

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

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

Present were:

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

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Lamar Stoltzfus	PSGRC President
Eric Long	PSGRC General Manager
Jim McGivern (via Zoom)	PSGRC Vice President
Bill Kurth	SOLitude Lake Management (SOLitude)
Mike Radford (via telephone)	M.R.I. Underwater Specialists, Inc. (MRI)
Larry Fiesel	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Updates: SOLitude Lake Management

- **Status of Lake H1-B**

Mr. Kurth reported the following:

- A letter was sent detailing the steps taken to treat Lake H1-B.
- Lake H1-B: Testing was comprised of several parameters and indicated that the total phosphorus levels were low, which was perplexing as it is typically the main driver and side affect of bacteria algae in the lake.
- As the materials being used and the rate of growth are not having the desired results, a meeting with a new manufacturer would be scheduled to discuss a new product, once the total lake water analysis test results are received. Upon receipt of the test results, Board Members should submit their questions to Mrs. Adams. Mr. Kurth would notify Mrs. Adams of any relevant information and she would distribute it to the Board before the next meeting.
- Weekly inspection of the nano-bubbler systems was ongoing.
- The intake for the bacteria was changed to ensure it is efficient and the aeration system was evaluated to ensure the system is functioning properly. An aggressive treatment protocol was being implemented and another aggressive application was scheduled for tomorrow.

Mr. Kurth responded to questions, as follows:

- Regarding what is unusual about the lakes, Lakes H1-C, H1-A and Lake H1-B in the drainage system are isolated from the others, with Lake H1-B being the most problematic. There is no known reason for the outbreak.
- The seasonality is responsible for the outbreak and growth; algae growth is expected during longer days. Despite various treatments to the lake they have not been able to get to the bottom of the issue. The goal is to find a way to stop algae growth.
- Regarding whether SOLitude checked the bottom of the other lakes to compare them with Lake H1-B, additional sampling included pulling muck samples to see what nutrients are in the muck. This information would be shared with the outside company.

FOURTH ORDER OF BUSINESS

Continued Discussion: Two-Phase 5-Year Financing Versus "Pay as you Go"

Mr. Schultz gave an overview of the items discussed at the PSGRC Workshop, at which Mr. Long provided a detailed report of the upcoming projects and estimated costs and explained the financing plans. He conveyed the Board Members' responses; some did not see a need for certain projects and some thought the CDD, not PSGRC, is responsible for certain projects. After the Workshop, he and Mr. Adams discussed the concerns presented and determined that the focus should be on the first seven projects and defer the next seven projects. They discussed financing, the impact on the annual budget and the cost per door; the projects and associated costs would be included in the proposed Fiscal Year 2022 budget that would be presented at the next meeting.

A. Updated CIP

This item was included for informational purposes.

B. Term Sheet – Synovus Bank

This item was presented following Item 4C.

C. “Pay as you Go” Analysis

Mr. Adams presented the Long Range Planning Schedule, which included assessment amounts per unit. Although the updated proposal from MAJ was significantly less than anticipated, he recommended keeping the paver project amount as is. Mr. Mountford's email request to consider adding an additional infrastructure item to the schedule was displayed. Mr. Mountford discussed the need to replace existing fencing and install new fencing in areas along the outside border at Williams Road, for security and sound buffering purposes because of the City's plan to change the traffic direction, which would cause more issues. If asked, he preferred doing this project rather than the paver project.

Eric Long stated that repairs to the existing fence would be completed today and that, as part of the Phase 2 Long Range Planning Schedule, Mr. Krebs included replacement of the fence from Williams Road to the Southern Hills Section with one similar to the Meadows, at a cost of \$230,000, in 2026, and keeping the existing chain-link fence from the entrance of Williams Road to West Bay. Discussion ensued regarding building a higher fence and planting vegetation on both sides of the fence. A Board Member suggested that Mr. Long take this into consideration while the multi-use path is being considered.

Mr. Long discussed the PSGRC forming a Committee to review implementing a multi-use path circling the community, for which Mr. Krebs provided input on the District’s infrastructure and various constraints; a path along Williams Road was being considered. Proposals were being obtained, landscaping plans were being reviewed and the cost of certain areas would be shared by the District. Discussion continued about whether to discuss potentially expanding the existing sidewalk with the Village and sharing the costs, as the Village plans to install walking paths along every roadway within the Village, or keeping the path within the District’s boundaries, which requires adding another fence and landscaping.

Although the soft costs for the chemical injections, electrical hook up to the units was not included in the MRI proposal, Mr. Adams believed the proposal would cover those costs.

▪ **Term Sheet – Synovus Bank**

This item, previously Item 4B, was presented out of order.

Mr. Blumenthal stated they would need to revise the Agreement to increase the loan amount to include the paver project, if the PSGRC approves it, and extend the due date to March 31, 2022. He asked Mr. Stoltzfus if the Club was amenable to the revised terms. Mr. Stoltzfus could not speak on behalf of the Board, but discussed conversations about PSGRC’s available line of credit, membership increasing and delayed revenues in November.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, authorizing Staff to proceed with Phase II of the Paver Project and the First Phase of the Long Range Planning Projects, on a “Pay as you Go” funding approach, was approved.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, amending the existing Funding Reimbursement Agreement to include the Phase II Paver Project and \$238,000 cost and extend the due date from October 31, 2021 to March 31, 2022, was approved.

The proposed Fiscal Year 2022 budget would include this new budget line item and revenue collections. Staff would include a narrative in the assessment increase notices to residents within Pelican Sound. Mr. Adams suggested noticing the assessment increase amount

higher than necessary to avoid sending additional notices the following year, should assessments increase the following year.

Mr. Mountford asked to move the 8’ decorative fence project up to the Fiscal Year 2025 Capital Improvement Projects (CIP) List. Mr. Adams offered several fencing options, including a 4’ chain-link fence and heavily landscaping each side similar to The Brooks, a concrete fence or a 6’ or 8’ decorative vinyl fence like the one that Fiddler’s Creek installed after a hurricane damaged its concrete wall, which is very cost effective. Mr. Long would provide an updated Executive Summary Report including the fence project to Mr. Adams to send with the notices to residents.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, adding the fence line project, in the amount of \$235,000, to the Long Range Projects List and moving the project and funding up from Fiscal Year 2026 to Fiscal Year 2025, was approved

A Board Member asked Mr. Adams to provide the cost for the Hammock Green HOA’s portion of the Phase II paver project. Mr. Krebs would obtain square foot mobilization charges and determine the cost split.

FIFTH ORDER OF BUSINESS

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 Boulevard**
- B. MAJ Contracting, Inc., Bid – Remove Asphalt and Install New Pavers – Hammock Greens Entrance**

These items were addressed and approved during the Fourth Order of Business.

SIXTH ORDER OF BUSINESS

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**

Mrs. Adams presented the MRI drainage cleaning estimates listed above and noted that inspections were completed in the spring after the oak tree leaves had fallen and prior to the rainy season. She discussed the Board approving proposals for 35% blockage or higher and using contingency funds for the project, which resulted in correcting an error in the Fiscal Year 2021 Operations Financial Impact Analysis Report that was distributed during the meeting.

D. Drainage Inspection Report

The annual Drainage Inspection Report was provided for informational purposes.

Regarding the types of landscape materials and items built up in the system, Mr. Radford stated items include sediment, typically consisting of sand, pine and cypress mulch, grass clippings, leaves, mud, doggy bags, etc.

Discussion ensued regarding the amount of build up since the last cleaning, multiple causes of build up due to street sweepers, residents cleaning driveways and landscapers blowing materials into the system.

Mr. Radford stated that, if approved today, the project would be added to the schedule and work would commence three weeks from today. He noted the District would not be able to maintain the system on a yearly basis, due to the abundance of oak trees in this community. The goal is to keep everything flowing to prevent backup. Mrs. Adams would review the GIS map to determine catch basins P-142 and P-143 are on the list to be cleaned by MRI. Discussion ensued regarding the amount of debris left if cleaned after the rainy season.

On MOTION by Mr. Twombly and seconded by Mr. Mountford, with all in favor, the M.R.I. Inspection, LLC Proposal, Estimate #2642 – Drainage Cleaning – 25% or More, in the amount of \$46,300, was approved.

Regarding buried structures, Mrs. Adams stated that MRI did not recommend cleaning them, as the one approved several years ago required them to dig 3’ down and it was clean.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2021

Mrs. Adams presented the Unaudited Financial Statements as of March 31, 2021. Mr. Adams would prepare an invoice for the Hammock Greens Phase II paver repair project to send it to Mr. Long. The financials were accepted.

EIGHTH ORDER OF BUSINESS

Consideration of March 23, 2021 Regular Meeting Minutes

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

The following changes were made:

Line 150: Change “NVRs” to “Pelican Sound Board Workshop”

Line 160: Change “a workshop” to “the Pelican Sound Workshop”

New Line before Line 26: Insert “Lamar Stoltzfus” and “PSGRC Vice President”

Line 26: Change “McGavin” to “McGivern”

Line 225: Change “Raft” to “Craft”

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

• **Active Action and Agenda Items**

Items 5, 8, 9, 10, 13-18 and 20 through 24, were completed.

Items 6, 7, 8 and 25 were discussed and the list was updated to reflect further action.

NINTH ORDER OF BUSINESS

Staff Reports

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

A response from the Village of Estero was pending. An unknown speaker noted five new sampling stations on the river were approved.

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

Mr. Krebs would continue assisting Mr. Long.

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

I. Key Activity Dates

The Key Activity Dates list was provided for informational purposes.

The April Field Operations Report was provided for informational purposes.

II. 1,454 Registered Voters in District as of April 15, 2021

There were 1,454 registered voters residing within the District as of April 15, 2021.

III. NEXT MEETING DATE: May 25, 2021 at 1:00 P.M.

• QUORUM CHECK

Supervisors Gilman, Blumenthal, Mountford and Twombly confirmed their attendance at the May 25, 2021 meeting. Mr. Schultz would attend via telephone.

TENTH ORDER OF BUSINESS

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

There being no Supervisors' request, the next item followed.

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the meeting adjourned at 2:44 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair