

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on March 22, 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>, and telephonically at 1-929-205-6099, Meeting ID: 865 8755 2750 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
John Baker	District Engineer
Tony Pires (via Zoom)	District Counsel
Christine Kennedy	SOLitude Lake Management (SOLitude)
Eric Long	PSGRC General Manager
Jim McGivern	PSGRC President
Neil Collins	PSGRC Vice President
Jack Crotty	Resident
Ed Nowak	Resident
Bill Costick	Public Affairs Panel and Resident
Lamar Stoltzfus (via phone/Zoom)	Resident
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)

Pinehurst Greens resident Ed Nowak expressed his frustration with the CDD not responding to any of his emails. Mr. Schultz apologized to Mr. Nowak and explained that CDD policy is to respond and take all communications seriously.

Mr. Nowak asked that the Board address how the Zoom option is conducted, as he knew of others that could barely hear the discussions. Mr. Schultz stated this would be looked into and noted that there would be no point in broadcasting it, if the audio is difficult to hear.

Resident Jack Crotty thanked the Board for reconsidering the traffic safety issues at Corkscrew Circle.

THIRD ORDER OF BUSINESS

Consideration of SOLitude Lake Management Nitrogen Testing Proposal for H1-B

Ms. Kennedy presented a proposal to perform more frequent nitrogen testing at H1-B to flush out and determine the source of the nitrogen and propose an appropriate action. This is a proactive measure and will be helpful in the future but it is not a necessity.

Mr. Blumenthal asked what it would accomplish, as he recalled discussion at the last meeting about a pipe in Turnberry that might be broken and causing inflow from the groundwater. Ms. Kennedy noted that the nitrogen levels are being tracked over time. She discussed instances of determining where nitrogen is coming from and noted that, if levels are higher to the surface, it may be a watershed issue; whereas, higher levels at the bottom of the lake can be due to muck buildup and several other sources.

Mrs. Adams recalled that SOLitude was approved to do one more test in the summer when conditions were unfavorable to compare against the panel test taken in January.

Discussion ensued regarding runoff, littorals not surviving and that the high nitrogen levels might be due to fertilizer, in addition to using reclaimed irrigation water, considering that the lake is surrounded by the golf course.

Mrs. Adams stated that she is scheduling the littoral inspection for May or June, after the season ends.

Mr. Long asked for the status of the comment from Mr. Gary Privett, NVR of Island Sound 1, regarding Lake E7-A. Ms. Kennedy explained that the presence of golden algae is typical this time of year due to salinity and current water temperatures. The treatment was split to ensure the treatment is not competing with other toxin levels. The lake looked good and she did not see any dead fish during today’s inspection.

Ms. Kennedy stated another solution could be the use of lake dye during January 2023 through April 2023, which masks out sunlight, which causes algae bloom. Ms. Kennedy would submit a proposal for the dye treatment to Mrs. Adams. Mrs. Adams was asked to inform Mr. Privett of the decision.

The Board agreed to table further testing of H1-B until SOLitude completes the additional test in the summer, as previously approved.

Mr. Blumenthal asked for an update about Mr. Kurth’s inspection of the open drainage pipe flowing out from Lake H1-B into Lake H1-A, as the pipe was not there and the pipe configuration was changed when he viewed it. Ms. Kennedy conveyed Mr. Kurth’s report that no water was flowing at the time of inspection.

A Board Member reported about a box continually vibrating at Lake H1-A and voiced their opinion that the third pipe sticking out and flowing into the lake is suspect. Mr. Baker stated he observed the junction structure P-100, at Lake H1-A, was submerged, holding water, flowing properly and showed no signs of clogging. Ms. Kennedy would advise Erick to inspect the aerator junction box at Lake H1-A. Mr. Baker would advise Mr. Krebs to present a written report at the next meeting.

FOURTH ORDER OF BUSINESS

Discussion/Consideration of M.R.I. Inspection, LLC Estimates

A. #3285 to Send ROV Submersible Camera Through Specified Drainage Lines in Palmetto Dunes from Lake H1-B to Lake H1-A

Mrs. Adams presented Estimate #3285.

Discussions became convoluted and resulted in the following clarification to address two separate concerns:

➤ Estimate #3285 is to send the ROV submersible camera through specified drainage lines from Lake H1-B to Lake H1-A (CB-84A to CB-83A) to determine any defects or blockages. This item was tabled.

