

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on September 28, 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 (via phone)	Chair
Terry Mountford	Vice Chair
James Gilman	Assistant Secretary
Robert Twombly	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Neil Collins	PSGRC Treasurer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Mountford, Gilman and Twombly were present, in person. Supervisor Schultz was attending via Zoom. Supervisor Blumenthal was not present.

On MOTION by Mr. Twombly and seconded by Mr. Gilman, with all in favor, authorizing Mr. Schultz's attendance and full participation, via telephone or Zoom, due to exceptional circumstances, was approved.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

There were no public comments.

THIRD ORDER OF BUSINESS

Updates: SOLitude Lake Management

- **Status of Lake H1-B**

Mrs. Adams presented Mr. Kurth's report as follows:

- Lake H1-B looked good. The intake hose for the biogenerator requires repair; no timeline for the repair was provided.
- Lake H2-A was treated for plankton algae last week.
- Lake H1-A looked good.

Mr. Schultz recalled that, at the last meeting, a resident expressed concern about Lake H1-C. He asked Mrs. Adams to request an update and follow up with the resident.

A Board Member stated the lake on Sound #4 still has algae on the shoreline. Mr. Schultz stated that is Lake H1-A.

Mr. Schultz asked who else was attending the meeting, aside from the Board Members and immediate Staff. Mrs. Adams stated Mr. Long was in attendance, as well as Mr. Neil Collins, Treasurer of the PSGRC Board.

Mr. Long asked for the location of the algae at Lake H1-A. A Board Member stated it seemed to be on the shoreline, all around the lake.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-12, Authorizing the District to Issue its Not-to-Exceed \$500,000 Taxable Revolving Line of Credit Note for Working Capital; Providing that Such Note Shall be Payable from Operation and Maintenance Special Assessments Upon Benefitted Properties in the District, as Provided Herein; Awarding the Note to Synovus Bank by Negotiated Sale; Authorizing the District to Enter Into a Line of Credit Agreement with Synovus

Bank; Providing for the Rights, Security and Remedies for the Owner of Such Note; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection Therewith; Providing Severability; and Providing an Effective Date

Mrs. Adams stated this item would be deferred to the next meeting because Mr. Blumenthal was unable to attend today's meeting and he had questions about the matter. Mr. Adams stated that several items must be reviewed prior to the next meeting.

Mr. Schultz stated he valued Mr. Blumenthal's accounting expertise on such matters. He invited Mr. Collins to attend the next meeting or email his comments.

This item was deferred.

FIFTH ORDER OF BUSINESS

Discussion/Consideration: Speed Table at Roundabout

Mr. Krebs stated he had not heard any complaints about speeding at the roundabout. He felt that the roundabout looks very nice without a speed table and, if traffic is functioning well, there may not be a need to install a speed table. If the decision is made to install a speed table, the Village of Estero has adopted a Fire Department-approved "tabletop" design that is different from what was previously installed. Also, a request must be submitted to the Village of Estero for permitting.

A Board member asked if it is considered an LDO. Mr. Krebs responded affirmatively and stated the Fire Department has real concerns because speed tables slow down emergency response times.

Mr. Mountford asked Mr. Krebs if he thought the roundabout renovations reduced speeding. Mr. Krebs stated it was unclear; it could be that the sign has been up long enough such that residents may have changed their driving habits. He had not been notified of speeding or near misses.

Mr. Long stated one resident asked for the speed table to be reinstalled.

Mr. Adams felt that the Board and Staff should continue monitoring the roundabout and, if a speed table is installed, paver bricks should be used for aesthetic purposes.

Mr. Long stated some residents reported a 1½” difference between the concrete and asphalt when exiting the Corkscrew roundabout. He asked if it could be patched with asphalt there and on the entry side.

Discussion ensued regarding ways to repair the issue and a similar issue at Pinehurst. Mr. Krebs stated he would request an estimate from Collier Paving to repair the asphalt at the roundabout exit and entrance in conjunction with scheduled repairs in Turnberry.

Mr. Schultz asked if the speed hump sign was still up. Mr. Krebs believed it was still up. Staff would remove the sign and store it for possible future use.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2021

Mrs. Adams presented the Unaudited Financial Statements as of August 31, 2021. She stated that Mr. Long brought to her attention that two Tincher Concrete invoices were incorrectly included on the Financial Impact Analysis Report and, as a result, the unencumbered funds were corrected from \$20,497 to \$44,230. Updated copies of the Report were submitted to Management for distribution to the Board and Staff.

The financials were accepted.

SEVENTH ORDER OF BUSINESS

Consideration of August 24, 2021 Public Hearings and Regular Meeting Minutes

Mrs. Adams presented the August 24, 2021 Public Hearings and Regular Meeting Minutes.

The following changes were made:

Line 94: Change “improve it” to “it improve”

Line 126: Insert “per unit” after “increase”

Line 166: Change “Mountford” to “Blumenthal”

On MOTION by Mr. Gilman and seconded by Mr. Twombly, with all in favor, the August 24, 2021 Public Hearings and Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 4, 8 and 9 were completed.

Item 3 would be edited to reflect that Hammock Green, the only section left, would be completed in mid to late October

Mr. Long asked for an action item to be added for January for three injection treatment stations to be reviewed at the beginning of next year.

Mr. Schultz asked for the addition of an action item related to electric equipment malfunctions possibly related to pool equipment. Mrs. Adams stated this was already in progress.

Mr. Mountford asked about canna lily harvesting and discussed complaints from Palmetto Dunes residents about their water views being blocked. Mrs. Adams' plan was to allow SOLitude to harvest the canna lilies at no cost to the CDD, which was reflected on the Key Activity Dates report.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

Mr. Krebs stated that Collier Paving began grading the sidewalks and, when a crew is available, the cracked sidewalks would be replaced. This should be completed by the next meeting. Mr. Pires observed that the hazardous areas were appropriately marked.

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

I. Key Activity Dates

The Key Activity Dates List was included for informational purposes.

Mrs. Adams stated Dry Retention Maintenance Projects was added to the sheet; trimming of cord grasses would be scheduled for October.

II. NEXT MEETING DATE: October 26, 2021 at 1:00 P.M.

• QUORUM CHECK

Supervisors Gilman, Schultz, Mountford and Twombly confirmed their attendance at the October 26, 2021 meeting.

Mr. Schultz believed that Zoom access should continue for future meetings. Mrs. Adams stated a readvertisement would be submitted.

Mr. Pires asked if any comments were received via fax, email or as a chat on Zoom. Mrs. Adams stated there were none.

NINTH ORDER OF BUSINESS

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

Mr. Mountford recalled that at the last meeting, during discussion about the \$500,000 loan, Mr. Stoltzfus stated that, when unexpected unbudgeted expenses arose, the budget was revised and funds were borrowed from the PSGRC. He asked if the consensus was that the \$500,000 loan would be utilized instead.

Mr. Adams stated the intent is for those funds to be used to address emergency expenses, such as an emergency pump replacement, catastrophe response, sinkhole, drainage line collapse, etc. The documents were amended to enable the Board to define what qualifies as a "disaster".

Mr. Pires stated the current version in the agenda refers to "short-term working capital needs". Mr. Mountford voiced his opinion that it is important to wait until the next budget cycle, if possible, and asked if the Agreement precluded obtaining any other financing. Mr. Adams stated it does not but the bank would like to partner with the CDD on any of its additional debt.

Mr. Mountford expressed his opinion that utilizing the loan does add to the cost, as opposed to borrowing from the PSGRC, and there may be projects for which \$500,000 is not sufficient.

No members of the public spoke.

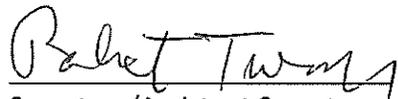
TENTH ORDER OF BUSINESS

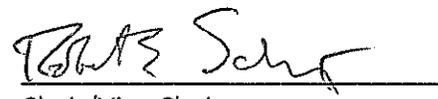
Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Mountford and seconded by Mr. Twombly, with all in favor, the meeting adjourned at 1:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair