

# **RIVER RIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**January 25, 2022**

**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**

January 18, 2022

Board of Supervisors  
River Ridge Community Development District

<p><b>ATTENDEES:</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 January 25, 2022 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/86587552750>, Meeting ID: **865 8755 2750** or telephonically at **1-929-205-6099**, Meeting ID: **865 8755 2750**. 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: Corkscrew Circle Project
  - Signage at Roundabout
  - Lykins-Signtek, Inc., Solar Yield Sign Estimate #44182
5. Continued Discussion: Traffic Safety in the Masters
6. Acceptance of Unaudited Financial Statements as of December 31, 2021
7. Approval of December 14, 2021 Regular Meeting Minutes
  - Active Action and Agenda Items
8. Staff Reports
  - A. District Counsel: *Woodward Pires & Lombardo, P.A.*
  - B. District Engineer: *Hole Montes, Inc.*
    - Proposal for Moving Paver Stop Bar Located at Pelican Sound Blvd. & Pelican Sound Dr.

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

I. Key Activity Dates

II. NEXT MEETING DATE: February 22, 2022 at 1:00 P.M.

• QUORUM CHECK

James (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

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

10. 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**

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## Gianna Denofrio

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**From:** Cleo Adams  
**Sent:** Monday, November 8, 2021 12:29 PM  
**To:** Debbie Tudor  
**Cc:** Daphne Gillyard; shane willis  
**Subject:** FW: River Ridge CDD Newsletter - November 2021

Hi Debbie,  
Please add to the December agenda for Board discussion. Signage @ Corkscrew Roundabout.

Stay Safe, Healthy & Donate Plasma –

Cleo Adams  
Assistant District Manager  
Wrathell, Hunt & Associates, LLC  
9220 Bonita Beach Road  
Suite #214  
Bonita Springs, FL 34135  
(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.**

**From:** Eric Long <elong@psgrc.org>  
**Sent:** Monday, November 8, 2021 12:10 PM  
**To:** Cleo Adams <crismond@whhassociates.com>; bob@wyeknot.org  
**Subject:** FW: River Ridge CDD Newsletter - November 2021

See below

Eric Long  
General Manager/COO, CAM  
Pelican Sound Golf & River Club  
4569 Pelican Sound Blvd.  
Estero, FL 33928  
Ofc. 239.948.5232  
Cell 239.289.5580  
[www.pelicansoundgrc.com](http://www.pelicansoundgrc.com)  
Email [elong@psgrc.org](mailto:elong@psgrc.org)



**Pelican Sound**  
Golf & River Club

*Confidentiality Notice: This email is intended only for the individual/s to whom it is addressed and may contain information that is confidential or privileged. If you are not the intended recipient/s, or the employee or person responsible for delivering it to the intended recipient/s you are hereby notified that any dissemination, distribution, copying or use is strictly prohibited. If you have received this communication in error, please notify the sender immediately by telephone and return the original email to the sender.*

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**From:** Denise Williams <[dwilliams@psgrc.org](mailto:dwilliams@psgrc.org)>  
**Sent:** Monday, November 8, 2021 10:43 AM  
**To:** don mclaughlin <[donmc1a@hotmail.com](mailto:donmc1a@hotmail.com)>  
**Subject:** RE: River Ridge CDD Newsletter - November 2021

Thank you for your comment Mr. McLaughlin.

Stay well,

Denise Williams  
Executive Assistant, LCAM



Pelican Sound Golf & River Club  
4561 Pelican Sound Blvd.  
Estero, FL 33928  
0-239-948-5242  
C-239-691-0823

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**From:** don mclaughlin <[donmc1a@hotmail.com](mailto:donmc1a@hotmail.com)>  
**Sent:** Friday, November 5, 2021 9:11 PM  
**To:** Denise Williams <[dwilliams@psgrc.org](mailto:dwilliams@psgrc.org)>  
**Subject:** Re: River Ridge CDD Newsletter - November 2021

Denise, being from NJ with many roundabouts, I would suggest 2 new signs-  
" Vehicles in. Roundabout have right if way  
Don

Get [Outlook for Android](#)

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**From:** Pelican Sound Golf and River Club <[dwest@pelicansoundgrc.ccsend.com](mailto:dwest@pelicansoundgrc.ccsend.com)> on behalf of Pelican Sound Golf and River Club <[dwest@pelicansoundgrc.com](mailto:dwest@pelicansoundgrc.com)>  
**Sent:** Friday, November 5, 2021 6:00:48 PM  
**To:** [donmc1a@hotmail.com](mailto:donmc1a@hotmail.com) <[donmc1a@hotmail.com](mailto:donmc1a@hotmail.com)>  
**Subject:** River Ridge CDD Newsletter - November 2021

# RIVER RIDGE

## COMMUNITY DEVELOPMENT DISTRICT

November 2021



### **CORKSCREW CIRCLE UPDATE**

Pelican Sound Members

The Corkscrew Circle portion of the Phase II Paver Project is complete.

In the past, failure to yield to traffic in the roundabout resulted in numerous near collisions. As a result, River Ridge CDD added a speed hump at the Pelican Sound Boulevard entrance to Corkscrew Circle. The speed hump greatly improved the safe flow of traffic.

The recently completed project included the removal of the speed hump. River Ridge decided not to replace the speed hump to see if the previous speed hump had a lasting effect on safe traffic flow through Corkscrew Circle. If persistent failure to yield to traffic in the roundabout is observed/reported, then it will be necessary to install an approved traffic control device.

Unfortunately, in the short time the project has been completed, there have been several incidents of failure to yield and near collisions observed/reported. It is the law that vehicles in the roundabout have the right of way.

Please drive safely throughout Pelican Sound and pay particular attention to vehicles in the Corkscrew Circle roundabout when driving into the roundabout.

**River Ridge Community Development District Board of Supervisors**

Pelican Sound Golf and River Club | 4561 Pelican Sound Blvd, Estero, FL 33928

[Unsubscribe donmc1a@hotmail.com](mailto:donmc1a@hotmail.com)

[Constant Contact Data Notice](#)

Sent by [dwest@pelicansoundgrc.com](mailto:dwest@pelicansoundgrc.com) powered by





Date: 12/16/2021  
Estimate # : 44182  
Created By:  
Brittany Bowling



5935 Taylor Rd.  
Naples FL. 34109

PHONE  
FAX

brittany@lykins-signtek.com

**Estimate/Contract**

Prepared By Lykins Signtek, Inc. for : HOLE MONTES, INC C/O RIVER RIDGE CDD  
Address: 6200 WHISKEY CREEK DR FORT MYERS FL 33919

To: John Baker Phone: 985-1204  
From: Brittany Bowling Fax: 985-1259

Quote Description: Solar yield sign to be installed in roundabout at River Ridge

Item Description	Quantity	@	Price
1) 36" x 36" Solar powered flashing LED yield sign to be installed at roundabout in River Ridge.	1	\$4,220.00	\$4,220.00
		<b>Sub Total:</b>	<b>\$4,220.00</b>
		<b>Lee Sales Tax:</b>	<b>\$274.30</b>
		<b>Total:</b>	<b>\$4,494.30</b>

**\*\*NOTE :**

Signs are custom produced to your specifications.  
All orders of \$250.00 or less require pre-payment unless prior credit arrangements are in place.

I accept the above proposal and agree to pay for said work promptly upon completion of same.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Deposit Amount: \_\_\_\_\_ CHECK/CC # \_\_\_\_\_

**Terms and Conditions:**

Prices on this estimate are valid for 30 days.

A deposit of 60% is required for CBU's and 50% on other products with the balance due upon completion.

Signing of this document constitutes a legal and binding contract between parties named on this agreement.

Customer is responsible for landscape amenities within install area or as required for permitting

Lykins Signtek is NOT responsible for Irrigation or Private Underground Lines.

Goods sold remain the property of seller until paid in full.

Customer agrees to provide necessary information to obtain permit, electrical supply to sign or fixture location, and/or provide color and logo information where specified.

Customer is responsible for any cap rock, lime rock or unforeseen digging conditions

1.5 % Monthly Late Fee applied to all past due invoices

**Warranties:**

Workmanship: All signs or fixtures fabricated and installed by Lykins Signtek and its affiliates are warranted against defects in material and workmanship for one year, parts and labor.

Lykins-Signtek, Inc.  
5935 Taylor Rd  
Naples FL 34109



T: 239-594-8494  
F: 239-591-3940  
www.lykins-signtek.com

## Standard Terms & Conditions

### Design Approval

Customer approval of the design proof is a contractual agreement authorizing Lykins-Signtek to release the order for production and installation as approved. Any subsequent request to change product Specifications, content, location, or method of installation may result in a Change Order and additional charges. Quotes, Orders, Payments Prices on our quotes are valid for 30 days. Prices are subject to change as a result of material changes in customs duties or tariffs.

### Quotes, Orders, Payments

Prices on our quotes are valid for 30 days. Prices are subject to change as a result of material changes in customs duties or tariffs.

If you are tax exempt, you must submit your tax certificate to us with your order or deposit, or sales tax will be irrevocably due. Orders are custom produced to your specifications. Unless other payment arrangements are in place, a down payment or advance payment is required to place an order, as follows:

- Advance payment is required for all orders ≤\$250
- Advance payment is required for all repair orders
- Advance payment of the standard fee is required for all permitting and engineering charges
- A deposit of 60% of order is required for all commercial mailbox systems
- A deposit of 50% of order is required for all other items

The balance is due upon completion. Past due invoices will be subject to a 1.5% monthly interest.

Goods sold remain the property of Lykins-Signtek until paid in full and we reserve the right to recover unpaid

### Cancellation

Should a custom order be cancelled by the customer, a cancellation fee equal to the greater of 10% of order total OR the actual completed portion of the order, plus any custom-ordered parts and any design, permitting, and engineering fees, will apply and will be due or deducted from any refunds. Standard product order cancellations may be subject to a 20% restocking fee.

### Customer Responsibilities

Unless other contractual arrangements have been made, and where applicable, customer is responsible for the timely provision of:

- Special fonts, color specifications, and high-resolution images or vector files for artwork
- Landlord or property manager approval, supporting information and documents required for permitting
- Property survey and location marking for any ground signs
- Removal/disposal of old signs and patching/caulking/painting of walls prior to installation of new signs
- A dedicated electrical circuit with a junction box located directly at or behind an electrical sign, within max. 6 ft of the sign.
- Reasonable access to the sign and any junction box or wiring path of an electrical sign. Access must be possible by ladder, lift, or bucket truck for installation and servicing purposes (ceiling access panel size min. 22.5" x 36" per NEC).

Permits posted must remain on-site until all inspections are signed off by the inspector. We recommend keeping

### Installation and Service

When installation is included with your order or service is provided, Lykins-Signtek is NOT liable for:

- Damage to unmarked irrigation systems or private underground lines.
- Hidden obstructions or unusual digging conditions such as buried concrete, cap rock, lime rock or high water tables
- Landscaping removal, restoration, or supply to satisfy sign code and permit requirements
- The preservation, condition or storage of prior signs or mailboxes removed at customer's request

Additional charges may apply.

Please note that our Installers are not authorized to modify the product or change installation locations in the field without formal client approval through a Change Order.

### Warranty

Our standard limited warranty covers parts and labor for one year from date of installation. Warranty coverage is contingent on full payment. Request our Warranty Form for details.

Monument Signs – Business Signs – Mailboxes – Street Traffic Signs – Illuminated Signs – ADA Signs – Vehicle Graphics  
Project Signs – Pylon Signs – Flagpoles – Window Graphics – Plaques – Realty Signs – Bulletin Boards – Banners  
Electrical Sign Service and LED conversions

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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**From:** [djjancin@aol.com](mailto:djjancin@aol.com) <[djjancin@aol.com](mailto:djjancin@aol.com)>  
**Sent:** Wednesday, November 10, 2021 12:10 PM  
**To:** Travis Childers <[tchilders@psgrc.org](mailto:tchilders@psgrc.org)>  
**Subject:** Question

Travis

Previously suggested that we place no parking signs on road out of Masters on the golf club side

Had three calls since home from golf and encountered same issue

Greenscapes parked on right entering - normal process

Contractors working at Sherman s - vehicles two sides of the road

Firm installing roof tiles on Sherman - huge long truck and equipment on Golf Hole side

21716 Florida Painters -four vehicles - painting interior of home

You might think unusual day - but Frequent house parties and cards games in same area with many vehicles

Becomes a safety issue.

I don't like being a cop on the street

We have published notes in our community but they don't reach the vendors and

PSGRC visitors

Seems like a simple solution to place "no parking this side" small signs requested

DJJ

**From:** [Chuck Adams](#)  
**To:** [Terry Mountford](#); [Daphne Gillyard](#); [Debbie Tudor](#); [Cleo Adams](#)  
**Subject:** Re: Masters Board request from Pelican Sound  
**Date:** Monday, November 22, 2021 6:38:34 PM

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This will be added to the agenda

Best regards,

Chesley 'Chuck' Adams jr.  
Director of Operations  
Wrathell, Hunt and Associates, LLC  
(239) 464-7114 (c)

FRAUD ALERT- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECIEVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE

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**From:** Terry Mountford <terryjoan@comcast.net>  
**Sent:** Monday, November 22, 2021 6:18:21 PM  
**To:** Chuck Adams <adamsc@whhassociates.com>  
**Subject:** Fwd: Masters Board request from Pelican Sound

I would like the supervisors to read the Masters request prior to the meeting

Sent from my iPhone Terry and Joan Mountford

Begin forwarded message:

**From:** DJJancin@aol.com  
**Date:** November 22, 2021 at 11:48:07 AM CST  
**To:** terryjoan@comcast.net  
**Subject:** Fwd: Masters Board request from Pelican Sound  
**Reply-To:** djjancin@aol.com

fyi

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From: CharlieKrebs@hmeng.com  
To: djjancin@aol.com  
Cc: jgswan2@msn.com  
Sent: 11/22/2021 9:14:30 AM Eastern Standard Time  
Subject: RE: Masters Board request from Pelican Sound

Donald

Sorry for not getting back to you sooner. I forwarded your request to the Manager and asked for his input. His suggestion is to bring your request to the board at the December meeting.

Charlie Krebs, P.E.

Hole Montes, Inc.

---

**From:** [djjancin@aol.com](mailto:djjancin@aol.com)

**Sent:** Tuesday, November 16, 2021 2:34 PM

**To:** Charlie Krebs <CharlieKrebs@hmeng.com>

**Cc:** [jgswan2@msn.com](mailto:jgswan2@msn.com)

**Subject:** Masters Board request from Pelican Sound

You don't often get email from [djjancin@aol.com](mailto:djjancin@aol.com). [Learn why this is important](#)

Charlie

Jim Swanger ( Association V.P.) and I would like to meet with you at your convenience when in Pelican Sound.

Our Association Board would like RRCDD to permit no parking signs on the Pelican Sound Property exiting the Masters. .

The Road is very narrow; We encounter visitors to homes adjacent to golf property parking on both sides of road; Vendors sometimes with multiple vehicles are parking on both sides or vendor stopping to use restroom ( not permitted).

A number of times we have seen safety issues with the many golf carts, bikes, people walking. We are concerned about emergency vehicles having proper ingress and exit from the Masters.

We are not familiar with local Lee County or Village of Estero Rules that we would like to discuss with our Board. Terry Mountford suggested we discuss our concern with you to learn rules and perhaps get recommendations to improve our current concern before attending a RRCDD Meeting.

Our plan is to discuss our concerns at our Board meeting after meeting with you and then attend RRCDD meeting , if appropriate with our Board.

We look forward to your assistance and guidance.

Thanks

**Donald J Jancin, Masters Board Secretary**

**21933 Masters Circle**

**Estero, Florida 33928-6950**

**PH: 239-498-1447**

**EM: [DJJANCIN@AOL.COM](mailto:DJJANCIN@AOL.COM)**

Both Charlie Krebs and Hole Montes, Inc., intend that this message be used exclusively by the addressee(s). This message may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Unauthorized disclosure or use of this information is strictly prohibited. If you have received this communication in error, please notify Hole Montes immediately at [info@hmeng.com](mailto:info@hmeng.com) or call (239) 254-2000, and permanently dispose of the original message.

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

	General Fund	Special Revenue Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash			
SunTrust			
Operating	\$ 1,244,994	\$ -	\$ 1,244,994
Loan account 2019	-	75,316	75,316
SRF - Pelican Sound	-	150,589	150,589
Florida Community Bank			
Note reserve 2016	-	10,000	10,000
Note reserve 2019	-	10,000	10,000
Due from general fund	-	980,933	980,933
Total assets	\$ 1,244,994	\$ 1,226,838	\$ 2,471,832
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Accounts payable	\$ -	\$ 1,506	\$ 1,506
Due to SRF - Pelican Sound	980,933	-	980,933
Total liabilities	980,933	1,506	1,506
<b>FUND BALANCE</b>			
Restricted			
Working capital	53,775	271,120	324,895
Unassigned	210,286	954,212	1,164,498
Total fund balance	264,061	954,212	1,164,498
Total liabilities and fund balance	\$ 1,244,994	\$ 1,226,838	\$ 1,490,899

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 107,812	\$ 196,256	\$ 214,350	92%
Interest & miscellaneous	2	3	750	0%
Total revenues	<u>107,814</u>	<u>196,259</u>	<u>215,100</u>	91%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,076	2,153	10,918	20%
Management/accounting	4,284	12,852	51,408	25%
Audit	-	-	7,100	0%
Special assessment preparation	-	-	6,500	0%
Legal fees	938	938	10,000	9%
Line of credit - costs	9,000	9,000	-	N/A
Engineering	1,589	1,589	10,000	16%
NPDES reporting filing	5,200	7,610	13,000	59%
Telephone	33	100	400	25%
Postage	5	124	1,000	12%
Insurance	-	6,958	7,100	98%
Printing & binding	63	187	750	25%
Legal advertising	533	533	1,000	53%
Contingencies	1,263	1,296	3,880	33%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	-	705	0%
ADA website compliance	-	-	210	0%
Property taxes	10	10	-	N/A
Total administrative	<u>23,994</u>	<u>43,525</u>	<u>124,146</u>	35%
<b>Field services</b>				
Other contractual - field management				
Q & A	217	650	2,601	25%
Contingencies	-	-	1,000	0%
Other contractual	-	1,607	40,000	4%
Street lighting	293	585	4,500	13%
Plant replacement	-	-	4,000	0%
Street sweeping	-	-	10,000	0%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	-	20,000	0%
Total field services	<u>510</u>	<u>2,842</u>	<u>84,601</u>	3%

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 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	-	-	1,725	0%
Tax collector	1,139	2,278	2,588	88%
Total other fees and charges	<u>1,139</u>	<u>2,278</u>	<u>4,313</u>	53%
Subtotal expenditures: general	<u>25,643</u>	<u>48,645</u>	<u>213,060</u>	23%
Net change in fund balances	82,171	147,614	2,040	
Fund balances - beginning				
Unassigned	181,890	116,447	75,868	
Fund balances - ending				
Unassigned				
Working capital	53,775	53,775	53,775	
Unassigned	210,286	210,286	24,133	
Fund balances - ending	<u>\$ 264,061</u>	<u>\$ 264,061</u>	<u>\$ 77,908</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 DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: Pelican Sound	\$ 539,436	\$ 980,933	\$ 1,083,980	90%
Interest & miscellaneous: Pelican Sound	8	14	500	3%
Total revenues	<u>539,444</u>	<u>980,947</u>	<u>1,084,480</u>	90%
<b>EXPENDITURES</b>				
<b>Professional services</b>				
Audit	-	-	3,400	0%
Legal	-	-	5,000	0%
Engineering	-	-	20,000	0%
Contingencies	57	163	600	27%
Total professional services	<u>57</u>	<u>163</u>	<u>29,000</u>	1%
<b>Other contractual</b>				
Field management	417	1,250	5,000	25%
Lake/wetland	7,488	17,554	95,000	18%
Drainage pipe annual inspection and cleaning	-	-	45,000	0%
Lake bank remediation	-	-	50,000	0%
2019 Note - Capital outlay	-	4,875	90,000	5%
Capital outlay - phase 2 pavers	-	-	674,000	0%
Roadway RM/traffic calming	1,930	23,900	35,000	68%
Contingencies	-	-	25,000	1%
Total other contractual	<u>9,835</u>	<u>47,579</u>	<u>1,019,000</u>	5%
Net change in fund balances	529,552	933,205	36,480	
Fund balances - beginning				
Unassigned	695,780	292,127	299,406	
Fund balances - ending				
Assigned				
Working capital	271,120	271,120	271,120	
Unassigned	954,212	954,212	64,766	
Fund balances - ending	<u>\$ 1,225,332</u>	<u>\$ 1,225,332</u>	<u>\$ 335,886</u>	

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

**River Ridge CDD**  
**Check Detail**  
 December 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>12/06/2021</b>	<b>F P L</b>	<b>151.002 · Suntrust ...</b>		<b>-292.55</b>
Bill	55697-04520 112721	12/03/2021		538.431 · Street Lig...	-292.55	292.55
TOTAL					-292.55	292.55
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>12/06/2021</b>	<b>FEDEX</b>	<b>151.002 · Suntrust ...</b>		<b>-7.17</b>
Bill	7-560-38771	12/03/2021		519.410 · Postage	-7.17	7.17
TOTAL					-7.17	7.17
<b>Check</b>	<b>dd</b>	<b>12/22/2021</b>	<b>TERRY MOUNTFO...</b>	<b>151.002 · Suntrust ...</b>		<b>-184.70</b>
				511.00 · Supervisor'...	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>12/22/2021</b>	<b>KURT BLUMENTH...</b>	<b>151.002 · Suntrust ...</b>		<b>-184.70</b>
				511.00 · Supervisor'...	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>12/22/2021</b>	<b>JAMES E. GILMAN...</b>	<b>151.002 · Suntrust ...</b>		<b>-184.70</b>
				511.00 · Supervisor'...	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>12/22/2021</b>	<b>ROBERT SCHULT...</b>	<b>151.002 · Suntrust ...</b>		<b>-184.70</b>
				511.00 · Supervisor'...	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>12/22/2021</b>	<b>ROBERT TWOBMLY</b>	<b>151.002 · Suntrust ...</b>		<b>-184.70</b>
				511.00 · Supervisor'...	-184.70	184.70
TOTAL					-184.70	184.70
<b>Bill Pmt -Check</b>	<b>6060</b>	<b>12/06/2021</b>	<b>HOLE MONTES, IN...</b>	<b>151.002 · Suntrust ...</b>		<b>-1,588.75</b>

**River Ridge CDD**  
**Check Detail**  
 December 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	86753	12/03/2021		519.320 · Engineeri...	-1,588.75	1,588.75
TOTAL					-1,588.75	1,588.75
<b>Bill Pmt -Check</b>	<b>6061</b>	<b>12/06/2021</b>	<b>JOHNSON ENGIN...</b>	<b>151.002 · Suntrust ...</b>		<b>-5,200.00</b>
Bill	20044471-019 10	12/03/2021		538.300 · NPDES P...	-3,300.00	3,300.00
Bill	20044471-020 1	12/03/2021		538.300 · NPDES P...	-1,900.00	1,900.00
TOTAL					-5,200.00	5,200.00
<b>Bill Pmt -Check</b>	<b>6062</b>	<b>12/06/2021</b>	<b>LEE COUNTY PRO...</b>	<b>151.002 · Suntrust ...</b>		<b>-1,571.00</b>
Bill	10233	09/30/2021		513.314 · Property ...	-1,571.00	1,571.00
TOTAL					-1,571.00	1,571.00
<b>Bill Pmt -Check</b>	<b>6063</b>	<b>12/06/2021</b>	<b>LEE COUNTY TAX ...</b>	<b>151.002 · Suntrust ...</b>		<b>-9.27</b>
Bill	21-00578897 1221	12/03/2021		519.960 · Property ...	-9.27	9.27
TOTAL					-9.27	9.27
<b>Bill Pmt -Check</b>	<b>6064</b>	<b>12/06/2021</b>	<b>NEWS PRESS</b>	<b>151.002 · Suntrust ...</b>		<b>-533.36</b>
Bill	0004195736	12/03/2021		519.480 · Legal Adv...	-533.36	533.36
TOTAL					-533.36	533.36
<b>Bill Pmt -Check</b>	<b>6065</b>	<b>12/06/2021</b>	<b>WOODWARD, PIR...</b>	<b>151.002 · Suntrust ...</b>		<b>-938.15</b>
Bill	20393	12/03/2021		514.310 · Legal Fees	-938.15	938.15
TOTAL					-938.15	938.15
<b>Bill Pmt -Check</b>	<b>6066</b>	<b>12/06/2021</b>	<b>WRATHELL, HUNT...</b>	<b>151.002 · Suntrust ...</b>		<b>-4,596.58</b>
Bill	2021-0449	12/03/2021		513.311 · Managem...	-3,927.93	4,284.00
				519.411 · Telephone	-30.56	33.33
				519.470 · Printing a...	-57.31	62.50
				539.020 · Field Man...	-382.04	416.67
				538.336 · Q & A	-198.74	216.75



## River Ridge CDD Check Detail December 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-4,596.58	5,013.25
<b>Bill Pmt -Check</b>	<b>6067</b>	<b>12/06/2021</b>	<b>COLLIER PAVING ...</b>	<b>151.003 · SRF - Pel...</b>		<b>-1,330.00</b>
Bill	9740	12/03/2021		539.466 · Roadway ...	-1,330.00	1,330.00
TOTAL					-1,330.00	1,330.00
<b>Bill Pmt -Check</b>	<b>6068</b>	<b>12/06/2021</b>	<b>SOLITUDE LAKE ...</b>	<b>151.003 · SRF - Pel...</b>		<b>-7,487.76</b>
Bill	PI-A00706839	12/03/2021		539.021 · Lake/Wet...	-7,487.76	7,487.76
TOTAL					-7,487.76	7,487.76
<b>Bill Pmt -Check</b>	<b>6069</b>	<b>12/06/2021</b>	<b>SOUTHERN SIGN...</b>	<b>151.003 · SRF - Pel...</b>		<b>-600.00</b>
Bill	21474.01	12/03/2021		539.466 · Roadway ...	-600.00	600.00
TOTAL					-600.00	600.00
<b>Bill Pmt -Check</b>	<b>6070</b>	<b>12/06/2021</b>	<b>WRATHELL, HUNT...</b>	<b>151.003 · SRF - Pel...</b>		<b>-416.67</b>
Bill	2021-0449	12/03/2021		513.311 · Managem... 519.411 · Telephone 519.470 · Printing a... 539.020 · Field Man... 538.336 · Q & A	-356.07 -2.77 -5.19 -34.63 -18.01	4,284.00 33.33 62.50 416.67 216.75
TOTAL					-416.67	5,013.25
<b>Bill Pmt -Check</b>	<b>6071</b>	<b>12/15/2021</b>	<b>SYNOVUS BANK</b>	<b>151.002 · Suntrust ...</b>		<b>-1,250.00</b>
Bill	121521	12/15/2021		519.491 · Continge...	-1,250.00	1,250.00
TOTAL					-1,250.00	1,250.00
<b>Bill Pmt -Check</b>	<b>6072</b>	<b>12/22/2021</b>	<b>GREENSPOON M...</b>	<b>151.002 · Suntrust ...</b>		<b>-9,000.00</b>
Bill	121621	12/22/2021		9999999 · Uncoded...	-9,000.00	9,000.00
TOTAL					-9,000.00	9,000.00

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

**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 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)**

40 There were no public comments.

41

42 **THIRD ORDER OF BUSINESS**

**Updates: SOLitude Lake Management**

43

44 • **Status of Lake H1-B**

45 Mr. Kurth reported the following:

46 ➤ Some light green filamentous algae growth was observed in the H Lakes, likely due to  
47 the rapidly warming temperatures. The technician would treat all three H Lakes tomorrow.

48 ➤ The pump for Lake H1-B was replaced and the intake hoses were repaired again.

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

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

54 ▪ **Discussion: Traffic Safety in the Masters**

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

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

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

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

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

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

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

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

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

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

88

89 **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**

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103

**Agreements in Connection Therewith;  
Providing Severability; and Providing an  
Effective Date**

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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.

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

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

145

146 **SIXTH ORDER OF BUSINESS**

**Discussion: Corkscrew Circle Project**

147

148 **A. Signage at Roundabout**

149 **B. Speed Bump Request**

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

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

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

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

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

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

190 This item would be presented at the January meeting.

191

192 **SEVENTH ORDER OF BUSINESS**

**Discussion: Traffic Safety in the Masters**

193

194 This item was presented following the Third Order of Business.

195

196 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of October 31, 2021**

197

198

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



200 The financials were accepted.

201

202 **NINTH ORDER OF BUSINESS**

**Approval of October 26, 2021 Regular Meeting Minutes**

203

204

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

207 The following changes were made:

208 Line 155: Delete "in"

209 Line 160: Insert "(Remote Operated Vehicle)" after "ROV"

210 Line 317: Delete "precaution and"

211

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

214

215

216 • **Active Action and Agenda Items**

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

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

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

222 The following updates were made to the following Action Items:

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

225 Item 15: Add "Mr. Krebs to obtain a proposal."

226 Item 17: Change "Blumenthal" to "Schultz"

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

229

230 **TENTH ORDER OF BUSINESS**

**Staff Reports**

231

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

233 There was no report.

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

235 Mr. Krebs reported the following:

236 ➤ The curbs and asphalt were inspected throughout the community; some curb repairs  
237 are needed and some areas would be monitored.

238 ➤ MRI was scheduled to make a pipe repair on Turnberry; the pipe was proving difficult to  
239 find and, if excavation is necessary to locate it, there may be an additional charge.

240 ➤ A linear foot cost would be established for the suggested curb repairs.

241 ➤ The roots of a previously treated oak tree in Torrey Pines are damaging the asphalt and  
242 the driveway and curb might need to be removed.

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

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

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

249 ➤ The only asphalt repairs he would recommend for this year would be in Torrey Pines,  
250 due to the extent of the damage; however, how that tree is addressed might be how all should  
251 be treated, given that the root barrier only proved to be a five-year solution.

252 ➤ Collier Paving would attempt to address water pooling at a home in Gleneagles but it  
253 might not be successful, given the flat roads. Curb replacement would be a last resort.

254 ➤ Mr. Long advised that a resident reported line of sight issues with the monument sign at  
255 Pelican Sound Boulevard and Pelican Sound Drive. He would request a proposal to move the  
256 paver stop bar. It was noted that the bushes in the area do not present line of sight issues.

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

258 **I. Key Activity Dates**

259 The Key Activity Dates List was included for informational purposes.

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

261 • **QUORUM CHECK**

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

263

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

266

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

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

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

277

278 **TWELFTH ORDER OF BUSINESS** **Adjournment**

279

280 There being nothing further to discuss, the meeting adjourned.

281

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

284

285

286

287

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

288  
289  
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294

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Secretary/Assistant Secretary

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Chair/Vice Chair

**RIVER RIDGE CDD**  
**ACTIVE ACTION AND AGENDA ITEMS**  
From 12.14.21 Meeting – for 01.25.22 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**              **05.25.21** Mr. Adams to research questions regarding change in Fund Balances in Unaudited Financial Statements as of April 30, 2021. **06.22.21** Response still pending. Mr. Adams to email his findings to Mr. Blumenthal **COMPLETED (subsequent to 12.14.22 meeting.)**
  
4. **ACTION**              **09.28.21** Mr. Long to revisit the three injection treatment stations in January 2022. **ONGOING**
  
5. **ACTION**              **10.26.21** Mr. Kurth of SOLitude to take a benchmark water sample of Lake H1-B. **ONGOING**
  
6. **ACTION**              **10.26.21** Staff to implement additional visual inspection and reporting processes for identification of depressions to be inspected via ROV. **ONGOING**
  
7. **ACTION**              **10.26.21** Mr. Childers to follow up regarding a request for Florida Power & Light (FPL) to install a street light at the intersection of Pelican Sound Drive and Southern Hills Drive. **12.14.21** Mr. Childers to collect data and create a chart depicting totals regarding Southern Hills Drive. **ONGOING**
  
8. **ACTION**              **10.26.21** Mr. Krebs to research yield sign options. **12.14.21** Mr. Krebs to obtain a proposal from Lykins. **COMPLETED (subsequent to 12.14.22 meeting.)**
  
9. **ACTION**              **10.26.21** Mr. Schultz to coordinate the effort to add a quarterly letter to inform residents about District projects, the Five-Year Plan and Staff Reports, via website and/or e-blasts. **ONGOING**
  
10. **ACTION**              **12.14.21** PSGRC to send weekly eblast communications. **ONGOING**
  
11. **ACTION**              **12.14.21** Mr. Kurth to send a proposal for a baseline water quality sample to be taken. Sample to be scheduled in early January if conditions are proper. **ONGOING**
  
12. **ACTION**              **12.14.21** Mr. Krebs to investigate how far cars are required to park from stop signs. **ONGOING**
  
13. **ACTION**              **12.14.21** Board Members to consider the matter of Traffic Safety in the Masters further and gather additional information. **ONGOING**

**RIVER RIDGE CDD**  
**ACTIVE ACTION AND AGENDA ITEMS**  
From 12.14.21 Meeting – for 01.25.22 Agenda

- 14. ACTION**                    **12.14.21** Street cleaning for acorns to be added to the Key Activity Dates; contract to be revisited in advance of the season next year and expense to be considered in the upcoming year’s budget. **ONGOING**
- 15. ACTION/AGENDA** **12.14.21** Mr. Krebs to obtain proposals for a solar powered yield sign with radar features. **COMPLETED (subsequent to 12.14.22 meeting.)**
- 16. ACTION**                    **12.14.21** Mr. Krebs to obtain a proposal for the curb repairs from Collier Paving. **ONGOING**
- 17. ACTION**                    **12.14.21** Mr. Krebs to oversee Collier Paving’s handling of an issue with water pooling at a Gleneagles residence. **ONGOING**
- 18. ACTION**                    **12.14.21** Mr. Krebs to request a proposal to move the paver stop bar to address visibility issues at Pelican Sound Boulevard and Pelican Sound Drive. **ONGOING**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**8B**

## Gianna Denofrio

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**From:** Charlie Krebs <CharlieKrebs@hmeng.com>  
**Sent:** Thursday, January 20, 2022 3:13 PM  
**To:** Gianna Denofrio  
**Cc:** Cleo Adams; shane willis; Daphne Gillyard  
**Subject:** FW: Move the stop bar Pelican Sound Drive

Gianna,

See below in yellow.

Charlie Krebs, P.E.  
Hole Montes, Inc.

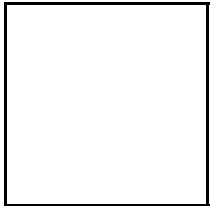
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**From:** Eric Long  
**Sent:** Thursday, January 20, 2022 2:41 PM  
**To:** Charlie Krebs <CharlieKrebs@hmeng.com>; Cleo Adams <crismond@whhassociates.com>  
**Subject:** Fwd: Move the stop bar Pelican Sound Drive

See below.

That seems like a lot

Eric Long  
General Manager/COO, CAM  
Pelican Sound Golf & River Club  
4569 Pelican Sound Blvd.  
Esteros, FL 33928  
Ofc. 239.948.5232  
Cell 239.289.5580  
[www.pelicansoundgrc.com](http://www.pelicansoundgrc.com)  
Email [elong@psgrc.org](mailto:elong@psgrc.org)



Begin forwarded message:

**From:** Daniel Sipma <Dsipma@majcontracting.com>  
**Date:** January 20, 2022 at 2:32:26 PM EST  
**To:** Eric Long <elong@psgrc.org>  
**Subject:** Re: Move the stop bar Pelican Sound Drive

My boss just got back to me on this one.  
He said new pavers included we can do it for \$4500



On Thu, Jan 20, 2022 at 8:52 AM Eric Long <[elong@psgrc.org](mailto:elong@psgrc.org)> wrote:

We do have about 50 tan pavers? We do not have any of the white pavers.

Eric Long

General Manager/COO, CAM

Pelican Sound Golf & River Club

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**From:** Daniel Sipma <[Dsipma@majcontracting.com](mailto:Dsipma@majcontracting.com)>

**Sent:** Thursday, January 20, 2022 8:46 AM

**To:** Eric Long <[elong@psgrc.org](mailto:elong@psgrc.org)>

**Subject:** Re: Move the stop bar Pelican Sound Drive

While we're getting your quote ready, I wanted to ask you if you keep any of these pavers on hand?

We'll be able to reuse a lot of them. But any of those that need a cut, or ones that were previously cut, will need to be replaced.

On Wed, Jan 19, 2022 at 3:00 PM Eric Long <[elong@psgrc.org](mailto:elong@psgrc.org)> wrote:

ok

Eric Long

General Manager/COO, CAM

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**From:** Daniel Sipma <[Dsipma@majcontracting.com](mailto:Dsipma@majcontracting.com)>

**Sent:** Wednesday, January 19, 2022 2:56 PM

**To:** Eric Long <[elong@psgrc.org](mailto:elong@psgrc.org)>

**Subject:** Re: Move the stop bar Pelican Sound Drive

That's something my boss Mark is working on putting together. I just spoke with him about it and he says we should have a proposal for you tomorrow.

On Wed, Jan 19, 2022 at 10:27 AM Eric Long <[elong@psgrc.org](mailto:elong@psgrc.org)> wrote:

Do have the proposal to move the white paver stop bar for River Ridge CDD? Location is the corner of Pelican Sound Drive and Pelican Sound Blvd.

Eric Long

General Manager/COO, CAM

Pelican Sound Golf & River Club

4569 Pelican Sound Blvd.

Estero, FL 33928

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**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**8CI**

# RIVER RIDGE CDD

## Key Activity Dates

Updated: January 2022

Description	Reference	Submit To	Due Date	MONTH/DATE
FPL and Outfall Ditch	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance completed week of January 3rd.	Jan/May/August/Oct
Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Retention	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance completed week of January 3rd.	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 June 17, 2021. December report not yet received.	June/December
Annual Letter to the Residents to include quarterly Letters submitted by Bob Schultz.	SOP	All Residents as well as PSGRC Staff & mailed to Estero Property Owners Association	Annual news letter to be distributed to all residents during the 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.	10/1/2022 - Agenda Item - Presentation in October
Lake Littoral Plantings	SOP	N/A	Review of ponds for littoral supplemental planting during annual audit.	5/1/2022
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.	5/1/2022
Dry Retention Maintenance Projects	SOP	N/A	Annual Maintenance Plan approved at the 6/22/21 BOS meeting for a cost of \$18,350.00. Solitude to commence projects in the dry season 2022. Note: Annual Cord Grass trimming completed in October 2021	3/1/2022
Lake Bank Remediation	SOP	N/A	Continue to monitor E8-C for future repairs.	5/1/2022

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 is an annual agenda item for Board's consideration. Proposal to clean 25% or more.	April 2022 Inspection/Cleaning May 2022
Road & Gutter Inspections & Inspections of asphalt depressions	SOP	N/A	Annual Inspection to be completed by the District Engineer during the month of October. Including review of asphalt depressions in the event we need to ROV a pipe - MRI to inspect if necessary.	Oct-22
Sidewalk & Line of Sight Inspections	SOP	N/A	Inspection completed in August & October by the PSGRC & by the District Engineer. Note: Sidewalk grinder to be rented @ a cost of \$750.00 per week as necessary.	April/October
River (8) Tee Box Harvesting & H1-B Canna Lilly trimming	SOP	N/A	Harvesting completed in June and in October 2021. Staff to mow Canna Lilly at this location as well as H1-B (resident side of pond) on an annual basis and may be necessary twice per year.	July and October
Additional Street Sweeping by Precision Cleaning	SOP	N/A	Street Sweeping of all Roadways within the Boundaries of the District proposal consideration at the May Draft Budget meeting. To include weekly sweeping September 1st thru November 30th annually.	5/2022 Agenda Item Budget Consideration
Water Quality Sampling of Lake H1-B	SOP	N/A	Solitude Lake Management to provide a water quality analysis in order to see the parameters when the lake looks good, so if it goes bad again, we can compare what changed by obtaining an additional sample for comparison.	December 2021 first sample
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.	6/1/2022
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.	6/15/2022
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.	9/15/2022
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal year with an effective of October 1st thru September 30th	10/1/2022
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.	10/1/2022

Qualified Public Depositor Annual Report to CFO	280.17	Department of Financial Services - Division of Treasury - Collateral Management	By November 30 of each year, file annual report for the period ending September 30th.	11/30/2022
Fiscal Year Annual District Filing Fee and Update Form	190, 189.064 & 189.018 & Chapter 73C-24, F.A.C.	Florida department of Economic Opportunity (Special District Accountability Program)	Annual filing fee of \$175.00 is paid to the Florida Department of Economic Opportunity. The filing of the Update Form is required to verify the status of the Special District and to update any changes (including changes to the registered agent). Filing Fee invoice and Update Form is mailed out by the State on October 1st of each year. The fee and form are due and must be postmarked by the following December 3rd.	12/1/2022
Letter of Explanation for the Assessment Levels.	SOP	All Residents as well as PSGRC Staff	BOS requested staff to develop a letter to be sent to Residents explaining the increase in their assessments and is required to be distributed (20) days before the Public Hearing.	To be mailed no later than August 4th annually, as maybe necessary

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**8C11**



**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 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 26, 2021</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>	<b>Sound</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/83622713909">https://us02web.zoom.us/j/83622713909</a> Meeting ID: 836 2271 3909 Dial by your location 1 929 205 6099 Meeting ID: 836 2271 3909			
<b>November 9, 2021* CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>	<b>Lakes</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/84298872943">https://us02web.zoom.us/j/84298872943</a> Meeting ID: 842 9887 2943 Dial by your location 1 929 205 6099 Dial Meeting ID: 842 9887 2943			
<b>December 14, 2021*</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>	<b>Sound</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/86551909864">https://us02web.zoom.us/j/86551909864</a> Meeting ID: 865 5190 9864 Dial by your location 1 929 205 6099 Meeting ID: 865 5190 9864			
<b>January 25, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>	<b>Sound</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/86587552750">https://us02web.zoom.us/j/86587552750</a> Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			
<b>February 22, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>	<b>Sound</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/86587552750">https://us02web.zoom.us/j/86587552750</a> Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			
<b>March 22, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>	<b>Sound</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/86587552750">https://us02web.zoom.us/j/86587552750</a> Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Dial by your location Meeting ID: 865 8755 2750			
<b>April 26, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>	<b>Sound</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/86587552750">https://us02web.zoom.us/j/86587552750</a> Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			
<b>May 24, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>	<b>Sound</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/86587552750">https://us02web.zoom.us/j/86587552750</a> Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			

DATE	POTENTIAL DISCUSSION/FOCUS	TIME	ROOM
<b>June 28, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>	<b>Sound</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/86587552750">https://us02web.zoom.us/j/86587552750</a> Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			
<b>July 26, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>	<b>Sound</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/86587552750">https://us02web.zoom.us/j/86587552750</a> Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			
<b>August 23, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 PM</b>	<b>Sound</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/86587552750">https://us02web.zoom.us/j/86587552750</a> Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			
<b>September 27, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>	<b>Sound</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/86587552750">https://us02web.zoom.us/j/86587552750</a> Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			

**\* Exceptions**

*November meeting is two weeks earlier to accommodate the Thanksgiving holiday.*

*December meeting is two weeks earlier to accommodate the Christmas holiday.*