	QTY
230-0000004	FILTER, VAF-V1000 - 8" FLANGE, 1200GPM, 300 MICRON	2
<p>A VAF model V1000 series filter shall be provided for superior discharge filtering performance. The filter body and filtration screen shall be fabricated from 316L stainless steel and include VAFs patented bi-directional hydrodynamic flush system that does not require additional motors and electronic controls on the filter for facilitation of the flushing process. The flush cycle shall be fully programmable, be controlled by the system PLC and initiated by pressure drop across the filter or on a time interval basis. Flushing shall be controlled by an industrial grade electronic valve actuator and shall occur during normal operation without suspension of the normal irrigation process. Filter assembly includes inlet and outlet isolation valves and includes a filter bypass where applicable as specified on the sales drawing. Maximum flow rate shall be 1200GPM per filter with 300 micron screen.</p>		
270-0000001	ELECTRONIC BUTTERFLY VALVE	3
<p>A patented Watertronics EBV "Electronic Butterfly Valve" shall be provided on the pump discharge head. The EBV shall provide for gradual entry of water from the pump into the discharge manifold to allow for complete purging of pump column air and elimination of water hammer, surges, and check valve slam. The EBV shall also facilitate smooth pump sequencing, enhanced flow and pressure regulation. In the event of a VFD failure, the EBV shall function as a by-pass regulation device to maintain constant pressure regulation and flow without disruption of the irrigation process.</p>		
280-0000013	GROWSMART IM3000 SERIES MAGNETIC FLOWMETER	1
<p>A Growsmart electromagnetic flow meter shall be provided to measure water flow rate with an accuracy of +/- 2% The flowmeter shall include an integrated LCD display and be constructed of epoxy coated ASTM carbon steel suitable for indoor or outdoor installation. Maximum recommended flow rate 3672 GPM.</p>		
290-0000001	WET WELL LEVEL CONTROL WITH (1) POND FILL	1
<p>A robust industrial grade WETWELL level control system shall be provided. The system shall consist of a level transducer and a low level safety shutdown float located in the WETWELL for accurate and reliable level control. The controls shall be fully integrated with the control system with programmable set points accessible through the station touchscreen display. The level control system shall function to shutdown the pump system in the event of a low water condition. An additional isolated 5A relay contact shall be provided for control of ONE external pond fill or other external fill source. The level transducer shall be rated for a maximum water depth of 33.5 feet.</p>		
395-0000004	FUSION BONDED EPOXY - INTERNAL ONLY	1
<p>3M Scotchkote Fusion-Bonded Epoxy Coating 134 shall be applied to INTERNAL ONLY pipe surfaces as indicated by the sales drawing. 3M Scotchkote 134 is a one part, heat curable thermosetting coating that cures to a smooth uniform thickness, provides superior adhesion, coverage on porous pipework and is highly resistant to wastewater, corrosive soils and sea water.</p>		
400-0000001	PUMP STATION BASE - FORMED STEEL	1
<p>Pump station components shall be mounted on a formed steel base. Formed steel construction is used to minimize weld seams and maximize strength. The base material shall be 3/8 thick ASTM A-26 hot rolled carbon steel plate. Structural steel shall be welded on the underside of the base to maximize structural rigidity. Base shall have a minimum of (eight) Ø 3" lifting points (two at each corner). Base shall include a hinged wet well hatch whenever possible. Base shall be supplied with four anchor brackets and concrete wedge anchor bolts if base length is under 12ft. For base lengths over 12ft. six anchors shall be provided. The base size shall be approximately 120 x 96 INCHES.</p>		



**STANDARD EQUIPMENT FEATURES**  
(Included in total station price)

OPTION NO.	DESCRIPTION - (Continued)	QTY
410-000001	SKID SHIM KIT, STAINLESS STEEL	1
<p>A skid shim kit shall be provided to take up small gaps between skid and floor and to insure level installation of skid. Each kit shall include the following stainless steel shims; Qty (2) -1/2"x2"x5" , Qty(2) - 3/8"x2"x5", Qty(4) - 1/4"x2"x5", Qty(4) - 1/8"x2"x5" .</p>		
500-000014	STATION DISCONNECT SWITCH - 800A FUSED	1
<p>A 3-pole 800 amp maximum FUSED UL Listed main disconnect switch shall be provided. The disconnect switch shall include an operating handle mounted in the main electrical panel door that shall open all ungrounded conductors of the service entrance to the panel. The disconnect switch shall be mechanically interlocked to prevent access while the operating handle is in the ON position. The station disconnect switch shall be correctly sized for the maximum station load and shall meet all applicable NEC and UL508A requirements.</p>		
520-000014	VARIABLE FREQUENCY DRIVE, 75HP, 200V/240V/3PH	1
<p>A high efficiency industrial grade 75HP variable frequency drive shall be provided. The VFD shall be specifically designed for water pumping applications and include a graphical control interface keypad. All internal printed circuit boards shall be conformal coated for long service life.</p>		
540-000012	VFD (XL) CONTACTOR - 200-240V / 3PH-75HP	3
<p>A 200-240V/3Ph - 75HP cross line (XL) industrial grade dual interlocking contactor set shall be provided for the pump. The contactor set shall allow the assigned pump to be run manually across the line or from the VFD output. It will also facilitate sequencing of pumps when more than one main pump is present. An HOA, (Hand-Off-Auto) switch will be provided for each pump. When HOA is in Hand position, the contactor set will engage to power pump directly across the line. If Off position, pump will be disabled and when in Auto, pump will run on VFD when assigned as lead pump otherwise the contactor set will sequence the pump on as a lag pump where applicable.</p>		
540-000043	MOTOR STARTER - 200-240V/3PH 5HP	1
<p>A 460VAC/3Ph - 5HP industrial grade Motor Starter shall be provided. The motor starter shall provide integrated switching, thermal and current overload protection per NEC article 430 safety requirements. The switching contacts shall be rated for a minimum of 200,000 cycles under full load conditions.</p>		
600-000003	POWER - PHASE MONITOR PROTECTION	1
<p>An advanced microprocessor based Power Phase Monitoring system shall be provided to protect the pump system from equipment failure due to power faults occurring on the incoming electrical service to the pump station. The monitor shall actively monitor for phase loss, phase reversal, phase unbalance, under voltage and overvoltage conditions. In the event that these one or more of these conditions occur, the Phase Monitor shall signal the PLC logic controller to shut down the pump system preventing damage to pump system components. The phase monitor fault limits and time to trip shall be adjustable. A status LED shall indicate the fault type causing the shutdown event.</p>		

**STANDARD EQUIPMENT FEATURES**  
(Included in total station price)

OPTION NO.	DESCRIPTION - (Continued)	QTY
610-0000004	VIRTUALVISION III - 12.1" COLOR LCD TOUCHSCREEN	1
<p>An industrial grade 12.1" SVGA (800x600) Advanced Color TFT LCD touchscreen user interface display shall be provided featuring: Digital flow (GPM) and pressure (PSI) display, Both cumulative and resettable gallons pumped indicators, Pump ready/running status with elapsed run time display per pump, Flow-based pressure regulation to match discharge pressure with irrigation demand, Individual motor overload reporting, Minute by minute data logging saved to a removable flash RAM card, 32MB card to store approximately 12 months of data, Historic and real time X-Y plotting of pump station operation, Filter controls, Alarm log file, Ability to change system parameters such as setpoint pressure, time delays, Fertigation graphic and control interface when sold with a Watertronics EZ Feed Injection Package. Life of the display shall be 50,000 hours. The display software shall be configured for the pump station features.</p>		
620-0000001	LIGHTED HOA SWITCH	4
<p>A lighted switch actuator shall be provided which shall be illuminated GREEN whenever the controlled item is active. One required per switch.</p>		
630-0000002	PREMIUM SURGE PROTECTION	1
<p>A Premium 200kA max impulse current rated surge protective device shall be provided on the incoming power connections to the station. The SPD shall utilize high energy solid state suppression circuitry to effectively protect electrical equipment from extreme electrical disturbances. An additional 70kA max impulse current rated surge protective device shall be installed on the secondary of the control transformer. Diagnostic LEDs shall be provided on the devices to indicate operational status when powered.</p>		
640-0000001	FLOW SIGNAL OPTO COUPLER - FOR SHARING SIGNAL	1
<p>An optical coupling device shall be provided for sharing of pump station flow signal with external customer control systems. The opto-coupler is rated for 3-30VDC (24VDC) nominal supply from customer control system and shall provide a minimum of 2500V isolation between station control system and external systems.</p>		
650-0000003	REMOTE DISABLE RELAY - 24VAC/DC	1
<p>A 24VAC/DC remote disable relay input shall be provided. The remote disable relay shall effectively disable the pump station when the remote start relay coil is supplied 24VAC/DC power from an irrigation controller or other external power source provided by customer. If the station is running and relay is powered, the station will safely shutdown. When power is removed from the relay, the station will return to normal operation.</p>		
600-0000002	TYPE 1 - SIGMA PLC LOGIC CONTROLLER	1
<p>The electrical control system shall be an Industrial grade PLC with a color touch screen operator interface device and custom programming written specifically for this project. Control logic shall be based on redundant design and interlocking of control devices for maximum safety and proper sequence of operation. In addition to diagnostic functionality available through the touchscreen display, the PLC controller shall also have diagnostic LEDs for monitoring status of discrete inputs and outputs. The PLC shall contain RS232 and RS485 communication ports for monitoring and programming purposes and shall contain an EEPROM, battery backed RAM and non-volatile memory for storage of critical configuration data. The PLC will have a high speed counter, clock and calendar function with year, month, day, hour, minute, and day of week.</p>		

**STANDARD EQUIPMENT FEATURES**  
(Included in total station price)

OPTION NO.	DESCRIPTION - (Continued)	QTY
660-000003	SALINITY DISPLAY	1
<p>A Salinity TDS (Total Dissolved Salts) Monitor display shall be provided in main electrical enclosure door, The display shall be a Model series with 3-1/2 digit LCD and high/low LED indicator lights rated NEMA 4X for outdoor installation. The salinity probe shall measure 0-20,000 ppm with integrated temperature compensation. The probe shall be rated for 100PSI @ 100 degrees C. and intended for wet well and low pressure applications. Note: display is NOT rated for temperatures below 32 degrees F.</p>		
660-000002	PH DISPLAY	1
<p>A PH monitor display shall be provided in main electrical enclosure door. The display shall be a Myron L. model 720 series with 3-1/2 digit LCD and high/low LED indicator lights rated NEMA 4X for outdoor installation. The PH probe shall measure 0-14 PH at (+ - 0.2) PH accuracy with integrated temperature compensation. The probe shall be rated for 50PSI @ 50 degrees C. and intended for wet well and low pressure applications. Note: display is NOT rated for temperatures below 32 degrees F.</p>		
750-000006	ELECTRICAL ENCLOSURE - 75X90X18 STL/WHT	1
<p>A heavy duty industrial grade 75Hx90Wx18D UL Listed, NEMA 4 outdoor rated enclosure shall be provided to protect electrical control system components. The enclosure shall be custom built to Watertronics specifications specifically for water pumping applications and shall be fabricated of no less than 12GA carbon steel finished on all inside and outside surfaces in polyester based WHITE powder coat finish for maximum durability. The enclosure shall be provided with heavy duty integral hinges with lift off doors, INTERIOR LIGHTING PACKAGE, heavy duty key lockable door handles, continuously welded seams, mechanical interlocks, and drip shield. The electrical component back panel shall be galvanized steel for superior EMC performance.</p>		
770-000002	HEAT EXCHANGER - LARGE (5-12K BTU)	1
<p>A premium quality closed loop water to air HEAT EXCHANGER cooling system shall be provided. The heat exchanger shall control temperature levels within the electrical enclosure protecting sensitive electronic components from overheating conditions. The heat exchanger shall be rated NEMA 4 for indoor/outdoor installations and prevent outside air or cooling water from entering electrical enclosure. The heat exchanger shall be properly sized to the application up to a maximum of 5-12K Btu cooling capacity.</p>		
680-000007	WATRVISION CLOUD - VERIZON 4G - WITH 3YR SUBSCRIPTION	1
<p>WaterVision Cloud - Verizon network 4G/LTE CELLULAR remote pump system monitoring package shall be provided. The system includes all hardware, software and 3 YEAR SUBSCRIPTION for connection of a single pump station to the WaterVision Cloud Network via a cellular connection. The system shall allow customer to remotely monitor the pump station and the customer's other WaterVision Cloud enabled pump stations on the same property or multiple properties at any time from a cell phone, tablet, PC or other web based device. The system shall also allow control of the pump station enable/disable and reset of alarms. The communication hardware will accept up to eight additional CHOICE CARD inputs The WaterVision Cloud system is also expandable through connection of additional WaterVision Cloud enabled pump systems. Additional hardware required for system expansion.</p>		

**STANDARD EQUIPMENT FEATURES**  
(Included in total station price)

OPTION NO.	DESCRIPTION - (Continued)	QTY
690-000003	CHOICE CARD - SALINITY MONITOR INPUT	1
<p>An additional Input CHOICE card shall be provided for monitoring of Salinity signal from a Salinity monitor. WaterVision Cloud RTU with open choice card slot required. Salinity Monitor ordered separately</p>		
690-000003	CHOICE CARD - PH MONITOR INPUT	1
<p>An additional Input CHOICE card shall be provided for monitoring of PH signal from a PH monitor. WaterVision Cloud RTU with open choice card slot required. PH ordered separately</p>		
950-000001	STAINLESS STEEL FASTENERS - STATION	1
<p>Pump Station Fasteners including Nuts, Bolts and Washers shall be made of 18-8 and 304 STAINLESS STEEL. Fasteners for the following items shall be included where applicable: Submersible Pump Manifold, Discharge Heads, Pump Seals, Discharge Manifold, Discharge Flange and Butterfly Valves, Pressure Relief Valve, Electronic Butterfly Valves, Discharge Filter Connections, Discharge Filter Flush Manifold, WYE Strainer connections, Magnetic Flow Meter connections, Level Transducer to Base, Hatch plate hinges and hardware, Electrical panel to skid or floor, arm mounted electrical heaters and skid anchor bolts. This option DOES NOT include Grove Lock clamp hardware. Grove Lock hardware must be ordered separately.</p>		
975-000001	OPERATION & MAINTENANCE MANUAL - ELECTRONIC COPY	2
<p>A detailed OPERATION and MAINTENANCE manual shall be provided detailing basic system operation, alarms, general maintenance procedures and use of the operator interface. The manual shall be in English and provided in electronic format.</p>		
999-000001	STATION ELECTRICAL DESIGN FOR 208V 3 PHASE INCOMING POWER	1
<p>Station control panel to be designed for 208V 3 phase incoming power with all necessary buss bar connections as needed for NEC code</p>		

CLARIFICATIONS

Metro PSI recommends that the Owner inspect and clean (if deemed necessary) the existing wet well prior to the installation of the new pump station. The above pricing does not include any trenching. Owner is to furnish access to job site. The quoted price excludes, but not limited thereto, concrete work, wet well modifications, intake pipe, intake lake screen, damage to underground utilities, sprinklers, cart paths, building modifications, roof modification, ground surfaces or any bonds or permits that may or may not be required

PAYMENT TERMS

All Purchase Orders are subject to acceptance at factory. Receipt of production deposit, verification of acceptable credit, and confirmation of order are required before production. For orders with a value of less than \$100K, 25% production deposit required. For orders with a value of more than \$100K, 50% production deposit required. Balance due 30 days from date of invoice. Late fee of 1 1/2 % of the unpaid balance will be charged per month on all accounts which are past due.

ACCEPTANCE

Purchaser hereby agrees that in the event of default in the payment of any amount due, that if this account is placed in the hands of an agency for collection or legal action, to pay any and all related attorney fees, costs of collection including agency, private process servers fees, court costs, etc., incurred and any other costs of collection permitted by the laws governing these transactions.

- Equipment cancelled before completion will incur restocking charges that will be calculated at time of cancellation. Restocking fees may be the full cost of the pump station depending on the nature of the pump station that is cancelled.
- Terms are subject to final credit approval.
- Equipment shipped separately from the station, at Purchaser's request, may incur additional freight charges, payable by Purchaser.
- Delayed deliveries by the customer once equipment is ready to ship, will incur minimum storage charges of \$200 per week, added to the final invoice.

QUOTE APPROVED BY:

COMPANY NAME: \_\_\_\_\_ BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

SIGNATURE DATE: \_\_\_\_\_ REQUESTED DELIVERY DATE: \_\_\_\_\_

NOTE: If the order is non-taxable, a tax certificate for the "ship to state" must be submitted with this order.

This order is for re-sale and non-taxable. Tax certificate is included with this order.

Please Return One Signed Copy of This Quotation On Acceptance. Merchandise delivered or shipped is due and payable to: METRO PSI 922 SE 14TH PLACE, CAPE CORAL, FLORIDA 33990. PHONE (239)573-9700

**DELIVERY**

Delivery dates are estimates and confirmed shipment cannot be determined until all manufacturing details are known. Metro PSI Inc. will make reasonable efforts to establish a delivery schedule after receipt of an executed contract and all approvals. Seller shall not be liable for special or consequential damages caused by delay in delivery.

**ACCEPTANCE**

If for any reason buyer is unable to accept delivery at the agree to date , then delivery shall be deemed completed in seller's warehouse for purposes of payment and seller shall store and subsequently deliver as provided above. Buyer will be responsible for additional handling fee of \$250.00 and storage charges of \$750.00 per month which will be added to invoice.

**LEIN**

Seller retains a security interest in all products sold to buyer until the purchase price and other charges, if any, are paid in full as provided in Article 9 of the Uniform Commercial Code. Seller will file a Mechanics Lien or execute other documents as required to perfect the security interest in the products sold.

**TAXES**

State, city and local taxes are excluded from the contract price unless otherwise noted. Sales tax will be invoiced on the contract price unless written exemption is provided.

**BILL TO INFORMATION:**

COMPANY NAME _____	EMAIL _____
BILLING ADDRESS _____	CITY _____
STATE _____ ZIP _____	CONTACT NAME _____
CONTACT PHONE NUMBER _____	CONTACT TITLE _____

**SHIP TO INFORMATION:**

COMPANY NAME _____	EMAIL _____
SHIPPING ADDRESS _____	CITY _____
STATE: _____ ZIP _____	CONTACT NAME _____
CONTACT PHONE NUMBER _____	CONTACT TITLE _____

Thank you for the opportunity to quote on your pump station needs, If you have any questions or require further information, please call us at (239)573-9700

#### FACTORY AUTHORIZED WARRANTY

Manufacturer warrants that the water pumping system or component will be free of defects in workmanship; For one year from date of authorized start-up but not later than fifteen months from date of manufacturer's invoice. Provided that all installation and operation responsibilities have been properly performed, manufacturer will provide a replacement part or component during the warranty life. Repairs done at manufacturer's expense must be pre-authorized. The start-up Certificate must be on file with manufacturer to activate warranty. Upon request, manufacturer will provide advice for trouble shooting of a defect during the warranty period.

This proposal contains equipment that may require costly means to remove and replace for service or repair, due to site conditions. Metro PSI will not accept liability for any costs associated with the removal or replacement of equipment in difficult-to-access locations. This includes the use of cranes larger than 15 tons, divers, barges, helicopters, or other unusual means. All such extraordinary costs shall be borne by the customer, regardless of the reason necessitating removal of the product from service. Because of varied conditions beyond the control of manufacturer, this warranty does not cover damage under the following condition or environment unless otherwise specified in writing:

- Default of any agreement with manufacturer.
- Misuse, abuse, or failure to conduct routine maintenance.
- Handling any liquid other than irrigation water.
- Exposure to electrolysis, erosion, or abrasion.
- Presence of destructive gaseous or chemical solutions.
- Over voltage or unprotected low voltage.
- Unprotected electrical phase loss or phase reversal.
- Exposure to non-fused incoming power.
- Damage occurring when using control panel as service disconnect

The foregoing constitutes manufacturer's sole warranty and has not nor does it make any additional warranty, whether express or implied, with respect to the pumping system or component. Manufacturer makes no warranty, whether express or implied, with respect to fitness for a particular purpose or merchantability of the pumping system or component. Manufacturer shall not be liable to purchaser or any other person for any liability, loss, or damage caused or alleged to be caused, directly or indirectly, by the pumping system. In no event shall manufacturer be responsible for incidental, consequential, or act of God damages nor shall manufacturer's liability for damages to purchaser or any other person ever exceed the original factory purchase price.

# Exhibit C



**Name**

Pelican Sound Golf Maintenance  
John Ingram  
21990 Sound Way  
Estero, FL 33928

**M.R.I. Inspection LLC**  
17891 Wetstone Rd.  
N. Ft. Myers, FL. 33917  
239-984-5241 Office  
239-707-5034 Mike  
239-236-1234 Fax  
CGC 1507963

**Proposal**

**Project**

Southern Hills



Date	Estimate #
1/5/2021	2427

Description	Cost
<p>This proposal is to install one (1) new M.R.I. Injection Treatment System which is to include the following: Turn key injection treatment system \$21,000.00 Chemical blocks All piping, materials and equipment Software and system control panel setup Flow Sensor Electrical work \$2000.00 Slab \$1282.00 Dirt work \$500.00 Re Pipe and saddles \$5000.00 First round of treatment chemicals All parts, labor and installation of the system</p> <p>The Injection system comes with a full one year warranty from installation date and covers replacements and repairs. Please be aware that a mobilization charge will incur for each trip due to the proximity of the office from the job location.</p> <p>Any work completed outside the scope of this proposal may result in additional charges.</p> <p>This price does not cover the cost of the monthly maintenance and chemical required to maintain the system.</p> <p>A 50% deposit is required prior to the installation of the system.</p> <p style="text-align: right;"><b>Total</b></p>	<p>29,782.00</p> <p><b>\$29782.00</b></p>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we de-water any wet well system. Due to sink holes crevasses or breaches etc. in and around wet well. This proposal does not include replacing any landscaping (Grass, trees, shrubs, etc.) all Jobsites will be left clean.

Authorized Signature \_\_\_\_\_

Mike Radford President

This proposal may be withdrawn if not accepted within 30 days.

**Acceptance of Proposal** The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.

This proposal may be withdrawn if not accepted within thirty (30) days.

Signature \_\_\_\_\_

Date of acceptance \_\_\_\_\_





**Name**

Pelican Sound Golf Maintenance  
 John Ingram  
 21990 Sound Way  
 Estero, FL 33928

**M.R.I. Inspection LLC**  
 17891 Wetstone Rd.  
 N. Ft. Myers, FL. 33917  
 239-984-5241 Office  
 239-707-5034 Mike  
 239-236-1234 Fax  
 CGC 1507963

**Proposal**

**Project**

Island Sound/Torrey Pines



<b>Date</b>	<b>Estimate #</b>
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1/5/2021

2426

Description	Cost
This proposal is to install one (1) new M.R.I. Injection Treatment System which is to include the following: Turn key injection treatment system \$21,000.00 Chemical blocks All piping, materials and equipment Software and system control panel setup Flow Sensor Electrical work \$2000.00 Slab \$1282.00 Dirt work \$500.00 Re Pipe and saddles \$5000.00 First round of treatment chemicals All parts, labor and installation of the system  The Injection system comes with a full one year warranty from installation date and covers replacements and repairs. Please be aware that a mobilization charge will incur for each trip due to the proximity of the office from the job location.  Any work completed outside the scope of this proposal may result in additional charges.  This price does not cover the cost of the monthly maintenance and chemical required to maintain the system.  A 50% deposit is required prior to the installation of the system.	29,782.00
<b>Total</b>	<b>\$29782.00</b>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we deviate any wet well system. Due to sink holes crevices or breaches etc. in and around wet well. This proposal does not include replacing any landscaping (Grass, trees, shrubs, etc.) all Jobsites will be left clean.

Authorized Signature \_\_\_\_\_

Mike Radford President

This proposal may be withdrawn if not accepted within 30 days.

**Acceptance of Proposal** The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.

This proposal may be withdrawn if not accepted within thirty (30) days.

Signature \_\_\_\_\_

Date of acceptance \_\_\_\_\_



Name

Pelican Sound Golf Maintenance  
 John Ingram  
 21990 Sound Way  
 Estero, FL 33928

**M.R.I. Inspection LLC**  
 17891 Wetstone Rd.  
 N. Ft. Myers, FL. 33917  
 239-984-5241 Office  
 239-707-5034 Mike  
 239-236-1234 Fax  
 CGC 1507963

## Proposal

Project

Palmetto Dunes



Date	Estimate #
------	------------

11/17/2020

2397

Description	Cost
<p>This proposal is to install one (1) new M.R.I. Injection Treatment System which is to include the following:            Turn key injection treatment system \$21,000.00            Chemical blocks            All piping, materials and equipment            Software and system control panel setup            Flow Sensor            Electrical work \$2000.00            Slab \$1282.00            Dirt work \$500.00            Re Pipe and saddles \$5000.00            First round of treatment chemicals            All parts, labor and installation of the system</p> <p>The Injection system comes with a full one year warranty from installation date and covers replacements and repairs. Please be aware that a mobilization charge will incur for each trip due to the proximity of the office from the job location.</p> <p>Any work completed outside the scope of this proposal may result in additional charges.</p> <p>This price does not cover the cost of the monthly maintenance and chemical required to maintain the system.</p> <p>A 50% deposit is required prior to the installation of the system.</p>	29,782.00
<b>Total</b>	<b>\$29782.00</b>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we deviate any wet well system. Due to sink holes crevasses or breaches etc. in and around wet well. This proposal does not include replating any landscaping (Grass, trees, shrubs, etc.) all Jobsites will be left clean.

Authorized Signature \_\_\_\_\_

Mike Radford President

This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.

This proposal may be withdrawn if not accepted within thirty (30) days.

Signature \_\_\_\_\_

Date of acceptance \_\_\_\_\_

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**5A**

**Pelican Sound - River Ridge - Pelican Sound Blvd Round-A-Bout Replacement**

Lee County, Florida

For: Pelican Sound Golf & River Club

**Bid Date: April 16, 2021**

**By: MAJ Contracting, Inc.**

<b>Item No.</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Total Bid Unit</b>	<b>Total Bid</b>
1	Mobilization		1 LS	17,487.60	\$ 17,487.60
2	<b>Pelican Sound Blvd / Corkscrew Entrance</b>				
3	Remove and Dispose of Asphalt	5,110	SF	3.00	15,330.00
4	Furnish and Install New Pavers	17,610	SF	5.10	89,811.00
4	Remove and Replace Ex. 2FT Wide Valley Gutter	9	LF	155.00	1,395.00
5	Remove and Replace Ex. 2FT Wide Header Curb	285	LF	69.00	19,665.00
6	Remove and Replace FDOT "A" Curb	58	LF	79.00	4,582.00
7	Remove and Replace FDOT "F" Curb	47	LF	84.00	3,948.00
8	Remove and Replace FDOT "E" Curb	233	LF	65.00	15,145.00
9	Remove and Dispose of paver	12,500	SF	2.00	25,000.00
10					<b>Total</b>
11					\$174,876.00
12					<b>Total Project</b>
					\$192,363.60

**NOT included in this proposal:**

- Bonds
- Construction Survey, Layout or Certified As-builts
- Demolition (other than as listed in above bid items)
- Density Testing
- Erosion Control or Monitoring
- Base rock
- Permits (City/County ROW)
- Sodding/ Landscaping
- Utility or Irrigation Conduits or Sleeves

**Notes:**

**Contractor: MAJ Contracting, Inc.**

**This proposal may be revised or withdrawn if not accepted within 30 days of bid date**



**Signed:**

**By: Donald M. Justice, President**

**Bid Date: April 16, 2021**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**5B**

**Pelican Sound - River Ridge - Remove Asphalt & Install New Pavers**

Lee County, Florida

For: Pelican Sound Golf & River Club

**Bid Date: April 16, 2021**

**By: MAJ Contracting, Inc.**

Item No.	Description	Quantity	Unit	Total Bid Unit	Total Bid
1	Mobilization		1 LS	6,500.00	\$ 6,500.00
2					
3	<b>Hammock Greens Entrance</b>				
4	Remove and Dispose of Asphalt	847	SF	3.00	2,541.00
4	Furnish and Install Header Curb	26	LF	72.00	1,872.00
5	Furnish and Install new pavers	847	SF	5.15	4,362.05
6	White Paver Stop Bars	42	LF	15.00	630.00
7	<b>Total</b>				\$ 9,405.05
8					
9	<b>Hammock Greens Entrance</b>				
10	Remove and Dispose of Asphalt	625	SF	3.00	1,875.00
10	Furnish and Install Header Curb	57	LF	72.00	4,104.00
11	Furnish and Install new pavers	625	SF	5.15	3,218.75
12	<b>Total</b>				\$ 9,197.75
13					
14					
15	<b>Total Project</b>				\$ 25,102.80

**NOT included in this proposal:**

- Bonds
- Construction Survey, Layout or Certified As-builts
- Demolition (other than as listed in above bid items)
- Density Testing
- Erosion Control or Monitoring
- Base rock
- Permits (City/County ROW)
- Sodding/ Landscaping
- Utility or Irrigation Conduits or Sleeves

**Notes:**

**Contractor: MAJ Contracting, Inc.**

**This proposal may be revised or withdrawn if not accepted within 30 days of bid date**



**Signed:**

**By: Donald M. Justice, President**

**Bid Date: April 16, 2021**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**6A**



**M.R.I. Inspection LLC**  
 17891 Wetstone Rd.  
 N. Ft. Myers, FL. 33917  
 239-984-5241 Office  
 239-707-5034 Mike  
 239-236-1234 Fax  
 CGC 1507963



**Name**

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

**Proposal**

**Project**

**Drainage Cleaning**  
**25%+ River Ridge**

<b>Date</b>	<b>Estimate #</b>
-------------	-------------------

4/19/2021

2642

Description	Cost
This proposal is for the total cost to clean all River Ridge CDD lake interconnects, catch basins, junction boxes, headwalls, and control structures inspected and found to contain 25% or more sand and debris. We will utilize the Vac truck divers to dive into each structure to pump out and remove all sand, debris, and blockage to establish optimum flow. This price includes any needed vac truck services, all labor, material, and equipment needed to complete this job.	49,800.00
Less the cost of the inspection	-3,500.00
<b>Total</b>	<b>\$46300.00</b>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevasses or breeches etc. in and around wet well. This proposal does not include replacing any landscaping (Grass, trees, shrubs, etc.) all Jobsites will be left clean.

Authorized Signature Mike Radford

Mike Radford President

This proposal may be withdrawn if not accepted within 30 days.

Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.

This proposal may be withdrawn if not accepted within thirty (30) days.

Signature \_\_\_\_\_

Date of acceptance \_\_\_\_\_



**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**6B**



**M.R.I. Inspection LLC**  
 17891 Wetstone Rd.  
 N. Ft. Myers, FL. 33917  
 239-984-5241 Office  
 239-707-5034 Mike  
 239-236-1234 Fax



Name

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

# Proposal

Project

**Drainage Cleaning**  
**35% + River Ridge**

Date

Estimate #

4/19/2021

2643

Description	Cost
This proposal is for the total cost to clean all River Ridge CDD lake interconnects, catch basins, junction boxes, headwalls, and control structures inspected and found to contain 35% or more sand and debris. We will utilize the Vac truck divers to dive into each structure to pump out and remove all sand, debris, and blockage to establish optimum flow. This price includes any needed vac truck services, all labor, material, and equipment needed to complete this job.	41,900.00
Less the cost of inspection	-3,500.00
<b>Total</b>	<b>\$38400.00</b>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevasses or breeches etc. in and around wet well. This proposal does not include replacing any landscaping (Grass, trees, shrubs, etc.) all Jobsites will be left clean.

Authorized Signature *Mike Radford*

Mike Radford President

This proposal may be withdrawn if not accepted within 30 days.  
 Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.  
 This proposal may be withdrawn if not accepted within thirty (30) days.

Signature \_\_\_\_\_

Date of acceptance \_\_\_\_\_

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**6C**



### M.R.I. Inspection LLC

17891 Wetstone Rd.  
N. Ft. Myers, FL. 33917

239-984-5241 Office  
239-707-5034 Mike  
239-236-1234 Fax

CGC 1507963



#### Name

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

## Proposal

#### Project

**Drainage Cleaning**  
**50% + River Ridge**

Date

Estimate #

4/19/2021

2644

Description	Cost
This proposal is for the total cost to clean all River Ridge CDD lake interconnects, catch basins, junction boxes, headwalls, and control structures inspected and found to contain 50% or more sand and debris. We will utilize the Vac truck divers to dive into each structure to pump out and remove all sand, debris, and blockage to establish optimum flow. This price includes any needed vac truck services, all labor, material, and equipment needed to complete this job.	38,500.00
Less the cost of inspection	-3,500.00
<b>Total</b>	<b>\$35000.00</b>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevases or breeches etc. in and around wet well. This proposal does not include replacing any landscaping (Grass, trees, shrubs, etc.) all Jobsites will be left clean.

Authorized Signature *Mike Radford*

Mike Radford President

This proposal may be withdrawn if not accepted within 30 days.

Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.

This proposal may be withdrawn if not accepted within thirty (30) days.

Signature \_\_\_\_\_

Date of acceptance \_\_\_\_\_

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**6D**



**M.R.I. Underwater Specialists, Inc.**  
**17891 Wetstone Road**  
**North Fort Myers, FL. 33917**  
**239-984-5241 Office**  
**239-707-5034 cell**  
**239-236-1234 fax**



Date                      Invoice #  
4/14/2021                      1784

**Bill To:**

**Invoice**

**Due Date: 5/14/2021**

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

**Job Name**  
Storm Structure  
Inspection

**P.O. No.**                      **Terms**  
  
Net 30

Quantity	Description	Rate	Amount
1	Total cost to physically inspect specified storm structures. We utilized a diver to enter each structure to inspect the condition and determine the amount of sand, debris, and blockage within the system. We have provided a detailed inspection report of our findings and a proposal to clean all structures that contain 25% or more sand, debris, and blockage. This price includes all labor, material and equipment needed to complete this job.	3,500.00	3,500.00

**Total                                      \$3,500.00**

**All Invoices are due within 30 days.**  
**Payments recieved after 30 days will have a**  
**10% late fee.**

**Payments/Credits                      \$0.00**

**Balance Due                              \$3,500.00**



# M.R.I. Underwater Specialists, Inc.

17891 Wetstone Rd.

N. Fort Myers, Fl. 33917

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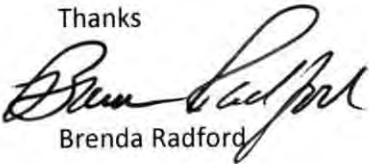
Certified General Contractors- CGC 1507963

April 15, 2021

Re: River Ridge Storm System Inspection

Pleas know at this time we have completed the annual inspection on the storm system, we had a diver enter all structures and report on the percentages of Sand & Debris in each. This year we have found a lot of the structures with a large amount of landscaping material. At this time, we recommend having Structures that are 25% and more with Sand & Debris Cleaned. Please see Inspection report and Proposals.

Thanks



Brenda Radford

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	2020%	2019%	RECOMMEND CLEANING
CB-137	Pelican Sound Blvd	Curb	25% Sand & Debris	75%	10%	Yes
CB-136	Pelican Sound Blvd	Curb	85% Leaves	25%	15%	Yes
CD-137A	Pelican Sound Blvd	Miderd End	30% Sand & Debris	30%	Unknown	Yes
CB-138	Pelican Sound Blvd	Curb	35% Sand & Debris	30%	Clean	Yes
CB-141	Pelican Sound Blvd	Curb	85% Sand & Debris	80%	5%	Yes
CB-140	Lake # E4	Box	Clean	10%	25%	No
CB-139	Dry Detention #2	Box	10% Sand & Debris	10%	65%	No
CB-143	Pinehurst Green Drive	Curb	40% Sand & Debris	10%	5%	Yes
CB-142	Pinehurst Green Drive	Curb	50% Sand & Debris	10%	5%	Yes
CB-163	Pinehurst Green Drive	Box	10% Sand & Debris	10%	75%	No
CB-164	Pinehurst Green Drive	Curb	10% Sand & Debris	10%	75%	No
CB-165	Pinehurst Green Drive	Curb	20% Sand & Debris	20%	75%	No
CB-166	Dry Detention #1	Box	65% Sand & Debris	25%	35%	Yes
CB-167	Pinehurst Green Drive	Box	20% Sand & Debris	20%	10%	No
CB-168	Pinehurst Green Drive	Curb	20% Sand & Debris	10%	Clean	No
CB-169	Pinehurst Green Drive	Curb	20% Sand & Debris	30%	10%	No
CB-170	Pinehurst Green Drive	Box	10% Sand & Debris	10%	10%	No
CB-171	Pinehurst Green Drive	Box	20% Sand & Debris	15%	5%	No
CB-172	Pinehurst Green Drive	Curb	10% Sand & Debris	10%	5%	No
CB-173	Pinehurst Green Drive	Curb	10% Sand & Debris	10%	5%	No
CB-174	Pinehurst Green Drive	Box	Clean	10%	40%	No
CB-175	Dry Detention #1	Box	85% Sand & Debris	25%	50%	Yes
CB-176	Pinehurst Green Drive	Box	90% Sand & Debris	20%	25%	Yes

**WE SEE THINGS YOU CAN'T**



STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION 2021	2020%	2019%	RECOMMEND CLEANING
<b>CB-177</b>	<b>Pinehurst Green Drive</b>	<b>Curb</b>	<b>25% Sand &amp; Debris</b>	<b>25%</b>	<b>25%</b>	<b>Yes</b>
CB-178	Pinehurst Green Drive	Curb	10% Sand & Debris	30%	15%	Yes
CB-179	Pinehurst Green Drive	Box	10% Sand & Debris	20%	25%	No
<b>CB-180</b>	<b>Dry Detention #1</b>	<b>Box</b>	<b>80% Sand &amp; Debris</b>	<b>30%</b>	<b>N/A</b>	<b>Yes</b>
CB-181	Pinehurst Green Drive	Box	20% Sand & Debris	Clean	5%	No
CB-182	Pinehurst Green Drive	Curb	20% Sand & Debris	30%	5%	No
CB-183	Pinehurst Green Drive	Curb	20% Sand & Debris	30%	5%	No
CB-184	Pinehurst Green Drive	Box	20% Sand & Debris	15%	5%	No
<b>CB-185</b>	<b>Dry Detention #1</b>	<b>Box</b>	<b>80% Sand &amp; Debris</b>	<b>35%</b>	<b>80%</b>	<b>Yes</b>
CB-186	Pinehurst Green Drive	Box	Clean	Clean	5%	No
<b>CB-187</b>	<b>Pinehurst Green Drive</b>	<b>Curb</b>	<b>30% Leaves</b>	<b>10%</b>	<b>35%</b>	<b>Yes</b>
CB-188	Pinehurst Green Drive	Curb	20% Leaves	15%	10%	No
CB-189	Dry Detention #1	Box	20% Sand & Debris	25%	5%	No
<b>CB-190</b>	<b>Pinehurst Green Drive</b>	<b>Box</b>	<b>80% Sand &amp; Debris</b>	<b>75%</b>	<b>55%</b>	<b>Yes</b>
CB-156	Dry Detention #1	Box	10% Sand & Debris	20%	25%	No
<b>CB-155</b>	<b>Pinehurst Green Court</b>	<b>Curb</b>	<b>Clean</b>	<b>30%</b>	<b>25%</b>	<b>Yes</b>
<b>CB-154</b>	<b>Pinehurst Green Court</b>	<b>Curb</b>	<b>30% Sand &amp; Debris</b>	<b>30%</b>	<b>50%</b>	<b>Yes</b>
<b>CB-153</b>	<b>Conservation B-2188 Tract7</b>	<b>Box</b>	<b>30% Sand &amp; Debris</b>	<b>30%</b>	<b>N/A</b>	<b>Yes</b>
CB-160	Dry Detention #1	Box	10% Sand & Debris	30%	30%	No
CB-159	Pinehurst Green Court	Curb	10% Sand & Debris	10%	5%	No

**WE SEE THINGS YOU CAN'T**

STRUCTURE #	LAKE & LOCATION	TYPE/LAKE		2019%	2018%	RECOMMEND CLEANING
CB-158	Pinehurst Green Court	Curb	10% Sand & Debris	15%	15%	No
CB-157	Pinehurst Green Court	Box	Clean	60%	80%	No
<b>CB-161</b>	<b>Pinehurst Green Court</b>	<b>Curb</b>	<b>25% Sand &amp; Debris</b>	<b>25%</b>	<b>5%</b>	<b>Yes</b>
<b>CB-162</b>	<b>Dry Detention #1</b>	<b>Box</b>	<b>25% Sand &amp; Debris</b>	<b>20%</b>	<b>35%</b>	<b>Yes</b>
<b>CB-145</b>	<b>Pelican Sound Blvd</b>	<b>Curb</b>	<b>40% Sand &amp; Debris</b>	<b>40%</b>	<b>60%</b>	<b>Yes</b>
<b>CB-161</b>	<b>Pinehurst Green Court</b>	<b>Curb</b>	<b>25% Sand &amp; Debris</b>	<b>43%</b>	<b>88%</b>	<b>Yes</b>
<b>CB-162</b>	<b>Dry Detention #2</b>	<b>Box</b>	<b>25% Sand &amp; Debris</b>	<b>51%</b>	<b>116%</b>	<b>Yes</b>
CB-144	Lake #E3 C	Box	20% Sand & Debris	10%	10%	No
<b>CB-147</b>	<b>Pelican Sound Blvd</b>	<b>Curb</b>	<b>80% Sand &amp; Debris</b>	<b>25%</b>	<b>40%</b>	<b>Yes</b>
<b>CB-148</b>	<b>Pelican Sound Blvd</b>	<b>Curb</b>	<b>80% Sand &amp; Debris</b>	<b>10%</b>	<b>10%</b>	<b>Yes</b>
<b>CB-149</b>	<b>Dry Detention #2</b>	<b>Box</b>	<b>45% Sand &amp; Debris</b>	<b>15%</b>	<b>10%</b>	<b>Yes</b>
<b>CB-150</b>	<b>Pelican Sound Blvd</b>	<b>Curb</b>	<b>80% Leaves</b>	<b>45%</b>	<b>25%</b>	<b>Yes</b>
<b>CB-151</b>	<b>Pelican Sound Blvd</b>	<b>Curb</b>	<b>100% Leaves</b>	<b>20%</b>	<b>35%</b>	<b>Yes</b>
<b>CB-152</b>	<b>Dry Detention #2</b>	<b>Box</b>	<b>80% Leaves</b>	<b>30%</b>	<b>10%</b>	<b>Yes</b>
CB-211A	Lake E8 C	Box	Clean	10%	10%	No
CB-211	Pelican Sound Blvd	Curb	10% Sand & Debris	15%	10%	No
<b>CB-210</b>	<b>Pelican Sound Blvd</b>	<b>Curb</b>	<b>25% Leaves</b>	<b>10%</b>	<b>50%</b>	<b>Yes</b>
CB-209	Pelican Sound Blvd	Box	20% Sand & Debris	20%	95%	No
CB-202	Gleneagles Links Drive	Box	10% Sand & Debris	15%	100%	No
CB-201	Gleneagles Links Court	Curb	20% Sand & Debris	15%	10%	No
CB-200	Gleneagles Links Court	Curb	20% Sand & Debris	15%	25%	No
CB-198	Gleneagles Links Court	Box	Clean	45%	50%	No
<b>CB-199</b>	<b>Dry Detention #1</b>	<b>Box</b>	<b>30% Sand &amp; Debris</b>	<b>30%</b>	<b>50%</b>	<b>Yes</b>

**WE SEE THINGS YOU CAN'T**

4/13/2021  
 River Ridge  
 2021 Inspection

MRI Underwater Specialist  
 17891 Wetstone Road  
 North Fort Myers, FL. 39917  
 239-984-5241

STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION 2021	2019%	2018%	RECOMMEND CLEANING
CB-197	Gleneagles Links Drive	Curb	100% Leaves	25%	20%	Yes
CB-196	Gleneagles Links Drive	Curb	100% Leaves	30%	50%	Yes
CB-194	Gleneagles Links Drive	Curb	80% Leaves	25%	20%	Yes
CB-193	Gleneagles Links Drive	Curb	80% Leaves	30%	25%	Yes
CB-195	Dry Detention # 1	Box	80% Sand & Debris	40%	50%	Yes
CB-195A	Dry Detention # 1	Curb	Clean	N/A	N/A	No
CB-192	Gleneagles Links Drive	Curb	80% Sand & Debris	35%	25%	Yes
CB-191	Gleneagles Links Drive	Curb	80% Sand & Debris	35%	25%	Yes
CB-190	Dry Detention # 1	Box	100% Sand & Debris	75%	55%	Yes
CB-204	Gleneagles Links Drive	Curb	25% Sand & Debris	25%	90%	Yes
CB-205	Gleneagles Links Drive	Curb	25% Sand & Debris	45%	30%	Yes
CB-206	Pelican Sound Blvd	Curb	80% Sand & Debris	10%	25%	Yes
CB-207	Pelican Sound Blvd	Curb	20% Sand & Debris	25%	25%	No
CB-208	Pelican Sound Blvd	Curb	20% Sand & Debris	20%	25%	No
CB-209A	Pelican Sound Blvd	Curb	85% Sand & Debris	15%	10%	Yes
CB-240	Torrey Pines Way	Curb	85% Sand & Debris	15%	25%	Yes
CB-239	Torrey Pines Way	Curb	20% Sand & Debris	30%	30%	No
CB-242	Torrey Pines Way	Box	50% Sand & Debris	45%	80%	Yes
CB-243	River 3	Box	95% Sand & Debris	80%	100%	Yes
CB-244	River 3	Box	30% Sand & Debris	35%	50%	Yes
CB-245	River 3	Manhole	Buried	Buried	N/A	
CB-246	River 3	Manhole	20% Sand & Debris	25%	Buried	No
CB-247	Dry Detention # 1	Box	80% Sand & Debris	35%	30%	Yes

**WE SEE THINGS YOU CAN'T**

STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION 2021	2019%	2018%	RECOMMEND CLEANING
CB-197A	Dry Detention # 1	Box	80% Sand & Debris	80%	20%	Yes
CB-196A	River # 3	Box	50% Sand & Debris	25%	50%	Yes
CB-237	Torrey Pines Way	Curb	25% Sand & Debris	45%	25%	Yes
CB-238	Torrey Pines Way	Curb	25% Sand & Debris	50%	30%	Yes
CB-248	Torrey Pines Court	Curb	20% Sand & Debris	80%	20%	No
CB-249	Torrey Pines Court	Curb	20% Sand & Debris	40%	20%	No
CB-250	River 4	Box	80% Sand & Debris	25%	25%	Yes
CB-253	Torrey Pines Way	Curb	50% Sand & Debris	20%	20%	Yes
CB-254	Torrey Pines Way	Curb	20% Sand & Debris	60%	35%	No
CB-255	Dry Detention # 1	Box	10% Sand & Debris	80%	95%	No
CB-236	Island Sound Circle	Curb	10% Sand & Debris	15%	95%	No
CB-235	Island Sound Circle	Curb	20% Sand & Debris	25%	10%	No
CB-1A	River 2	Pipe	10% Sand & Debris	50%	40%	No
CB-2A	River 2	Pipe	10% Sand & Debris	50%	40%	No
CB-3A	River 2	Pipe	10% Sand & Debris	80%	50%	No
CB-4A	River 2	Pipe	10% Sand & Debris	80%	50%	No
CB-232	Island Sound Circle	Curb	10% Sand & Debris	10%	50%	No
CB-231	Island Sound Circle	Box	20% Sand & Debris	25%	10%	No
CB-230	Island Sound Circle	Box	10% Sand & Debris	10%	20%	No
229	River 2	Box	20% Sand & Debris	10%	10%	No
CB-229A	River 2	Manhole	10% Sand & Debris	25%	10%	No
228A	Lake #1 E7-1	Box	Clean	Clean	10%	No
228	Island Sound Circle	Box	Clean	Clean	10%	No
CB-227	Island Sound Circle	Curb	10% Sand & Debris	15%	65%	No
CB-226	Island Sound Circle	Curb	10% Sand & Debris	35%	10%	No
CB-227A	Lake # E7-1		20% Sand & Debris	25%	60%	No

**WE SEE THINGS YOU CAN'T**

4/13/2021  
 River Ridge  
 2021 Inspection

MRI Underwater Specialist  
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STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION 2021	2019%	2018%	RECOMMEND CLEANING
<b>CB-225</b>	<b>Island Sound Circle</b>	<b>Box</b>	<b>55% Sand &amp; Debris</b>	<b>90%</b>	<b>25%</b>	<b>Yes</b>
CB-224	Island Sound Circle	Box	10% Sand & Debris	20%	25%	No
<b>CB-220</b>	<b>Island Sound Circle</b>	<b>Curb</b>	<b>30% Sand &amp; Debris</b>	<b>25%</b>	<b>N/A</b>	<b>Yes</b>
CB-221	Island Sound Circle	Curb	Clean	15%	N/A	No
221A	Lake #E7-C	Box	20% Sand & Debris	25%	N/A	No
CB-219	Island Sound Circle	Box	20% sand & Debris	10%	N/A	No
CB-222	Island Sound Circle	Box	10% Sand & Debris	10%	N/A	No
<b>218B</b>	<b>Island Sound Circle</b>	<b>Box</b>	<b>25% Sand &amp; Debris</b>	<b>30%</b>	<b>N/A</b>	<b>Yes</b>
CB-216	Island Sound Circle	Box	10% Sand & Debris	20%	Buried	No
CB-217	Island Sound Circle	Curb	10% Sand & Debris	25%	80%	No
CB-218	Island Sound Circle	Curb	10% Sand & Debris	30%	35%	No
<b>218A</b>	<b>Lake #E7-1</b>	<b>Box</b>	<b>30% Sand &amp; Debris</b>	<b>25%</b>	<b>25%</b>	<b>Yes</b>
CB-214	Island Sound Circle	Curb	10% Sand & Debris	15%	10%	No
CB-215	Island Sound Circle	Curb	10% Sand & Debris	15%	10%	No
CB-215A	Lake #E7-1	Box	Clean	Clean	Clean	No
CB-233	Island Sound Circle	Curb	10% Sand & Debris	10%	5%	No
CB-224	Island Sound Circle	Curb	10% Sand & Debris	10%	5%	No
234A	Lake #E7-1	Box	10% Sand & Debris	10%	20%	No
CB-232A	Lake #E7-1	Box	Clean	50%	10%	No
CB-213A	Sound 9	Box	10% Sand & Debris	25%	35%	No
	Conservation B-2194					
CB-213	Tract12	Box	5% Sand & Debris	Clean	Clean	No
CB-135A	Lake #E8-A	Box	Clean	Clean	Clean	No
	<b>Conservation B-2194</b>					
<b>CB-135</b>	<b>Tract12</b>	<b>Box</b>	<b>30% Sand &amp; Debris</b>	<b>50%</b>	<b>20%</b>	<b>Yes</b>
CB-212A	Lake #E8-C	Headwall	20% Sand & Debris	10%	10%	No

**WE SEE THINGS YOU CAN'T**

4/13/2021  
 River Ridge  
 2021 Inspection

MRI Underwater Specialist  
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 North Fort Myers, FL. 39917  
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STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION 2021	2019%	2018%	RECOMMEND CLEANING
CB-212	Hammock Greens	Box	10% Sand & Debris	15%	10%	No
CB-134B	Lake #E8-C	Box	30% Sand & Debris	Clean	Clean	Yes
CB-134	River 1	Box	20% Sand & Debris	50%	20%	No
CB-134A	Lake #E3-A	Box	20% Sand & Debris	10%	35%	No
CB-133A	Lake #E3-A	Manhole	20% Sand & Debris	15%	10%	No
CB-133	Lakes 9	Box	Buried	Buried	Buried	No
<b>CB-132</b>	<b>Lakes 9</b>	<b>Box</b>	<b>25% Sand &amp; Debris</b>	<b>15%</b>	<b>10%</b>	<b>Yes</b>
CB-132A	Lake E8 C	Box	20% Sand & Debris	35%	35%	No
CB-130	Pelican Sound Drive	Curb	20% Sand & Debris	10%	Clean	No
CB-131	Pelican Sound Drive	Curb	20% Sand & Debris	5%	15%	No
CB-131A	Lake #E3 C	Box	10% Sand & Debris	15%	10%	No
<b>CB-128</b>	<b>Pelican Sound Drive</b>	<b>Curb</b>	<b>30% Leaves</b>	<b>20%</b>	<b>20%</b>	<b>Yes</b>
<b>CB-129</b>	<b>Pelican Sound Drive</b>	<b>Curb</b>	<b>30% Leaves</b>	<b>Clean</b>	<b>35%</b>	<b>Yes</b>
CB-130	Pelican Sound Drive	Box	10% Sand & Debris	10%	Clean	No
CB-141A	Lake E3-C	Box	10% Sand & Debris	15%	10%	No
CB-117	Pelican Sound Drive	Curb	10% Sand & Debris	15%	10%	No
CB-118	Pelican Sound Drive	Curb	10% Sand & Debris	10%	10%	No
CB-119	Pelican Sound Drive	Curb	10% Sand & Debris	15%	Clean	No
CB-114	Pelican Sound Drive	Curb	10% Sand & Debris	Clean	Clean	No
CB-120	Pelican Sound Drive	Manhole	Buried	Clean	Buried	No
CB-115	Pelican Sound Drive	Manhole	Buried	Buried	Buried	No
CB-113	Pelican Sound Drive	Manhole	10% Sand & Debris	Buried	Buried	No
CB-112A	Lake #E1-E	Box	Clean	10%	10%	No
CB-112	Pelican Sound Drive	Box	35% Sand & Debris	10%	10%	No
<b>CB110</b>	<b>Sound Way</b>	<b>Curb</b>	<b>80% Sand &amp; Debris</b>	<b>50%</b>	<b>80%</b>	<b>Yes</b>
CB-111	Sound Way	Curb	10% Sand & Debris	15%	10%	No

**WE SEE THINGS YOU CAN'T**

4/13/2021  
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STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION 2021	2019%	2018%	RECOMMEND CLEANING
<b>CB-109</b>	<b>Lakes 9</b>	<b>Box</b>	<b>25% Sand &amp; Debris</b>	<b>20%</b>	<b>45%</b>	<b>Yes</b>
CB-108	Lakes 9	Box	10% Sand & Debris	15%	45%	No
CB-107	Sound Way	Manhole	20% Sand & Debris	25%	Buried	No
CB-107A	Lake #E3-A	Box	65% Sand & Debris	60%	95%	No
CB-105	Sound Way	Box	Clean	Clean	80%	No
CB-104	Turnberry Lake Drive	Box	Clean	10%	90%	No
CB-103	Turnberry Lake Drive	Curb	10% Sand & Debris	10%	10%	No
CB-102	Turnberry Lake Drive	Curb	10% Sand & Debris	5%	10%	No
CB-106	Turnberry Lake Drive	Box	10% Sand & Debris	5%	10%	No
CB-100	Turnberry Lake Drive	Box	Buried	Buried	Buried	No
CB-99	Turnberry Lake Drive	Curb	Clean	10%	10%	No
CB-98	Turnberry Lake Drive	Curb	Clean	15%	10%	No
CB-97	Turnberry Lake Drive	Box	Clean	10%	10%	No
CB-101	Sound 2	Box	Clean	Clean	Clean	No
CB-101A	Lake #H1-B	Box	10% Sand & Debris	15%	80%	No
CB-95	Turnberry Lake Drive	Box	20% Sand & Debris	10%	10%	No
CB-93	Turnberry Lake Drive	Curb	30% Sand & Debris	10%	10%	No
CB-92	Turnberry Lake Drive	Curb	20% Sand & Debris	15%	10%	No
CB-91	Turnberry Lake Drive	Box	Clean	15%	100%	No
CB-90	Turnberry Lake Drive	Manhole	Clean	Buried	Buried	No
CB-89	Sound 3	Box	80% Sand & Debris	25%	85%	No
89A	Sound 3	Box	10% Sand & Debris	30%	N/A	No
CB-88	Sound 3	Box	10% Sand & Debris	15%	60%	No
CB-88A	Sound 3	Box	10% Sand & Debris	10%	10%	No
CB-88B	Lake #H1-A	Headwall	20% Sand & Debris	10	10%	No
<b>CB-96</b>	<b>Turnberry Lake Drive</b>	<b>Box</b>	<b>50% Sand &amp; Debris</b>	<b>35%</b>	<b>Buried</b>	<b>Yes</b>

**WE SEE THINGS YOU CAN'T**

STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION 2021	2019%	2018%	RECOMMEND CLEANING
CB-96A	Lake #E8-A	Headwall	Clean	Clean	Clean	No
<b>CB-41</b>	<b>Sound Way</b>	<b>Curb</b>	<b>40% Sand &amp; Debris</b>	<b>20%</b>	<b>20%</b>	<b>Yes</b>
<b>CB-40</b>	<b>Sound Way</b>	<b>Curb</b>	<b>25% Sand &amp; Debris</b>	<b>15%</b>	<b>10%</b>	<b>Yes</b>
CB-39	Sound Way	Manhole	Clean	15%	10%	No
CB-38	Lakes 8	Box	10% Sand & Debris	40%	10%	No
<b>CB-67</b>	<b>Sound Way</b>	<b>Curb</b>	<b>80% Sand &amp; Debris</b>	<b>10%</b>	<b>5%</b>	<b>Yes</b>
CB-68	Sound Way	Curb	20% Sand & Debris	30%	50%	No
CB-66	Lakes 8	Manhole	Buried	Buried	Buried	No
<b>CB-70</b>	<b>Sound Way</b>	<b>Curb</b>	<b>30% Sand &amp; Debris</b>	<b>25%</b>	<b>25%</b>	<b>Yes</b>
<b>CB-69</b>	<b>Sound Way</b>	<b>Curb</b>	<b>30% Sand &amp; Debris</b>	<b>Clean</b>	<b>Clean</b>	<b>Yes</b>
CB-70A	Lake #E1-A	Headwall	Clean	Clean	Clean	No
CB-80A	Lake #H1-B	Headwall	20% Sand & Debris	30%	30%	No
<b>CB-80</b>	<b>Palmetto Dunes Drive</b>	<b>Curb</b>	<b>30% Sand &amp; Debris</b>	<b>25%</b>	<b>30%</b>	<b>Yes</b>
<b>CB-79</b>	<b>Palmetto Dunes Drive</b>	<b>Curb</b>	<b>30% Sand &amp; Debris</b>	<b>45%</b>	<b>35%</b>	<b>Yes</b>
CB-78	Palmetto Dunes Drive	Manhole	10% Sand & Debris	Clean	Clean	No
CB-79A	Lake #H1-C	Headwall	20% Sand & Debris	15%	35%	No
<b>CB-82</b>	<b>Classics Court</b>	<b>Curb</b>	<b>35% Sand &amp; Debris</b>	<b>60%</b>	<b>10%</b>	<b>Yes</b>
<b>CB-81</b>	<b>Classics Court</b>	<b>Curb</b>	<b>80% Leaves</b>	<b>30%</b>	<b>10</b>	<b>Yes</b>
CB-81A	Lake #H1-C	Headwall	10% Sand & Debris	5%	45%	No
CB-86	Sound 4	CS Box	Clean	Clean	Clean	No
CB-86A	Lake #H1-A	Headwall	Clean	Clean	Clean	No
CB-86B	Lake #H1-A	Headwall	Clean	Clean	Clean	No
CB-87	Sound 7	Control Box	Clean	Clean	Clean	No
CB-87AA	Lake #H2-A	Headwall	Clean	15%	10%	No
CB-87A	Sound 7	Outfall	10% Sand & Debris	15%	20%	No
<b>CB-83B</b>	<b>Palmetto Dunes Drive</b>	<b>Box</b>	<b>30% Sand &amp; Debris</b>	<b>N/A</b>	<b>N/A</b>	<b>Yes</b>

**WE SEE THINGS YOU CAN'T**



STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION 2021	2019%	2018%	RECOMMEND CLEANING
CB-83A	Lake #H1-A	Headwall	Clean	15%	5%	No
<b>CB-83</b>	<b>Palmetto Dunes Drive</b>	<b>Curb</b>	<b>60% Sand &amp; Debris</b>	<b>40%</b>	<b>35%</b>	<b>Yes</b>
<b>CB-84</b>	<b>Palmetto Dunes Drive</b>	<b>Curb</b>	<b>80% Sand &amp; Debris</b>	<b>70%</b>	<b>80%</b>	<b>Yes</b>
CB-85	Palmetto Dunes Drive	Box	10% Sand & Debris	20%	25%	No
CB-84A	Lake #H1-B	Headwall	Clean	30%	40%	No
CB-71	Sound Way	Box	Clean	10%	5%	No
	Conservation Area B-					
CB-77A	2197 Tract 15	Headwall	Clean	15%	Clean	No
CB-77	Sound 5	Box	Buried	Buried	Buried	No
CB-73	Sound Way	Curb	10% Sand & Debris	20%	5%	No
CB-72	Sound Way	Curb	10% Sand & Debris	5%	5%	No
CB-76	Sound 5	Box	Clean	10%	50%	No
<b>CB-75</b>	<b>Sound Way</b>	<b>Curb</b>	<b>80% Sand &amp; Debris</b>	<b>10%</b>	<b>50%</b>	<b>Yes</b>
<b>CB-74</b>	<b>Sound Way</b>	<b>Curb</b>	<b>80% Sand &amp; Debris</b>	<b>10%</b>	<b>50%</b>	<b>Yes</b>
CB-124	Pelican Sound Drive	Curb	10% Sand & Debris	15%	Clean	No
CB-125	Pelican Sound Drive	Curb	10% Sand & Debris	10%	Clean	No
CB-123	Pelican Sound Drive	Box	5% Sand & Debris	Clean	10%	No
CB-126	Pelican Sound Drive	Curb	10% Sand & Debris	15%	35%	No
<b>CB-122B</b>	<b>Pelican Sound Drive</b>	<b>Curb</b>	<b>25% Sand &amp; Debris</b>	<b>N/A</b>	<b>N/A</b>	<b>Yes</b>
CB-122A	Lake #E1-E	Headwall	10% Sand & Debris	Clean	5%	No
CB-122	Pelican Sound Drive	Curb	10% Sand & Debris	15%	65%	No
CB-32	Masters Circle	Curb	10% Sand & Debris	20%	25%	No
CB-33	Masters Circle	Curb	5% Sand & Debris	15%	10%	No
CB-35	Masters Circle	Curb	Clean	Clean	35%	No

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4/13/2021  
 River Ridge  
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STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION 2021	2019%	2018%	RECOMMEND CLEANING
CB-34	Masters Circle	Curb	20% Sand & Debris	20%	30%	No
CB-36	Masters Circle	Box	Buried	Buried	N/A	No
CB-37	Masters Circle	Box	Buried	Buried	N/A	No
CB-34A	Lake #E1-B	Headwall	10% Sand & Debris	10%	10%	No
CB-60A	Lake #E1-C	Headwall	20% Sand & Debris	25%	20%	No
CB-60	Masters Circle	Manhole	20% Sand & Debris	Clean	Clean	No
CB-61	Masters Circle	Curb	20% Sand & Debris	30%	30%	No
CB-62	Masters Circle	Curb	20% Sand & Debris	25%	30%	No
CB-63	Lakes 7	Box	Clean	Clean	Clean	No
CB-64	Lakes 7	Box	10% Sand & Debris	10%	5%	No
CB-59A	Lake #E1-C	Headwall	Clean	Clean	Clean	No
CB-59	Masters Circle	Curb	10% Sand & Debris	40%	50%	No
CB-58	Masters Circle	Curb	10% Sand & Debris	60%	30%	No
CB-58A	Lake #E1-A	Headwall	10% Sand & Debris	25%	35%	No
CB-56	Masters Circle	Curb	10% Sand & Debris	10%	10%	No
<b>CB-57</b>	<b>Masters Circle</b>	<b>Curb</b>	<b>30% Leaves</b>	<b>15%</b>	<b>35%</b>	<b>Yes</b>
CB-57A	Lake #E1-C	Headwall	Clean	Clean	Clean	No
CB-51	Lakes 7	Box	10% Sand & Debris	15%	35%	No
<b>CB-52</b>	<b>Masters Circle</b>	<b>Curb</b>	<b>50% Sand &amp; Debris</b>	<b>35%</b>	<b>50%</b>	<b>Yes</b>
<b>CB-53</b>	<b>Masters Circle</b>	<b>Curb</b>	<b>50% Sand &amp; Debris</b>	<b>20%</b>	<b>35%</b>	<b>Yes</b>
<b>CB-54</b>	<b>Masters Circle</b>	<b>Manhole</b>	<b>30% Sand &amp; Debris</b>	<b>10%</b>	<b>10%</b>	<b>Yes</b>
CB-54A	Lake #E1-C	Headwall	Clean	10%	10	No
CB-48	Lakes 6	Box	10% Sand & Debris	30%	80%	No
CB-49	Masters Circle	Curb	10% Sand & Debris	20%	25%	No
CB-50	Masters Circle	Curb	10% Sand & Debris	20%	30%	No

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STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION 2021	2019%	2018%	RECOMMEND CLEANING
CB-50A	Lake #E1-C	Mitered End	Clean	Clean	Clean	No
<b>CB-46</b>	<b>Masters Circle</b>	<b>Curb</b>	<b>40% Sand &amp; Debris</b>	<b>15%</b>	<b>40%</b>	<b>Yes</b>
CB-47	Masters Circle	Curb	20% Sand & Debris	20%	25%	No
CB-47A	Lake #E1-C	Mitered End	Clean	10%	40%	No
CB-45	Masters Circle	Box	10% Sand & Debris	25%	20%	No
CB-43	Masters Circle	Curb	20% Sand & Debris	50%	75%	No
<b>CB-44</b>	<b>Masters Circle</b>	<b>Curb</b>	<b>35% Sand &amp; Debris</b>	<b>15%</b>	<b>60%</b>	<b>Yes</b>
CB-44A	Lake #E1-C	Headwall	Clean	Clean	Clean	No
<b>CB-42</b>	<b>Masters Circle</b>	<b>Box</b>	<b>30% Sand &amp; Debris</b>	<b>40%</b>	<b>80%</b>	<b>Yes</b>
CB-42A	Lake #E1-B	Headwall	10% Sand & Debris	15%	35%	No
CB-28	Pelican Sound Drive	Curb	10% Sand & Debris	50%	5%	No
CB-29	Pelican Sound Drive	Curb	10% Sand & Debris	15%	30%	No
CB-30	Pelican Sound Drive	Box	10% Sand & Debris	15%	35%	No
CB-31	Pelican Sound Drive	Box	20% Sand & Debris	10%	10%	No
CB-30A	Lake #E1-E	Headwall	10% Sand & Debris	15%	10%	No
<b>CB-27</b>	<b>Pelican Sound Drive</b>	<b>Box</b>	<b>95% Sand &amp; Debris</b>	<b>5%</b>	<b>5%</b>	<b>No</b>
CB-27A	Pelican Sound Drive	Box	10% Sand & Debris	N/A	N/A	No
<b>CB-26</b>	<b>Pelican Sound Drive</b>	<b>Box</b>	<b>30% Sand &amp; Debris</b>	<b>80%</b>	<b>35%</b>	<b>Yes</b>
<b>CB-26AA</b>	<b>Pelican Sound Drive</b>	<b>Box</b>	<b>85% Sand &amp; Debris</b>	<b>N/A</b>	<b>N/A</b>	<b>Yes</b>
CB-26A	Lake #E1-E	Mitered End	20% Sand & Debris	10%	25%	No
CB-25	Pelican Sound Drive	Curb	20% Sand & Debris	65%	25%	No
CB-24	Pelican Sound Drive	Curb	20% Sand & Debris	40%	20%	No
<b>CB-24A</b>	<b>Lake #E1-B</b>	<b>Headwall</b>	<b>50% Sand &amp; Debris</b>	<b>50%</b>	<b>45%</b>	<b>Yes</b>
CB-22	Pelican Sound Drive	Curb	20% Sand & Debris	15%	10%	No

**WE SEE THINGS YOU CAN'T**

STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION 2021	2019%	2018%	RECOMMEND CLEANING
CB-23	Pelican Sound Drive	Curb	20% Sand & Debris	25%	40%	No
<b>CB-21</b>	<b>Lake #E1-E</b>	<b>Box</b>	<b>30% Sand &amp; Debris</b>	<b>N/A</b>	<b>N/A</b>	<b>Yes</b>
CB-5	Southern Hills Drive	Curb	10% Sand & Debris	10%	5%	No
CB-6	Southern Hills Drive	Curb	10% Sand & Debris	15%	5%	No
CB-8	Southern Hills Drive	Curb	10% Sand & Debris	35%	10%	No
CB-7	Southern Hills Drive	Curb	10% Sand & Debris	15%	10%	No
CB-9	Southern Hills Court	Curb	20% Sand & Debris	40%	30%	No
<b>CB-10</b>	<b>Southern Hills Court</b>	<b>Curb</b>	<b>30% Sand &amp; Debris</b>	<b>30%</b>	<b>30%</b>	<b>Yes</b>
P10A	Lake #E1-B	Box	20% Sand & Debris	N/A	N/A	No
CB-4	Southern Hills Drive	Curb	10% Sand & Debris	15%	10%	No
P4A	Southern Hills Drive	Curb	10% Sand & Debris	15%	Clean	No
<b>CB-2</b>	<b>Southern Hills Drive</b>	<b>Curb</b>	<b>25% Sand &amp; Debris</b>	<b>40%</b>	<b>35%</b>	<b>Yes</b>
CB-3	Southern Hills Drive	Curb	10% Sand & Debris	10%	10%	No
<b>CB-1</b>	<b>Southern Hills Drive</b>	<b>Curb</b>	<b>25% Sand &amp; Debris</b>	<b>50%</b>	<b>30%</b>	<b>Yes</b>
P2A	Lake #E1-E	Box	Clean	Clean	Clean	No
CB-20A	Pelican Sound Drive	Mitered Box	20% Sand & Debris	90%	45%	No
CB-16	Pelican Sound Drive	Curb	10% Sand & Debris	35%	25%	No
CB-17	Pelican Sound Drive	Curb	10% Sand & Debris	75%	10%	No
<b>CB-16A</b>	<b>Pelican Sound Drive</b>	<b>Mitered Box</b>	<b>50% Sand &amp; Debris</b>	<b>35%</b>	<b>60%</b>	<b>Yes</b>
<b>CB-14A</b>	<b>Pelican Sound Drive</b>	<b>Mitered End</b>	<b>25% Sand &amp; Debris</b>	<b>25%</b>	<b>35%</b>	<b>Yes</b>
<b>CB-14</b>	<b>Pelican Sound Drive</b>	<b>Curb</b>	<b>30% Sand &amp; Debris</b>	<b>15%</b>	<b>50%</b>	<b>Yes</b>
CB-15	Pelican Sound Drive	Curb	Clean	10%	35%	No
CB-15A	Pelican Sound Drive	Mitered Box	10% Sand & Debris	25%	35%	No
CB-17A	Pelican Sound Drive	Mitered Box	20% Sand & Debris	45%	35%	No
CB-19A	Pelican Sound Drive	Mitered Box	20% Sand & Debris	60%	55%	No

**WE SEE THINGS YOU CAN'T**

4/13/2021  
River Ridge  
2021 Inspection

MRI Underwater Specialist  
17891 Wetstone Road  
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239-984-5241

STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION 2021	2019%	2018%	RECOMMEND CLEANING
CB-1	Southern Hills Drive	Mitered Box	10% Sand & Debris	50%	30%	No
CB-2	Southern Hills Drive	Curb	10% Sand & Debris	40%	35%	No
CB-3	Southern Hills Drive	Curb	20% Sand & Debris	10%	10%	No
<b>CB-4</b>	<b>Southern Hills Drive</b>	<b>Mitered Box</b>	<b>50% Sand &amp; Debris</b>	<b>15%</b>	<b>Clean</b>	<b>Yes</b>

**WE SEE THINGS YOU CAN'T**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

# River Ridge CDD - Pelican Sound Program

FY 2021 Operations Financial Impact Analysis

3.31.21

<u>Operations Account</u>	Budget	Actual	Planned	Variance <u>FY 2021</u>	
Drainage/pipe cleaning/repairs	\$ 35,000	\$ 60,550		\$ (25,550)	Drainage Pipe Cleanout/sink hole repair/Turnberry Pipe Repair
Roadway RM/traffic calming	\$ 15,000	\$ 38,840		\$ (23,840)	Sidewalk Repairs/Curbs/asphalt
Irrigation Blow Off Valve (Palmetto Dunes)	\$ -	\$ 6,000		\$ (6,000)	
Lake Bank Remediation	\$ 30,000	\$ 16,130	\$ -	\$ 13,870	Outfall FPL/Weir @ 7 Tee Dry Retention
				\$ (41,520)	

<u>Contingencies</u>	Budget	<u>Actual</u> <u>Expense</u>	<u>Planned</u> <u>FY 2021</u>	Variance <u>FY 2021</u>	
	\$125,000.00	\$41,520.00		\$83,480.00	
			\$50,000.00	\$33,480.00	Anticipated cost Inspection/Cleaning of Drain Pipes this Spring Unencumbered

## **River Ridge Breakdown March 31, 2021**

### Summary:

#### **Drainage Pipe Annual Inspection & Cleaning Projects:**

- MRI – Sink Hole Repair \$3K
- MRI Drainage Pipe Cleaning \$43,450.00
- MRI Grate Replacement \$700.00
- Turnberry Pipe Repair \$13,400.00

#### **Roadway Maintenance & Traffic Calming:**

- Collier Paving – October \$13,171.00
- Collier Paving – November - \$21,126.00
- Collier Paving – March - \$4,542.00

#### **Lake Bank Remediation Projects:**

- GulfScapes Restoration @ 7 Tee Weir - \$4,130.00
- MRI FPL Restoration Project - \$12,000.00



**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2021**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2021**

	General Fund	Special Revenue Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash			
SunTrust			
Operating	\$ 200,300	\$ -	\$ 200,300
Loan account 2019	-	75,316	75,316
SRF - Pelican Sound	-	545,894	545,894
Florida Community Bank			
Note reserve 2016	-	9,994	9,994
Note reserve 2019	-	9,994	9,994
Undeposited funds	200	-	200
Total assets	<u>\$ 200,500</u>	<u>\$ 641,198</u>	<u>\$ 841,698</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Accounts payable	\$ 640	\$ 360	\$ 1,000
Total liabilities	<u>640</u>	<u>360</u>	<u>1,000</u>
<b>FUND BALANCE</b>			
Unassigned	199,860	640,838	840,698
Total fund balance	<u>199,860</u>	<u>640,838</u>	<u>840,698</u>
Total liabilities and fund balance	<u>\$ 200,500</u>	<u>\$ 641,198</u>	<u>\$ 841,698</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 3,670	\$ 207,925	\$ 214,350	97%
Interest & miscellaneous	7	18	750	2%
Total revenues	<u>3,677</u>	<u>207,943</u>	<u>215,100</u>	97%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	876	6,259	10,918	57%
Management/accounting	4,284	25,704	51,408	50%
Audit	960	960	7,100	14%
Special assessment preparation	-	6,500	6,500	100%
Legal fees	-	2,646	10,000	26%
Engineering	-	3,064	10,000	31%
NPDES reporting filing	-	3,605	13,000	28%
Telephone	33	200	400	50%
Postage	-	452	1,000	45%
Insurance	-	6,733	7,100	95%
Printing & binding	62	375	750	50%
Legal advertising	-	349	1,000	35%
Contingencies	17	180	3,880	5%
Subscriptions & memberships	-	175	175	100%
Website maintenance	705	705	705	100%
ADA website compliance	-	-	210	0%
Property taxes	-	9	-	N/A
Total administrative	<u>6,937</u>	<u>57,916</u>	<u>124,146</u>	47%
<b>Field services</b>				
Other contractual - field management				
Q & A	217	1,301	2,601	50%
Contingencies	-	-	1,000	0%
Other contractual	-	11,050	40,000	28%
Street lighting	290	1,442	4,500	32%
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>507</u>	<u>20,513</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 MARCH 31, 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>7,444</u>	<u>80,616</u>	<u>213,060</u>	38%
Net change in fund balances	(3,767)	127,327	2,040	
Fund balances - beginning				
Unassigned	203,627	72,533	59,650	
Fund balances - ending				
Unassigned	72,948	199,860	61,690	
Fund balances - ending	<u>\$ 199,860</u>	<u>\$ 199,860</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 MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: Pelican Sound	\$ 9,904	\$ 561,029	\$ 578,500	97%
Interest & miscellaneous: Pelican Sound	-	14	500	3%
Total revenues	<u>9,904</u>	<u>561,043</u>	<u>579,000</u>	97%
<b>EXPENDITURES</b>				
<b>Professional services</b>				
Audit	540	540	3,400	16%
Legal	-	-	5,000	0%
Engineering	-	-	20,000	0%
Contingencies	53	253	600	42%
Total professional services	<u>593</u>	<u>793</u>	<u>29,000</u>	3%
<b>Other contractual</b>				
Field management	417	2,500	5,000	50%
Lake/wetland	-	47,233	95,000	50%
Drainage pipe annual inspection and cleaning	-	43,450	35,000	124%
Drainage pipe	-	15,700	-	N/A
Lake bank remediation	-	-	30,000	0%
Capital outlay	-	6,638	90,000	7%
Capital outlay - phase 2 pavers	-	-	15,000	0%
Roadway resurfacing- loan repayment	-	2,278	140,000	2%
Roadway RM/traffic calming	-	20,729	15,000	138%
Contingencies	-	6,000	125,000	0%
Total other contractual	<u>417</u>	<u>144,528</u>	<u>550,000</u>	26%
<b>Other fees and charges</b>				
Tax collector	-	1,662	-	N/A
Total other fees and charges	<u>-</u>	<u>1,662</u>	<u>-</u>	N/A
Total expenditures	<u>1,010</u>	<u>146,983</u>	<u>579,000</u>	25%
Net change in fund balances	8,894	414,060	-	
Fund balances - beginning				
Unassigned	631,944	226,778	191,868	
Fund balances - ending				
Unassigned	<u>640,838</u>	<u>640,838</u>	<u>191,868</u>	
Fund balances - ending	<u>\$ 640,838</u>	<u>\$ 640,838</u>	<u>\$ 191,868</u>	

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

11:33 AM  
04/20/21

**River Ridge CDD**  
**Check Register**  
March 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBP	03/03/2021	F P L	151.002 · Suntrust Operating Account		-289.52
Bill	55697-04520 022521	03/02/2021		538.431 · Street Lighting	-289.52	289.52
TOTAL					-289.52	289.52
Check	DD	03/31/2021	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	03/31/2021	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	03/31/2021	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	03/31/2021	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	03/31/2021	ROBERT TWOBMLY	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	5971	03/03/2021	GRAU AND ASSOCIATES	151.002 · Suntrust Operating Account		-320.00
Bill	20647	03/02/2021		513.320 · Audit Fees 539.010 · Audit	-204.80 -115.20	960.00 540.00
TOTAL					-320.00	1,500.00
Bill Pmt -Check	5972	03/03/2021	THE STRANGE ZONE	151.002 · Suntrust Operating Account		-704.99
Bill	2021-0024	03/02/2021		519.413 · Website Maintenace	-704.99	704.99
TOTAL					-704.99	704.99
Bill Pmt -Check	5973	03/03/2021	WRATHELL, HUNT AND ASSOCIATES, LLC	151.002 · Suntrust Operating Account		-4,596.58

11:33 AM  
04/20/21

**River Ridge CDD  
Check Register  
March 2021**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2019-2062	03/02/2021		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>5974</b>	<b>03/03/2021</b>	<b>GRAU AND ASSOCIATES</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-180.00</b>
Bill	20647	03/02/2021		513.320 · Audit Fees	-115.20	960.00
				539.010 · Audit	-64.80	540.00
TOTAL					-180.00	1,500.00
<b>Bill Pmt -Check</b>	<b>5975</b>	<b>03/03/2021</b>	<b>WRATHELL, HUNT AND ASSOCIATES, LLC</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-416.67</b>
Bill	2019-2062	03/02/2021		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



**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

**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 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
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.

40 **THIRD ORDER OF BUSINESS** **Administration of Oath of Office to**  
 41 **Supervisor Robert Twombly (*the following***  
 42 ***will be provided in a separate package*)**  
 43

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

- 46 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 47 **B. Membership, Obligations and Responsibilities**
- 48 **C. Financial Disclosure Forms**
  - 49 **I. Form 1: Statement of Financial Interests**
  - 50 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - 51 **III. Form 1F: Final Statement of Financial Interests**
- 52 **D. Form 8B – Memorandum of Voting Conflict**

53  
 54 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2021-05,**  
 55 **Designating a Chair, a Vice Chair, a**  
 56 **Secretary, Assistant Secretaries, a**  
 57 **Treasurer and an Assistant Treasurer of the**  
 58 **River Ridge Community Development**  
 59 **District, and Providing for an Effective Date**  
 60

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

- |    |                     |                               |
|----|---------------------|-------------------------------|
| 63 | Chair               | Bob Schultz                   |
| 64 | Vice Chair          | Terry Mountford               |
| 65 | Secretary           | Chesley (Chuck) E. Adams, Jr. |
| 66 | Assistant Secretary | James Gilman                  |
| 67 | Assistant Secretary | Kurt Blumenthal               |
| 68 | Assistant Secretary | Robert Twombly                |
| 69 | Assistant Secretary | Craig Wrathell                |
| 70 | Treasurer           | Craig Wrathell                |
| 71 | Assistant Treasurer | Jeff Pinder                   |

72 No other nominations were made.

73

74 **On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in**  
75 **favor, Resolution 2021-05, Designating a Chair, a Vice Chair, a Secretary,**  
76 **Assistant Secretaries, a Treasurer and an Assistant Treasurer of the River Ridge**  
77 **Community Development District, as nominated, and Providing for an Effective**  
78 **Date, was adopted.**

79  
80  
81 **FIFTH ORDER OF BUSINESS**

**Updates: SOLitude Lake Management**

82  
83 Mr. Kurth reported the following:

84 ➤ Lake H1-B was being treated for an aggressive algae bloom. Algae would be raked out of  
85 the lake, an aggressive treatment would be applied and an enhanced nanobubbler machine  
86 would be installed to increase oxygen levels.

87 ➤ Mrs. Adams requested a quote for alum treatments and phosphorus testing for Lakes  
88 H1-A and H1-B to reduce phosphorus. Testing to calculate phosphorus levels would allow alum  
89 to be mixed to impede algae growth in the most cost effective manner possible.

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

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

102  
103 **On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor,**  
104 **phosphorus jar testing, including alum testing, of Lake H1-B, in the amount of**  
105 **\$510, was approved.**

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

109

110 **SIXTH ORDER OF BUSINESS**

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

111

112

113

114

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

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

125

126 **SEVENTH ORDER OF BUSINESS**

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

127

128

129

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

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

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

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

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

160 Mr. Schultz and Mr. and Mrs. Adams would attend a workshop, in person, on April 8,  
161 2021 at 3:30 p.m.

162

163 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
164 Statements as of February 28, 2021**

165

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

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

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

172 “Irrigation Blow Off Valve (Palmetto Dunes)” line item: Change “600” to “6,000”  
 173 Mrs. Adams stated the balance was \$11,200 and a revised analysis would be distributed.  
 174 Mr. Blumenthal noted the Check Register showed two payments to Mr. Fiesel although  
 175 he resigned effective December 31, 2020. Mrs. Adams stated the payments were issued in error  
 176 and Mr. Fiesel would return the funds he received.  
 177 The financials were accepted.

179 **NINTH ORDER OF BUSINESS**

**Consideration of February 23, 2021 Regular Meeting Minutes**

181  
 182 Mrs. Adams presented the February 23, 2021 Regular Meeting Minutes.  
 183 The following changes were made:  
 184 Line 121: Change “Long” to “Krebs”  
 185 Line 218: Insert “as adjusted,” after “Statutes,”

<p>187 <b>On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor,</b>          188 <b>the February 23, 2021 Regular Meeting Minutes, as amended, were approved.</b></p>
--

191 • **Active Action and Agenda Items**

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

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

197 **TENTH ORDER OF BUSINESS**

**Staff Reports**

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

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

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

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

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

205 **I. Key Activity Dates**

206 The Key Activity Dates list was provided for informational purposes.

207 The March Field Operations Report was provided for informational purposes.

208 Mr. Schultz stated that a property owner complained about weeds along the lake. Mrs.  
209 Adams stated the CDD only maintains grasses along the lake as far as the high water mark.210 Mr. Schultz stated that a resident in Pinehurst requested maintenance of a parcel of  
211 property that was not being maintained. Mr. Long stated that area would be included, as long  
212 as it is not in a conservation area.213 Mr. Schultz stated the Masters ARC emailed to request approval to plant trees in the  
214 right-of-way (ROW). Discussion ensued regarding the request, which was initially withdrawn.  
215 Mr. Long noted the presence of utilities within the ROW. An updated request would be  
216 forwarded to the District Manager upon receipt.

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

218 **II. NEXT MEETING DATE: April 27, 2021 at 1:00 P.M.**219 **○ QUORUM CHECK**

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

221

222 **ELEVENTH ORDER OF BUSINESS****Supervisors' Requests and Public  
Comments (5 minutes per speaker)**

223

224

225 Mr. Schultz discussed a YouTube video related to the Water Raft River Committee.

226 Discussion ensued regarding the NPDES and DEP permits.

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

228

229 **TWELFTH 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. Twombly, with all in**  
234 **favor, the meeting adjourned at 2:52 p.m.**



235  
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240  
241

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**RIVER RIDGE CDD**  
**ACTIVE ACTION AND AGENDA ITEMS**  
From 3.23.21 Meeting – for 4.27.21 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. **As of 03.23.21** Inspection scheduled for 04.16.21. **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 specific to H1-B. **ONGOING**
  
8. **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**
  
9. **ACTION**              **01.26.21** Mr. Krebs to provide an estimate for the Corkscrew Circle project and prepare an Engineer’s Report for validation. **ONGOING**
  
10. **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**
  
11. **ACTION**              **03.23.21** SOLitude to treat Lake H1-B for an aggressive algae bloom. **ONGOING**

**RIVER RIDGE CDD**  
**ACTIVE ACTION AND AGENDA ITEMS**  
From 3.23.21 Meeting – for 4.27.21 Agenda

- 12. ACTION**                    **03.23.21** Mr. Long to paint a 24 inch stop bar to warn cart drivers to stop for vehicular traffic. **ONGOING**
  
- 13. ACTION**                    **03.23.21** A visibility check for Line of Sight on Cart Path to be added to Key Activity Report. **ONGOING**
  
- 14. ACTION**                    **03.23.21** Mr. Adams to email 5 Year/2 Phases Analysis handout to Mr. Pires. **ONGOING**
  
- 15. ACTION**                    **03.23.21** Mr. Krebs to revise CIP Project List prioritization. **ONGOING**
  
- 16. ACTION**                    **03.23.21** Mr. Adams to obtain term sheet from the bank. **ONGOING**
  
- 17. ACTION**                    **03.23.21** Mr. Long and Mr. Schultz to schedule a meeting with the NVRs in April. **ONGOING**
  
- 18. ACTION**                    **03.23.21** Mr. Krebs to request an updated quote from MAJ for the paving project. **ONGOING**
  
- 19. ACTION**                    **03.23.21** Mr. Adams to amend the funding agreement with the Golf and River Club. **ONGOING**
  
- 20. ACTION**                    **03.23.21** Mr. Schultz and Mr. and Mrs. Adams to attend workshop meeting in person on April 8, 2021 at 3:30 p.m. **ONGOING**
  
- 21. ACTION**                    **03.23.21** Mrs. Adams to ensure Capital Outlay of 12,000 is coded to “Drainage pipe annual inspection and cleaning” on the Unaudited Financial Statements. **ONGOING**
  
- 22. ACTION**                    **03.23.21** Mrs. Adams to update the Pelican Sound Program Analysis, changing “Irrigation Blow Off Valve (Palmetto Dunes)” line item from “600” to “6,000”., update the balance to \$11,200 and distribute the revised analysis. **ONGOING**
  
- 23. ACTION**                    **03.23.21** Mr. Fiesel to return two erroneous payments. **ONGOING**
  
- 24. ACTION**                    **03.23.21** The Masters ARC to send updated request to the District Manager for approval to plant trees in the ROW. **ONGOING**
  
- 25. ACTION**                    **03.23.21** Mrs. Adams to email a map to Mr. Twombly. **ONGOING**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**9C**



**Wrathell, Hunt and Associates, LLC**

TO: River Ridge Board of Supervisors  
FROM: Tammie Smith – Operations Manager  
DATE: April 26, 2021  
SUBJECT: Field Operations

---

**Landscape Review:** Staff has scheduled a landscape review for May 5<sup>th</sup>. While on property April 5<sup>th</sup>, staff recognized the St. Augustine turf improving in color and growth. Last week staff contacted Laz's Lawn Service to ensure the Irrigation of affected turf areas is being applied. Staff will continue to review the recovering turf and other areas that may require attention.

**Dry Retention Audit:** Staff and Chair, Supervisor Schultz conducted a review on April 16<sup>th</sup>. This year's focus is trimming and/or removal of selective vegetation, and mowing in accordance of the specified compliance requirements by SFWMD.

**Lake Audit:** Staff scheduled this annual audit for April 16<sup>th</sup>, however, due to the Ladies Golf Championship, three remaining lakes still require a review. These lakes have been identified as: Sound; E8-A (Hole 1 & 8) and E8-C (Hole 9), and Lakes; E1-A (Hole 7 & 8). Staff has scheduled the remainder lakes for inspection for Monday, April 19<sup>th</sup>.

Note: The next Lake review has been scheduled for June 7<sup>th</sup>.

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**9ci**

# RIVER RIDGE CDD

## Key Activity Dates

Updated: April 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 in April.	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 in April.	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 Foreman 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)	4/15/2022
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 & Line of Sight 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**

**9C11**

# WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W  
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2021

<b>NAME OF COMMUNITY DEVELOPMENT DISTRICT</b>	<b>NUMBER OF REGISTERED VOTERS AS OF 04/15/2021</b>
Babcock Ranch	0
Bayside Improvement	2,956
Bay Creek	748
Beach Road Golf Estates	1,127
Bonita Landing	321
Brooks I of Bonita Springs	2,225
Brooks II of Bonita Springs	1,453
East Bonita Beach	163
Mediterra	454
Moody River Estates	1,137
Parklands Lee	525
Parklands West	570
River Hall	1,534
River Ridge	1,454
Stonewater	0
Stoneybrook	1,721
Verandah East	779
Verandah West	937
University Square	0
University Village	0
Waterford Landing	1,298
WildBlue	228

Send to: Daphne Gillyard [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**9CIII**

**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>
Join Zoom Meeting: <a href="https://us02web.zoom.us/j/88149819964">https://us02web.zoom.us/j/88149819964</a> Meeting ID: <b>881 4981 9964</b> Dial by your location: <b>1-929-205-6099</b> Meeting ID: <b>881 4981 9964</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.*