➤ Inspect the P-100 drainage pipe flowing into Lake H1-A to determine if it needs to be repaired. Reports varied about whether the pipe was not there, was seen below the surface or Utilities installed it to auto-flush the system, due to drain issues. Mr. Willis and Mr. Baker would inspect P-100 after the meeting.

B. #3298 for Drainage Pipe Inspection in Areas Identified in Curb and Asphalt Inspection

Mrs. Adams presented Estimate #3298. Mr. Baker stated it is prudent to inspect and determine if the pipe has any cracks or damage that might be undermining the soil underneath the road, before proceeding with the roadway repair project.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, M.R.I. Inspection, LLC Estimate #3298 for Drainage Pipe Inspection in Areas Identified in the Curb and Asphalt Inspection Report, in a not-to-exceed amount of \$1,300, was approved.

The two Pinehurst Greens Drive addresses in the invoice description were given to Mr. Nowak.

FIFTH ORDER OF BUSINESS

Continued Discussion: Corkscrew Circle Concerns

Mr. Schultz referred to the photographs of The Village of Estero approved speed cushions at the Miromar Lakes Outlet Mall. Emergency vehicles do not need to slow down for those.

Mr. Schultz listed the following alternatives that were discussed at the last meeting:

- Continue communications asking residents to pay attention to the yield signs and drive with caution, particularly Pelican Sound Boulevard.
- Adding flashing lights around the yield sign.
- Install speed cushions exiting Pinehurst and exiting to the Corkscrew Gate.

Mr. Schultz asked the Board if the consensus was the same as at the last meeting, which was that there would be no further action. Board Members voiced their opinions about the speed cushion, effectiveness and identifying the best location. Discussion ensued regarding the \$6,000 cost for each, placing them on top of the brick pavers and delivery trucks being the primary offenders. It was noted that The Village of Estero requirements comply with the standards for emergency vehicles.

Mr. Mountford stated that the Corkscrew Circle roundabout design differs from others around the country.

Mr. Gilman stated his dissent is because he thinks people would just drive around it.

On MOTION by Mr. Mountford and seconded by Mr. Twombly, with Mr. Mountford, Mr. Twombly and Mr. Schultz in favor and Mr. Gilman and Mr. Blumenthal dissenting, authorizing Staff to proceed with installation of one speed cushion in the middle of the road near the Corkscrew Circle, in a not-to-exceed amount of \$2,000, was approved. [Motion passed 3-2]

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2022

Mrs. Adams presented the Unaudited Financial Statements as of February 28, 2022. The FY2022 Operations Financial Impact Analysis Report was distributed. The following changes would be made to the Financial Impact Analysis Report:

Operations Account - Capital outlay: Delete entire line item.

Mrs. Adams stated that the dry retention enhancement project would commence in mid-April.

The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of February 22, 2022 Regular Meeting Minutes

Mrs. Adams presented the February 22, 2022 Regular Meeting Minutes. The following changes were made, including edits previously submitted to Management:

Line 29: Change “President” to “Board Member”

Line 30: Insert “Jim McGivern” and “-PSGRC Board President”

Line 31: Insert “Dikran Ohannessian” and “Masters HOA President”

Lines 217 through 220: Delete

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the February 22, 2022 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 6, 7, 9, 10, 12, 14, 15 and 16 were completed.

The following items were discussed:

- Item 3: Travis is waiting on Florida Power & Light (FPL) to return his call.
- Item 7: Completed. New action item created stating that “Mr. Krebs to obtain a Limited Development Order (LDO) from the Village to install one speed cushion.”
- Item 8: The MRI updated proposal for filter injection systems will be on the next agenda.
- Item 11: Mr. Willis to reinspect the drain pipe around H1-B to H1-A.
- Item 17: Mr. Schultz is reviewing the draft brochure.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

- **Consideration of Resolution 2022-03, Outlining Towing/Removal Procedures for Vehicles or Vessels Parked or Located in Designated “Tow-Away-Zones”, Including but Not Limited to District Owned Drives and Parking Areas; Providing Definitions; Providing an Effective Date**

Mr. Pires presented Resolution 2022-03, which accomplishes the following:

- Formally adopts the CDD Towing Policy.
- Establishes and designates certain areas as “No Parking Tow-Away Zones”.
- Authorizes entering into a contract with a towing operator.
- Authorizes entering into a separate Agreement with the HOA.

The Board agreed with Mr. Schultz's suggestion to keep this item on the agenda, as discussions continue. Mr. Pires and Mr. Long scheduled an on-site meeting for next week to discuss details for implementing the policy.

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

- **Long-Term Stormwater Management & Analysis Report at Corkscrew Road**

Mr. Baker distributed and reviewed the March 17, 2022 Memorandum and supporting documents outlining Mr. Krebs' Engineering Assessment of the current physical condition of the Corkscrew Road Extension from US 41 to the River Ridge CDD boundary/Corkscrew Road guardhouse. Overall, most areas are in good condition but there are areas that the County will need to address and budget for replacement. Mr. Baker was asked to do the following:

- Convey requests to Mr. Krebs.
- Send a revised memorandum to Mr. Pires to email to Mr. Willems, with The Village of Estero.
- Put more focus in the Report on safety-related issues on Corkscrew Road and on recommendations, such as a depression that might be due to a broken pipe.

Mr. Baker stated that the curb replacement project would commence in May, once the season ends. He has plans to reinspect the areas with Collier Paving prior to that. He was asked to ensure homeowners are notified of the potential start date.

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: April 26, 2022 at 1:00 P.M.

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 26, 2022 meeting.

NINTH ORDER OF BUSINESS

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

Mr. Blumenthal expressed concerns about the budget process and pay as you go policy, which results in increasing assessments. He suggested scheduling projects at the optimal time.

He distributed and presented the spreadsheet specific to the Special Revenue Fund, specific to Pelican Sound, that he prepared after speaking with several people about pending projects covering Fiscal Year 2021 through Fiscal Year 2029. He discussed current bank rates for a \$1.7 million loan, which will keep assessments static. He sought input on the process for the upcoming Fiscal Year 2023 budget season and suggested proceeding with the landscape project during Fiscal Year 2022 to tie it into the Pelican Sound project.

Mr. Schultz conveyed his appreciation for Mr. Blumenthal's efforts developing the spreadsheet. He felt that it is a step in the right direction, as certain project proposals and the proposed Fiscal Year 2023 budget items would be discussed at the next meeting.

Mr. Bill Costick asked for clarification. Mr. Blumenthal stated that, instead of issuing bonds, the CDD could obtain a five-year bank loan to fund the CDD's two large projects, with a goal to not increase assessments as much as last year.

PSGRC Vice President and resident Neil Collins asked about the projected shortfall in Fiscal Year 2027. Mr. Blumenthal and Mr. Schultz replied that the CDD might have to address that and other unknown items then.

The following changes were made to Mr. Blumenthal's Report:

- All Other Costs: Change "Bank remediation" to "Lake littorals"
- Loan Proceeds Capital Outlay-FY27 Gate Access/Bridges: Move "Bridges" to "PSGRC Budget"
- Assessment-Percent Increase: Change "8.73" to "87.3"

Mr. Adams suggested obtaining an updated landscape plan from the Landscape Architect and finalizing other Fiscal Year 2023 proposed project costs to discuss at the next meeting.

Mr. Long suggested the CDD obtain feedback from the neighborhood voting representatives to ensure it meets the membership's expectations. He stated updating landscaping and the gatehouse, monuments and fence lines are the homeowners' biggest concerns.

Discussion ensued regarding coordinating the CDD and Pelican Sounds landscape plans, timing and conveying it to the homeowners.

On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, authorizing Staff to engage the Landscape Architect to revise the 2019 Landscape Plan, in the not-to-exceed amount of \$2,500, was approved.

It was noted the Landscape Architect requires an upfront deposit of 50% of the fee.

Mr. Long asked that CDD Representatives attend the Pelican Sound meeting on March 31, 2022 at 2:00 p.m., instead of earlier; the meeting would include the irrigation presentation. Mr. Schultz and Mr. Willis confirmed their attendance.

Mr. Pires left the meeting.

No members of the public spoke.

As there would be several presentations, Mr. Schultz asked Mr. Long to send an e-blast inviting homeowners to attend the meeting via Zoom.

TENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the meeting adjourned at 2:58 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair