

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on December 14, 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/86551909864>, and telephonically at 1-929-205-6099, Meeting ID: 865 5190 9864 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
Shane Willis	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Jim McGivern (via telephone)	PSGRC Vice President
Eric Long	PSGRC General Manager
Travis Childers	PSGRC Assistant General Manager
Bill Kurth	SOLitude Lake Management (SOLitude)
Jim Mitchell	Synovus Bank
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, in person.

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**

Mr. Kurth reported the following:

- Some light green filamentous algae growth was observed in the H Lakes, likely due to the rapidly warming temperatures. The technician would treat all three H Lakes tomorrow.
- The pump for Lake H1-B was replaced and the intake hoses were repaired again.

Mrs. Adams stated, according to Bentley Electric, the only outstanding item was that the Village of Estero needed to complete the final inspection for the electrical equipment upgrade.

Mr. Schultz noted that the terrible lake muck seemed to be successfully treated. He asked if a baseline water quality sample was taken. Mr. Kurth stated it would be scheduled in early January if the conditions are proper and he would send a proposal accordingly.

- **Discussion: Traffic Safety in the Masters**

This item, previously the Seventh Order of Business, was presented out of order.

Mr. Adams presented a letter describing parking-related safety issues in The Masters. He stated that previous solutions discussed included limiting parking to one side of the road and possibly installing signage.

A resident expressed his opinion that the biggest concern is from the entrance down to the circle and within the circle. Discussion ensued regarding a suggestion to prohibit parking on one side of the street. Mr. Krebs stated that signs could be installed and roadway curbs painted yellow to indicate no-parking areas. Mr. Schultz stated enforcement would be a Club function.

Mr. Pires discussed options such as designating any or all CDD roads no-parking zones and setting a policy prohibiting parking in designated tow-away zones on a case-by-case basis. He noted that, while this issue relates to Pelican Sound, parking is a CDD issue insofar that the CDD could be held liable in the event of a lawsuit. Mr. Schultz noted that the road in question is the narrowest road in the community.

Discussion ensued regarding the area in question and the possibility of designating no-parking zones on one or both sides of the road. Mr. Krebs felt that enforcement and resistance

from residents may be an issue. Mr. Pires noted the importance of providing access for emergency vehicles given the narrow roadway.

Mr. Blumenthal stated his belief that this issue had worsened in recent years due to contractors with large and delivery trucks in the roadway. He felt that prohibiting parking in front of five homes would be unfair to those homeowners and that it would not address the problem caused by cars parking near one another on opposite sides of the road. Discussion ensued regarding seasonal parking issues, prohibitions against street parking after 2:00 a.m., enforcement of towing provisions and contractor trucks exacerbating the issue.

A Board Member expressed their opinion that it is difficult to see oncoming traffic near the stop signs. Mr. Krebs stated he would investigate how far cars are required to park from stop signs and a no-parking zone could be implemented with pavement markings. He noted that enforcement is essential for a program's success.

Discussion ensued regarding recent instances of cars blocking the roadway and the need to ensure access for emergency vehicles. A Board Member suggested contractors and residents violating policy be photographed and/or reported to Staff. Mr. Willis thought that providing a handout to incoming drivers might be helpful.

Mr. Schultz suggested that the Board consider this further and gather additional information. This item was deferred to the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, 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**

Mr. Adams presented a redlined version of Resolution 2022-01, which was presented at previous meetings. The line of credit may be utilized for any emergency project for which the Board deems it appropriate. A two-year repayment schedule, the ability to request extensions and coverage for the entire CDD, not just Pelican Sound, were addressed. Assessments would apply only to those properties benefiting from the applicable improvements.

Mr. Blumenthal stated his previous objections to the limitations regarding declared disasters and the exclusion of areas outside of Pelican Sound were addressed.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, Resolution 2022-01, 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, was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Precision Cleaning, Inc.,
Estimate for Street Sweeping Services, 1
Day Per Week, September 1, 2022 –
November 30, 2022**

Mrs. Adams presented the Precision Cleaning, Inc. (Precision), Estimate for Street Sweeping Services. She stated Greenscapes is unable to provide acorn removal services. The consensus was that Precision’s estimate was too costly. Mrs. Adams suggested considering adding weekly, September through November, street sweeping services in conjunction with the current plan, at an additional cost of \$6,000 per year.

Discussion ensued regarding the need for additional acorn pickup and street cleaning yearly. Mr. Schultz noted that acorn season was nearly over for the year but it is a recurring annual issue. Mr. Blumenthal suggested adding this item to the Key Activity Dates and revisiting this contract next year, in advance of the season.

Mr. Adams stated this expense would be considered in the Fiscal Year 2023 budget discussions. This item would be added to the May agenda.

SIXTH ORDER OF BUSINESS

Discussion: Corkscrew Circle Project

A. Signage at Roundabout

B. Speed Bump Request

Mr. Schultz stated the speed hump removed in conjunction with the Paver Project was not reinstalled. When the project was completed and traffic began using the traffic circle, reports received about near collisions and concerns about collisions, primarily exiting Pinehurst and exiting to the Corkscrew Gate. An e-blast was sent to remind residents to yield to traffic in the roundabout and to wait to enter the roundabout until it is free of traffic. At the last meeting, Mr. Krebs was asked to present options for yield signage.

Mr. Krebs recalled that a stop sign was once installed in that location but it was replaced with a yield sign because drivers were not stopping. He estimated that, during his recent survey of the intersection, at least 50% of drivers did not look to the left before entering the intersection. He discussed yield sign options and features in the \$1,000 to \$2,000 price range and stated there is no way to predict effectiveness. Over the years, “yield to oncoming traffic” and “yield to cars in circle” types of signage were added. Past proposals included revising the alignment of the roundabout to force a right turn. While the speed hump could be reinstalled, the Village favored speed cushions measuring approximately 3” tall by 12” wide that could be oriented in the lanes in such a way that vehicles would need to slow but emergency vehicles could proceed through without slowing. Such speed humps were installed at University Village and Miramar Lakes Outlet Mall and, while they are not visually appealing, when driven over, they do not cause the same kind of jolt as speed humps. Mr. Krebs felt that, without enforcement, it was unlikely for a change to be achieved.

Discussion ensued regarding the traffic pattern, existing signage and options. Mr. Pires noted that the roadways are currently maintained in accordance with the existing requirements. Mr. Krebs stated that speed bumps are not typically installed at roundabouts and that yielding to the vehicle in the roundabout is standard protocol. Review and approval by the Village would be required for installation of any speed bump; if a speed bump cannot be negotiated with the Village, a speed table might be possible.

Mr. Blumenthal stated he was not in favor of installing additional speed humps or signs due to the cost and the adequacy of existing signs.

Mr. Pires asked if the sightlines leaving Pinehurst are appropriate for the radius of the rotary, including the signage. Mr. Krebs replied affirmatively and stated that drivers who stop where indicated would have no difficulty seeing over towards Pinehurst and being seen by drivers exiting Pinehurst and, once in the roundabout, drivers have no obstructions to visibility.

Mr. Schultz felt that, while it was not legally necessary, the relatively minor cost associated with adding flashing lights around the yield sign exiting from Pelican Sound Drive, entering the roundabout, is justified. He suggested that the sign should not start flashing until the vehicle passes the Pelican Sound Drive intersection so vehicles turning right would not trigger the flashing lights. Mr. Blumenthal stated he would not be terribly opposed if the cost was reasonable. Mr. Krebs stated he would obtain a proposal for a solar powered yield sign with radar features. Mr. Schultz asked if placement among trees would affect the solar panel performance. Mr. Childers stated he previously placed signs in similar locations and it did not affect functionality.

This item would be presented at the January meeting.

SEVENTH ORDER OF BUSINESS

Discussion: Traffic Safety in the Masters

This item was presented following the Third Order of Business.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2021

Mrs. Adams presented the Unaudited Financial Statements as of October 31, 2021.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of October 26, 2021 Regular Meeting Minutes

Mrs. Adams distributed and presented the October 26, 2021 Regular Meeting Minutes; the agenda book inadvertently contained the August minutes.

The following changes were made:

Line 155: Delete “in”

Line 160: Insert “(Remote Operated Vehicle)” after “ROV”

Line 317: Delete “precaution and”

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the October 26, 2021 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 4, 5, 8, 10, 11, 12, 14, 16 were completed.

Regarding Item 11, Mrs. Adams stated the Golf Course allows maintenance staff to dump leaves in specified areas.

Regarding Item 12, Mrs. Adams stated a gate code was changed and not provided to the team; the code has since been provided to the street sweeper.

The following updates were made to the following Action Items:

Item 13: Add “Based on the request regarding Southern Hills Drive, the radar sign was now operational; Mr. Childers would collect data and create a chart depicting totals.”

Item 15: Add “Mr. Krebs to obtain a proposal.”

Item 17: Change “Blumenthal” to “Schultz”

A Board Member stated the PSGRC was sending weekly e-blasts and traffic calming was an issue to be addressed.

TENTH 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 reported the following:

- The curbs and asphalt were inspected throughout the community; some curb repairs are needed and some areas would be monitored.
- MRI was scheduled to make a pipe repair on Turnberry; the pipe was proving difficult to find and, if excavation is necessary to locate it, there may be an additional charge.
- A linear foot cost would be established for the suggested curb repairs.
- The roots of a previously treated oak tree in Torrey Pines are damaging the asphalt and the driveway and curb might need to be removed.

Mr. Schultz stated the CDD is not responsible for removing oak trees.

A Board Member stated that a violation letter was sent regarding the damaged driveway. It was noted that the property owner had passed away recently. This item would be tabled to the January meeting.

Mr. Blumenthal asked Mr. Krebs to obtain a proposal for the curb repairs identified on Page 4 of the Exhibit. Mr. Krebs stated he would contact Collier Paving.

- The only asphalt repairs he would recommend for this year would be in Torrey Pines, due to the extent of the damage; however, how that tree is addressed might be how all should be treated, given that the root barrier only proved to be a five-year solution.
- Collier Paving would attempt to address water pooling at a home in Gleneagles but it might not be successful, given the flat roads. Curb replacement would be a last resort.
- Mr. Long advised that a resident reported line of sight issues with the monument sign at Pelican Sound Boulevard and Pelican Sound Drive. He would request a proposal to move the paver stop bar. It was noted that the bushes in the area do not present line of sight issues.

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

I. Key Activity Dates

The Key Activity Dates List was included for informational purposes.

II. NEXT MEETING DATE: January 25, 2022 at 1:00 P.M.

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the January 25, 2022 meeting.

ELEVENTH ORDER OF BUSINESS

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

Mr. Blumenthal asked Mr. Krebs to attend a meeting with the Watercraft and River Committee on January 6, 2022. Mr. Krebs stated he might be able to attend and, if so, he would give a PowerPoint presentation.

Mr. Schultz discussed the possibility of the PSGRC purchasing land in the future and the CDD's role. He noted that the CDD boundaries might be extended to include any additional land, stormwater management, lakes and roads, should that happen.

Discussion ensued regarding potential lands that might be purchased. Mr. Pires stated he could not be involved in any discussions due to conflicts of interest with his partner and his firm; if the PSGRC were to acquire land and if the CDD became involved in financing that would be different.

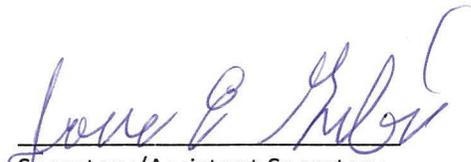
TWELFTH ORDER OF BUSINESS

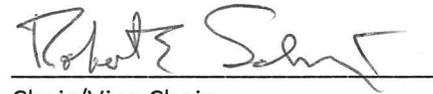
Adjournment

There being nothing further to discuss, the meeting adjourned.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair