

# **RIVER RIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**April 26, 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**

April 19, 2022

Board of Supervisors  
River Ridge Community Development District

**ATTENDEES:**  
Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Dear Board Members:

The Board of Supervisors of the River Ridge Community Development District will hold a Regular Meeting on April 26, 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. Consideration of SOLitude Lake Management Items
  - A. Service Contract to Provide Dye Treatment for Lake E7A (January – April, 2023)
  - B. Change Order No. 1 for Lake and Wetland Maintenance
4. Discussion/Consideration of M.R.I. Inspection, LLC, Updated Proposal for Filter Injection Systems
5. Presentation: Golf Course Irrigation Upgrade Project for Fiscal Year 2023 by Trevor Brinkmeyer, Rain Bird Product Sales Manager
6. Presentation by Mike Seidl of Metro PSI: Pump Station Filtration System Provided by Watertronics
7. Discussion/Consideration: Island Sound II Mangrove Pruning Request
  - A. Mighty Mangroves, LLC, Estimate No. 1021
  - B. Pelican Sound Golf and River Club Request for FDEP Permit Modification
8. Discussion/Consideration: Synovus Bank Term Sheet
9. Discussion/Consideration: Hole Montes, Inc., Stormwater Needs Analysis Report


10. Consideration of FL GIS Solutions, LLC, Professional Services Agreement to Provide Geospatial Services
11. 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
12. Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
13. Acceptance of Unaudited Financial Statements as of March 31, 2022
14. Approval of March 22, 2022 Regular Meeting Minutes
  - Active Action and Agenda Items
15. Staff Reports
  - A. District Counsel: *Woodward Pires & Lombardo, P.A.*
  - B. District Engineer: *Hole Montes, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Key Activity Dates
    - II. 1,488 Registered Voters in District as of April 15, 2022
    - III. NEXT MEETING DATE: May 24, 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

16. Supervisors' Requests and Public Comments (*5 minutes per speaker*)
17. 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**

**3A**

## SERVICES CONTRACT

CUSTOMER NAME: River Ridge CDD  
SUBMITTED TO: Cleo Adams #239-989-2939 [crismondc@whhassociates.com](mailto:crismondc@whhassociates.com)  
CONTRACT DATE: March 25, 2022  
SUBMITTED BY: Jeff Moding  
SERVICES: Dye for E7A January, February March, & April **2023**

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The total fee for the Services is **\$908.00**. SOLitude shall invoice the Customer following completion of each Task Service.

Task 1: DYE Lake E-7A	\$227.00	January 2023
Task 2: DYE Lake E-7A	\$227.00	February 2023
Task 3: Dye Lake E-7A	\$227.00	March 2023
Task 4: Dye Lake E-7A	\$227.00	April 2023

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar

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expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

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5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

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13. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

River Ridge CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**Customer's Address for Notice Purposes:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**9220 Bonita Beach Road, Ste #214 Bonita Springs, FL 34135**

**Please Mail All Contracts to:**

**2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453**

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## **SCHEDULE A - SERVICES**

### Visual Inspections:

1. A visual inspection of E-7A will be performed **January, February, March & April of 2023**. The inspections shall include the following:
  - Water clarity or quality
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

### Pond Dye:

1. **Blue/Black Pond Dye** will be applied to Pond E-7A in **January, February, March and April of 2023**. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

### Permitting (when applicable):

1. SOLitude staff will NOT be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

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Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
  - d. Compliance with any other special requirements or conditions required by the local municipality.
  - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**3B**

# CHANGE ORDER NO. 1

DATE OF ISSUANCE: May 1, 2022

PROJECT: Lake & Wetland Maintenance

OWNER: River Ridge Community Development District  
9220 Bonita Beach Road Suite #214  
Bonita Springs, Florida 34135

CONTRACTOR: Solitude Lake Management, LLC  
5869 Enterprise Parkway  
Fort Myers, FL 33905

CONTRACT FOR: Lake and Wetland Maintenance

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You are directed to make the following changes in the Contract Documents:

Description: The following maintenance items are not covered under the contract and are additional work ordered. Additional funds required are as follows:

Effective May 1<sup>st</sup> 2022 thru December 31, 2023 a 7% increase due to inflation cost; fuel, chemicals and labor related.

**\$431.16 per month x 20 MTHS = \$8,623.20**

Purpose of Change Order: As noted above.

Contract Price (Original): \$73,884.00

Total Change Order Amount: **\$5,174.00**

Contract Price (Revised): \$79,058.00

Attachments: Exhibit "A"

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RECOMMENDED & APPROVED:

by \_\_\_\_\_  
Cleo Adams – District Manager  
River Ridge Community Development District

date: \_\_\_\_\_

"EXHIBIT A"



April 12, 2022

**ADDENDUM TO CURRENT CONTRACT**

CUSTOMER NAME: River Ridge CDD (R1203)  
SUBMITTED TO: Cleo Adams  
SUBMITTED BY: LisaMarie Strawser, Sales Support Administrator

This Addendum Letter is for the current Services Contract by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer"), and will be under the same terms and conditions as your current Annual Management Services Contract except as amended here.

**SOLitude Lake Management** proposes an adjustment to your waterway management program investment with an estimated increase of 7%. Pricing rounded off to the nearest dollar value of each waterway. This increase will allow **SOLitude Lake Management** to dedicate the resources necessary to continue to maintain the waterway system to your complete satisfaction.

**Effective May 1, 2022, through ~~April 30, 2024~~ <sup>Dec 31, 2023</sup>** your annual price will increase from \$73,884.00 to \$79,058.00.

Attached is a copy of your pricing spreadsheet for your review reflecting the new two-year contract price. Please send in your addendum contract for signature.

Please contact us if you have any questions regarding your maintenance program.

Thank you for your continued business and we look forward to working with you in 2022 and beyond!

Have a great day,

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SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)

# RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maintenance of Water Management Areas

Aquatic Management

Bid Schedule

5/1/2022 thru 4/30/2023

5/1/2023 thru 4/30/2024

		First Year
		12 Month
Description	I.D. #	Price
Lake "A"	E1-A	\$4,187.00
Lake "A"	E1-B	\$6,585.00
Lake "A"	E1-E	\$4,183.00
Lake "A"	E1-G	\$2,470.00
Lake	E3-A	\$3,385.00
Lake "A"	E3-C	\$2,305.00
Lake "A" & "Bio"	E4-A	\$3,468.00
Lake "A" & "Nano"	E7-A	\$2,058.00
Lake "A"	E8-A	\$2,996.00
Lake "A"	E8-C	\$1,477.00
Lake "A" & "Nano"	H1-A	\$3,299.00
Lake "A" & "Nano"	H1-B	\$3,077.00
Lake "A"	H1-C	\$1,586.00
Lake "A"	H2-A	\$3,276.00
<b>LAKES</b>		
<b>SUBTOTAL</b>		\$44,352.00
<b>AERATION</b>		
<b>SUBTOTAL</b>		\$9,027.00

		Second Year
		12 Month
I.D. #	I.D. #	Price
E1-A	E1-A	\$4,187.00
E1-B	E1-B	\$6,585.00
E1-E	E1-E	\$4,183.00
E1-G	E1-G	\$2,470.00
E3-A	E3-A	\$3,385.00
E3-C	E3-C	\$2,305.00
E4-A	E4-A	\$3,468.00
E7-A	E7-A	\$2,058.00
E8-A	E8-A	\$2,996.00
E8-C	E8-C	\$1,477.00
H1-A	H1-A	\$3,299.00
H1-B	H1-B	\$3,077.00
H1-C	H1-C	\$1,586.00
H2-A	H2-A	\$3,276.00
<b>LAKES</b>		
<b>SUBTOTAL</b>		\$44,352.00
<b>AERATION</b>		
<b>SUBTOTAL</b>		\$9,027.00

		First Year
		12 Month
Description	I.D. #	Price
Conservation Area	Tract 1	\$2,860.00
Conservation Area	Tract 2	\$1,431.00
Conservation Area	Tract 3	\$564.00
Conservation Area	Tract 4	\$108.00
Conservation Area	Tract 5	\$239.00
Conservation Area	Tract 6	\$21.00
Conservation Area	Tract 7	\$131.00
Conservation Area	Tract 8	\$21.00
Conservation Area	Tract 9	\$108.00
Conservation Area	Tract 10	\$1,625.00
Conservation Area	Tract 11	\$260.00
Conservation Area	Tract 12	\$1,993.00
Conservation Area	Tract 13	\$325.00
Conservation Area	Tract 14	\$21.00
Conservation Area	Tract 15	\$325.00
Conservation Area	Tract 16	\$239.00
Dry Detention	Dry Detention	\$12,724.00
Dry Detention	Dry Detention	\$2,684.00
<b>WETLAND</b>		
<b>SUBTOTAL</b>		\$ 25,679.00

		Second Year
		12 Month
I.D. #	I.D. #	Price
Tract 1	Tract 1	\$2,860.00
Tract 2	Tract 2	\$1,431.00
Tract 3	Tract 3	\$564.00
Tract 4	Tract 4	\$108.00
Tract 5	Tract 5	\$239.00
Tract 6	Tract 6	\$21.00
Tract 7	Tract 7	\$131.00
Tract 8	Tract 8	\$21.00
Tract 9	Tract 9	\$108.00
Tract 10	Tract 10	\$1,625.00
Tract 11	Tract 11	\$260.00
Tract 12	Tract 12	\$1,993.00
Tract 13	Tract 13	\$325.00
Tract 14	Tract 14	\$21.00
Tract 15	Tract 15	\$325.00
Tract 16	Tract 16	\$239.00
Dry Detention	Dry Detention	\$12,724.00
Dry Detention	Dry Detention	\$2,684.00
<b>WETLAND</b>		
<b>SUBTOTAL</b>		\$ 25,679.00

**Grand Total 1st Year:**

**\$79,058.00**

**Grand Total 2nd Year:**

**\$79,058.00**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**7**



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**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**7A**



# ESTIMATE



**Mighty Mangroves, LLC**  
8256 Charter Club Circle Suite 8  
Fort Myers, FL 33919

Lori@mightymangroves.com  
+1 2396911072

## Island Sound II @ Pelican Sound

**Bill to**

Island Sound II @ Pelican Sound  
20918 Island Sound Circle  
Estero, FL

**Estimate details**

Estimate no. : 1021

Product or service	Amount
<b>1. Mangrove Trimming Supervision PMT</b>	<b>\$1,200.00</b>
Mangrove Trimming Supervision PMT for mangrove trimming and preserve work in coordination with Earth Tech Environmental.	
<b>2. Vegetation Trimming and Pruning</b>	<b>1 unit × \$11,000.00</b>
Earth Tech Environmental LLC will provide labor, equipment and supervision to perform vegetation trimming within 0.49AC of designated riparian zone and indigenous preserve area at Island Sound II at Pelican Sound. All mangrove trimming will be supervised by a Professional Mangrove Trimmer (PMT) provided by Mighty Mangroves, LLC. All mangrove trimming will be performed in accordance with the 1996 Mangrove Trimming and Preservation Act (F.S. 403.9328) and issued FDEP mangrove trimming permit # 36-0309040-002. The trimming will be conducted so that no more than 25 percent of the foliage is removed annually. Mangroves will not be trimmed to a height less than 6 feet or as specified by the mangrove trimming permit. In addition, selective wax myrtle and salt bush within the adjacent indigenous preserve will cut to ground level. All vegetation material will be temporarily stock piled within property limits for removal. All category I exotic plants and prohibited plants will be cut and removed from the Permitted Mangrove Trimming Area only. All exotic vegetation stumps within the trimming area will be treated with a U.S. Environmental Protection Agency aquatically approved herbicide and visual tracer dye. All horticultural debris from this task will be properly disposed, and any herbicide treatments will be supervised by a FDACS licensed project foreman.	
<b>Total</b>	<b>\$12,200.00</b>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**7B**



# Florida Department of Environmental Protection

South District Office  
P.O. Box 2549  
Fort Myers, FL 33902-2549

Rick Scott  
Governor

Jennifer Carroll  
Lt. Governor

Herschel T. Vinyard Jr.  
Secretary

## VIA ELECTRONIC MAIL

September 21, 2012

Pelican Sound Golf and River Club  
c/o W. Dexter Bender and Associates  
4470 Camino Real Way, Suite 101  
Fort Myers, FL 33966  
[plewis@dexbender.com](mailto:plewis@dexbender.com)

Re: Lee County – ERP  
File No. 36-0309040-002  
Modification of 36-0309040-001

Dear Mr. Llewellyn:

Your request to modify this permit has been received and reviewed by Department staff. The proposed permit modification(s) includes:

**The addition of 6,750 square feet of mangroves to the previously authorized mangrove trim area.**

After thorough review by staff, the proposed modifications(s) is not expected to adversely affect water quality and will not be contrary to the public interest, provided the permit is amended as follows:

### PROJECT DESCRIPTION:

From: The trimming of 9,199 square feet of mangroves.

To: The trimming of ~~9,199~~ 15,949 square feet of mangroves as depicted in the attached drawings.

Since the proposed modification(s) along with the above amended permit conditions and monitoring requirements are not expected to result in any adverse environmental impact and water quality degradation, the permit is hereby modified as requested. By copy of this letter and the attached drawings, we are notifying all necessary parties of the modification.

This letter does not alter the permit other than as described above. This letter and referenced enclosures must be attached to the original permit.

This modification is hereby granted unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, Florida Statutes, (F.S.), before the deadline for filing a petition. The procedures for petitioning for a hearing are set forth below.

Mediation is not available.

A person whose substantial interests are affected by the Department's action may petition or an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Because the administrative hearing process is designed to redetermine final agency action on the application, the filing of a petition for an administrative hearing may result in a modification of the permit or even a denial of the application. If a sufficient petition for an administrative hearing or request for an extension of time to file a petition is timely filed, this permit automatically becomes only proposed agency action on the application, subject to the result of the administrative review process. Accordingly, the applicant is advised not to commence construction or other activities under this permit until the deadlines noted below for filing a petition for an administrative hearing, or request for an extension of time have expired.

Under Rule 62-110.106(4), Florida Administrative Code (F.A.C.), a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

In the event that a timely and sufficient petition for an administrative hearing is filed, other persons whose substantial interests will be affected by the outcome of the administrative process have the right to petition to intervene in the proceeding. Any intervention will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

In accordance with Rules 28-106.111(2) and 62-110.106(3)(a)(4), F.A.C., petitions for an administrative hearing by the applicant or any of the parties listed below must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than

those entitled to written notice under Section 120.60(3), F.S., must be filed with 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first.

Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition with 21 days of receipt of such notice, regardless of the date of publication.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition for an administrative hearing within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S.

A petition that disputes the material facts on which the Department's action is based must contain the following information:

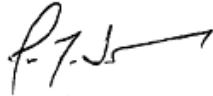
- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address and telephone number of the petitioner; the name, address and telephone number of the petitioner's representative, if any which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules and statutes that the petitioner contends require reversal or modification of the agency's proposed action; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

A petition that does not dispute the material facts on which the Department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C. Under Sections 120.569(2)(c) and (d), F.S., a petition for administrative hearing must be dismissed by the agency if the petition does not substantially comply with the above requirements or is untimely filed.

The action is final and effective on the date filed with the Clerk of the Department unless a petition is filed in accordance with the above. Upon the timely filing of a petition this order will not be effective until further order of the Department.

This permit constitutes an order of the Department. The applicant has the right to seek judicial review of the order under Section 120.68, F.S., by the filing of a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000; and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days from the date when the final order is filed with the Clerk of the Department.

Sincerely,



Jon M. Iglehart  
Director of District Management

JMI/pc

3 pages attached: 2 valid drawings & 1 voided drawing

cc: U.S. Army Corps of Engineers

#### CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document, including all copies, was mailed before the close of business on September 21, 2012, to the above listed person(s).

#### FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52(7), F.S., with the designated Department clerk, receipt of which is hereby acknowledged.

*Marie Vidrine*

September 21, 2012

\_\_\_\_\_  
Clerk

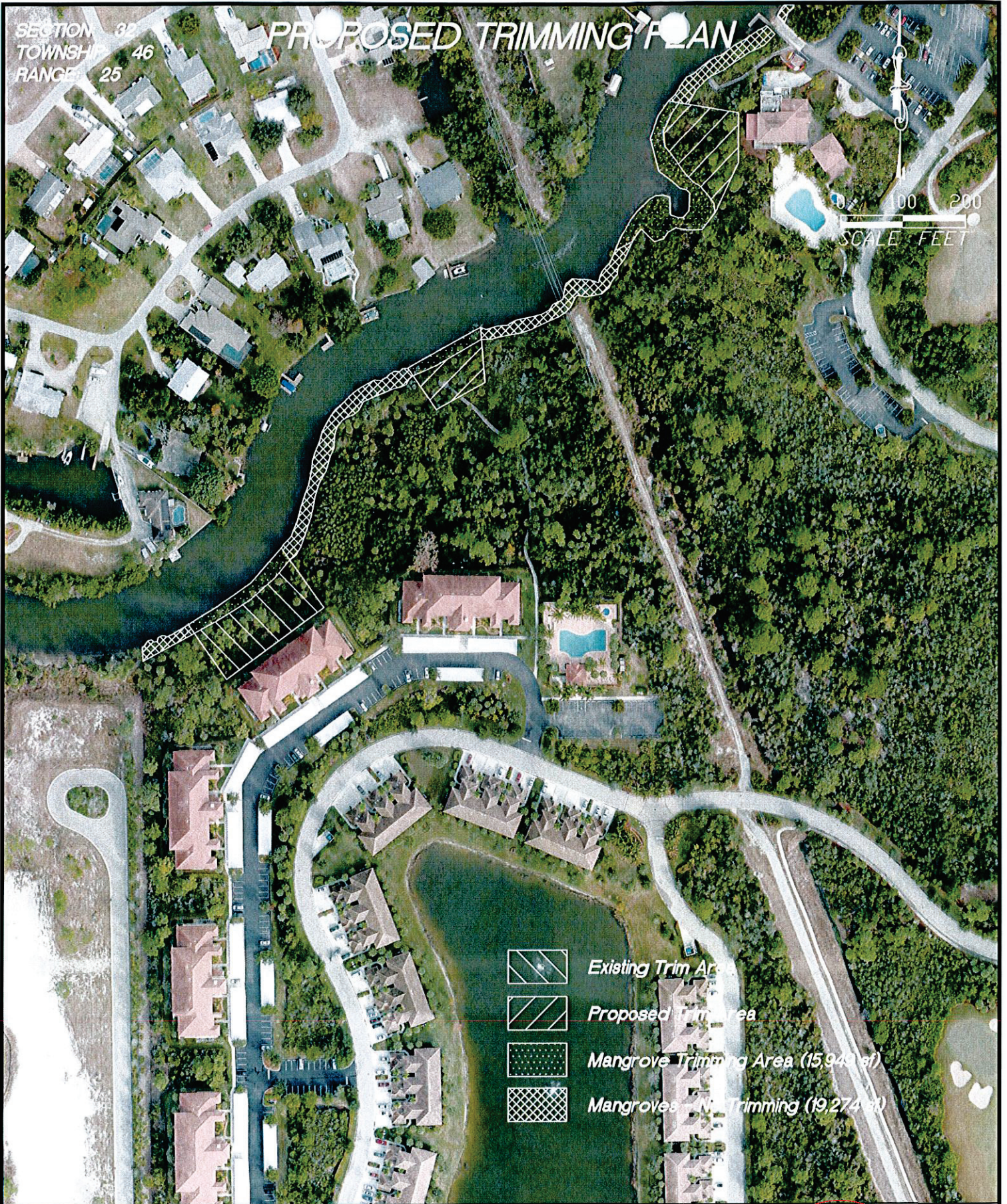
\_\_\_\_\_  
Date



SECTION 32  
TOWNSHIP 46  
RANGE 25

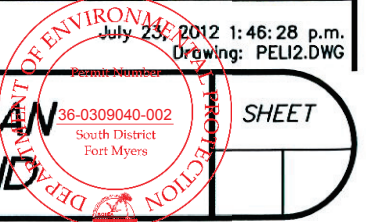
# PROPOSED TRIMMING PLAN

0 100 200  
SCALE FEET



-  Existing Trim Area
-  Proposed Trim Area
-  Mangrove Trimming Area (15,949 sf)
-  Mangroves Not Trimming (19,274 sf)

PERMIT USE ONLY, NOT FOR CONSTRUCTION



**W. DEXTER BENDER & ASSOCIATES, INC.**  
 ENVIRONMENTAL & MARINE CONSULTING  
 FORT MYERS 239-334-3680

**RECEIVED**  
**AUG 06 2012**  
**D.E.P. South District**

**PELICAN SOUND**

36-0309040-002  
 South District  
 Fort Myers

SHEET



SECTION 32  
TOWNSHIP 46  
RANGE 25

# PROPOSED TRIMMING PLAN

0 100 200  
SCALE FEET



-  Existing Trim Area
-  Proposed Trim Area
-  Mangrove Trimming Area (9,199 sf)
-  Mangroves - No Trimming (26,024 sf)

# VOID

January 03, 2012 12:29:46 p.m.  
Drawing: PELI2.DWG

PERMIT USE ONLY, NOT FOR CONSTRUCTION



**W. DEXTER BENDER & ASSOCIATES, INC.**  
ENVIRONMENTAL & MARINE CONSULTING  
FORT MYERS 239-334-3680

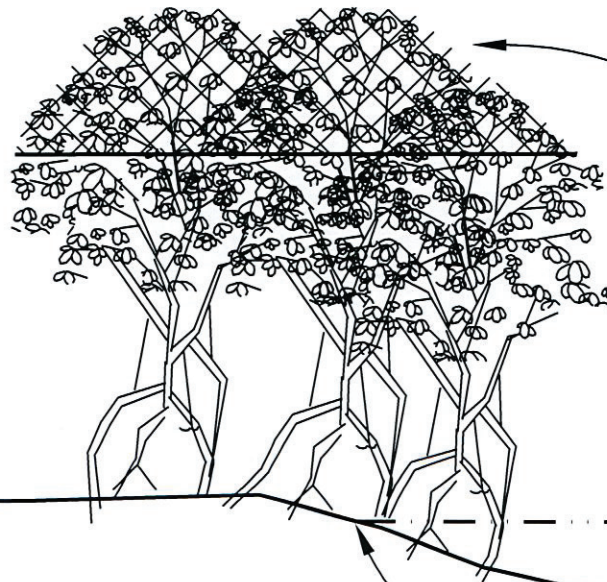


## PELICAN SOUND

SHEET



# MANGROVE TRIMMING PLAN CROSS SECTION



Mix of red and white mangroves 6-25' in height. Average fringe width is 20-25'.

**RECEIVED**

NOV 28 2011

D.E.P. South District

Uplands

Estero River

Approx. M.H.W.L.

Mangroves to be trimmed either through topping and/or lateral limb removal so that no more than 25% of foliage is removed annually. No mangroves to be trimmed below 6' as measured from the substrate.

 Trim Area

**PERMIT USE ONLY,  
NOT FOR CONSTRUCTION**

October 25, 2011 11:13:39 a.m.  
Drawing: PELI2SEC.DWG



**W. DEXTER BENDER  
& ASSOCIATES, INC.**  
ENVIRONMENTAL & MARINE CONSULTING  
FORT MYERS 239-334-3680

**PELICAN SOUND**

SHEET

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**8**



# SYNOVUS<sup>®</sup>

*Government Banking Solutions*

April 13, 2022

Board of Supervisors  
River Ridge CDD  
9220 Bonita Beach Road, Suite 214  
Bonita Springs, FL 34135

*RE: Bank Qualified, Tax Exempt Note, Series 2022*

Synovus Bank ("Lender", "Bank" and/or "Synovus") is pleased to consider a financing arrangement (the "Facility") for the River Ridge Community Development District (the "District") the basic terms and conditions of which are set forth below. This financing proposal is not exhaustive, and the credit facility is subject to other terms and conditions normally required by Synovus for similar transactions. The proposed Facility is subject to the satisfactory completion of Synovus's customary due diligence, underwriting and receipt of credit approval. This letter is not a commitment to lend.

*Borrower:* River Ridge Community Development District (the "District")

*Facility:* Bank Qualified, Tax Exempt Term Note

*Amount:* \$2,000,000

*Purpose:* The proceeds of the Note will be used to finance certain capital improvements within the boundaries of the District and pay to the costs of issuance.

*Term:* The term of Note shall not exceed Five years, fully amortizing.

*Collateral:* The Note will be a Limited Obligation of the District. The principal and interest on the Note will be payable solely from and secured by the assessments levied by the District against the benefitted properties ("Assessments").

*Repayment:* Semi-Annual interest payments on the 1st of each May and November, commencing on November 1, 2022. Principal will be due annually on the 1st of each May, commencing May 1, 2023. Interest will be calculated on the basis of a 360-day year consisting of twelve, thirty-day months.

*Interest Rate:* The interest rate would be fixed at 3.27% percent.

This rate will be held until May 13, 2022. In the event the closing is delayed past this date, the rate will be reset 3 days prior to closing and would be indexed to 79 percent of the prevailing Five (5) Year Treasury Constant Maturity plus 107 basis points with a floor of 3.27 percent.

The Treasury Constant Maturity will be as published by the Federal Reserve (<http://www.federalreserve.gov/releases/h15/update/>).

*Pre-payment:* The District may prepay and redeem the Note, in whole or part, at any time or from time to time, without penalty or premium, by paying to the Bank all or a part of the principal amount of the Note to be repaid, together with the unpaid interest accrued on the amount of principal so prepaid to the date of such prepayment. Each prepayment and redemption of such Note shall be made on such date and in such principal amount as shall be specified by the District in a written notice delivered to the Bank not less than ten days prior thereto specifying the principal amount to be prepaid and the date of such prepayment.

*Fees:* Twenty-Five basis point (0.25%) Note Commitment Fee for the Note, plus the District is responsible for all legal and out of pocket expenses associated with the proposed financing. The Bank will be represented by Greenspoon Marder Law, whose fee will be fixed at \$12,000.

*Depository Accounts* The District will be required to maintain their depository accounts at Synovus for the entire duration of the Note.

*Affirmative Covenants:* For so long as any of the principal amount of or interest on the proposed Note is outstanding or any duty or obligation of the District contemplated under the proposed Note remains unpaid or unperformed, the District covenants to the Bank as follows:

- a) *Payment* - The District shall pay the principal of and the interest on the proposed Note at the time and place and in the manner provided in the Note.
- b) *Use of Proceeds* - Proceeds from the Note will only be used to finance certain infrastructure within the Project Area ("Improvements") and pay the costs of issuance.
- c) *Notice of Defaults* - The District shall within ten days after it acquires knowledge thereof, notify the Bank in writing at its Notice Address upon the happening, occurrence, or existence of any Event of Default, and any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Bank with such written notice, a detailed statement by a responsible officer of the District of all the relevant facts and the action being taken or proposed to be taken by the District with respect thereto.
- d) *Records* - The District agrees that any and all records of the District shall be open to inspection by the Bank or its representatives during normal business hours at the offices of the District.
- e) *Maintain Existence* - The District will take all reasonable legal action within its control in order to maintain its existence as a community development district of the State and shall not voluntarily dissolve.
- f) *Notice of Liabilities* - The District shall promptly inform the Bank in writing of any actual or potential contingent liabilities or pending or threatened litigation of any amount that could reasonably be expected to have a material and adverse effect upon the financial condition of the District or upon the ability of the District to perform its obligation under the proposed Note.
- g) *Insurance* - The District shall maintain such liability, casualty and other insurance as is reasonable and prudent for similarly situated independent special districts of the State and shall upon request of the Bank, provide evidence of such coverage to the Bank.



- h) *Comply with Laws* - The District is in compliance and shall comply with all applicable federal, state and local laws and regulatory requirements.
- i) *Taxes* - In the event the proposed Note should be subject to the excise tax or any other Note Document should be subject to the excise tax on documents, or any similar tax, the District shall pay such taxes or reimburse the Bank for any such taxes paid by it.
- k) *Audited Financial Statements* - The District will cause a financial audit to be completed of its books and accounts for each fiscal year, beginning with the fiscal year ending September 30, 2020, and shall furnish such financial audit to the Bank within 270 days of the end of each such fiscal year. The financial audit shall be prepared in accordance with Chapter 10.550 of the Rules of the Florida Auditor General or the provisions of any successor state or rule governing Florida local governmental entity audits.
- l) *Annual Budget*. The District shall adopt an annual budget as required by law. The District shall provide the Bank with a copy of its annual operating budget for each fiscal year not later than 45 days after the commencement thereof.
- m) *Assessment Records*. The District shall maintain records with respect to the Assessments which shall be updated as Assessments are collected. The records shall detail Assessments (i) levied to date on a parcel-by-parcel basis, and (ii) collected to date. An annual report setting forth the foregoing information will be provided to the Bank at such times, and in such format as the Bank may reasonably request. Upon the occurrence of any Event of Default, the District will, upon request of the Bank, and payable from the debt service reserve fund, engage the services of a consultant reasonable acceptable to the Bank to assist the District in levying the Assessments until such time as the default is cured.
- n) *Assessment Roll*. Commencing with the tax roll adopted during the year 2021, the District shall provide to the Bank the certified assessment roll detailing the Assessments, if any, to be imposed for each tax year within 30 days of the date such roll becomes available.
- o) *Maintenance of Improvements*. All Improvements are and will be owned by the District or another political subdivision of the State of Florida and all Improvements shall be available for use by the general public on the same basis, subject only to conditions imposed by the District or another political subdivision of the State of Florida as may be necessary to protect the health safety and general welfare of the District and its inhabitants, visitors, property owners and workers or to protect such Improvements from damage, misuse, or destruction. The District shall observe and perform all of the terms and conditions contained in the Act, and shall comply with all valid acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to the Improvements. The District shall levy assessments as shall be necessary to provide for the maintenance of the Improvements.

*Negative  
Covenants:*

For so long as any of the principal amount of or interest on the proposed Note is outstanding or any duty or obligation of the District under the proposed Note remains unpaid or any obligation of the District under any of the Note Documents remain unpaid or unperformed, that:

- a) *No Amendments*. The District shall not alter, amend or repeal the Assessment Resolutions, or take any action impairing the authority thereby or hereby given with respect to the imposition of the Assessments, or the payment of the Note,

- without prior written approval of the Bank which shall not be unreasonably withheld. However, the District may amend the Assessment Resolution to expand the Project Area so long as the Assessments are not reduced.
- b) *No Liens.* The District shall not create or permit any pledge, assignment, mortgage or lien on the Assessments or the Improvements other than pursuant to the Note Documents.
  - c) *Disposition of Assets.* The District shall not dispose of any of the Improvements other than in the ordinary course of business.
  - d) *Loans.* The District shall not loan money or make advances or other extensions of credit to other persons or entities except in the normal course of the District's Operations.

*Assessments:*

- a) *Limited Obligation.* The District promises that it will promptly pay the principal of and interest on the Note(s) at the place, on the dates and in the manner provided therein according to the true intent and meaning hereof and thereof; provided that the principal of and interest on the Note(s) is payable solely from the Assessments, and nothing in the Note(s) or in the Note Resolution shall be construed as pledging any other funds or assets of the District to such payment or authorizing such payment to be made from any other source. The District is not and shall not be liable for the payment of the principal of and interest on the Note or for the performance of any pledge, obligation or agreement for payment undertaken by the District hereunder from any property other than the Assessments. The Bank shall not have any right to resort to legal or equitable action to require or compel the District to levy and collect any tax or special assessment or to keep any tax or special assessment in force, except for the Assessments, to pay principal or interest on the Note.
- b) *Pledge of Assessments.* The principal of and interest on the Note shall be payable from and secured by a lien upon the Assessments. The District will grant a security interest in favor of the Bank in the Assessments. Promptly upon collection by the District, all Assessments shall be deposited by the District into an account (the "Revenue Account") maintained by the District at the Bank, in which account, and the proceeds therein, the District hereby grants the Bank a security interest in order to secure the repayment of the Note.
- c) *Levy of Assessments.* The District will levy and assess Assessments upon the benefitted lands within the District in accordance with the Act and the Assessment Resolutions, in amounts and at the times, when combined with the amounts in the Revenue Account and subject to the limitations set forth in the Assessment Resolutions and in the Act, that are sufficient to pay the principal of and interest on the Note as herein provided. It is contemplated that the District shall utilize the uniform method for the collection of the Assessments authorized by Section 197.3632, Florida Statutes for platted lots. However, in the future, the District may, if it is not able to utilize the uniform method for platted lots, with written consent of the Bank, collect the assessments using an alternative method. The District will take all necessary steps to levy and collect Assessments Revenues sufficient to pay the principal and interest of the Note when due.
- d) *Use of Assessments.* The District will use the proceeds of Assessments levied for debt service solely to pay principal of and interest on the Note and Collection Costs.

*Events of  
Default:*

An "Event of Default" shall be deemed to have occurred under this Agreement if:

- a) the District shall fail to make any payment of the principal of or interest on the Note after the same shall become due and payable (“Monetary Default”), whether by maturity, or otherwise; or
- b) the District shall default in the performance of or compliance with any term or covenant contained in the Loan Documents, which default or noncompliance shall continue and not be cured within thirty (30) days after (i) notice thereof to the District by the Bank; or (ii) the Bank is notified of such noncompliance or should have been so notified, whichever is earlier. However, if the District is diligently pursuing a remedy, then the cure period is extended to 90 days; or any representation or warranty made in writing by or on behalf of the District in any Note Document shall prove to have been false or incorrect in any material respect on the date made or reaffirmed; or
- c) the District admits in writing its inability to pay its debts generally as they become due or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee for itself; or
- d) the District is adjudged insolvent by a court of competent jurisdiction, or it is adjudged a bankrupt on a petition in bankruptcy filed by or against the District, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property, and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within 90 days from the date of entry thereof; or
- e) the District shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or the State of Florida; or
- f) the District shall default in the due and punctual payment or performance of covenants under any obligation for the payment of money to the Bank or any other subsidiary or affiliate of the Bank; or
- g) a judgment or order shall be rendered against the District for the payment of money in excess of \$250,000 and such judgment or order shall continue unsatisfied or unstayed for a period of more than 30 days. However, if the District is diligently pursuing a remedy, then the cure period is extended to 90 days.

*Default Rate &*

*Acceleration:* The “default rate of interest” shall be the lesser of five percentage points in excess of the Bank’s Prime Rate of interest or the maximum interest rate allowed by law, charged at the time of the event of default.

*Interest Rate*

*Adjustments:* In the event the interest on the Loans become subject to federal income tax **due to actions or inactions of the District** and upon final judgement of the IRS, the interest rate will convert to the taxable rate. The taxable rate will be calculated by dividing the current tax-exempt rate by 1 minus the maximum federal corporate income tax rate at that time. In addition, the District shall make the Bank whole for any interest, penalties, and additions to tax suffered by the Bank.

*Conditions of*

*Lending:* The obligations of the Bank to lend hereunder are subject to the following conditions precedent:

- a) Documents are and shall be true and correct to the best of the District’s knowledge at the time of closing.

- b) On the closing date the District shall be in compliance with all the terms and provisions set forth in the Note Documents on its part to be observed or performed, and no Event of Default nor any event that, upon notice or lapse of time or both, would constitute such an Event of Default, shall have occurred and be continuing at such time.
- c) On or prior to the closing date, the Bank shall have received the following supporting documents, all of which shall be satisfactory in form and substance to the Bank (such satisfaction to be evidenced by the purchase of the Note by the Bank): (i) the opinion of counsel to the District, regarding the due authorization, execution, delivery, validity and enforceability of the Agreement and the Note, the District's power to incur the debt evidenced by the Note, the due adoption and enforceability of the Note Resolution and Assessment Resolutions and the due creation and existence of the District and to the effect that the Note is excluded from gross income for federal income tax purposes and is exempt from State excise tax on documents, and (ii) such additional supporting documents as the Bank may reasonably request.
- d) No material and adverse changes shall have occurred in the financial condition of the District.
- f) The Bank shall not be required to enter into the proposed Credit Accommodation until the completion of all due diligence inquiries, receipt of approvals from all requisite parties and the execution and receipt of all necessary documentation reasonably acceptable to the Bank and its counsel. The Bank complies with the US Patriot Act of 2001 (the "Act"), including, but not limited to; those sections relating to customer identification, monitoring and reporting of suspicious activities, and the prevention of money laundering. This Act mandates that we verify certain information about the borrower and any guarantor while processing the Credit Accommodation request. Furthermore, certain assumptions are made for this proposal which, if altered, could affect the overall credit approval and or the terms of the proposed Credit Accommodation.
- g) Evidence provided by the Bank that it is a qualified public depository according to Florida law.

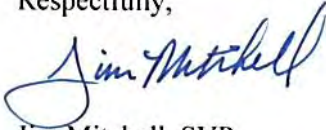
*Waiver of  
Jury Trial*

District and Bank knowingly, intentionally, and voluntarily waive any right which any of them may have to a trial by jury in connection with any matter directly or indirectly relating to any Note document executed in connection herewith or any other matter arising from the relationship between Bank and District.



Synovus appreciates the opportunity to submit this Proposal and looks forward to your favorable response. Please understand that this letter is not a formal commitment to extend a Note by the Lender, or any of its affiliates, but is merely intended for discussion purposes only in order to provide you with the basic terms and conditions of our proposal, which are outlined above. The terms and conditions outlined in this Proposal are in effect for 30 days from the date of this letter. If you have any questions or need additional information, please do not hesitate to contact me at (239) 552-1819.

Respectfully,



Jim Mitchell, SVP  
Senior Director  
Government Solutions Group  
Synovus Bank  
2325 Vanderbilt Beach Road  
Naples, FL 34109  
(239) 552-1819  
[JimMitchell@synovus.com](mailto:JimMitchell@synovus.com)

-----  
Agreed to and accepted this \_\_\_\_ day of \_\_\_\_\_, 2022

**BORROWER: River Ridge Community Development District**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**RIVER RIDGE CDD - PRO-FORMA BUDGET 2023-2029**

4/18/2022

	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
<b>COSTS:</b>									
PROFESIONAL SVS	29,492	29,000	30,000	35,000	35,000	40,000	40,000	45,000	45,000
<b>ALL OTHER COSTS:</b>									
Lakes/Wetlands	95,000	95,000	100,000	110,000	110,000	115,000	115,000	120,000	120,000
Pipe Inspection	43,450	45,000	65,000	70,000	80,000	85,000	90,000	100,000	100,000
Lake Banks Remediation	8,000	50,000	50,000	55,000	55,000	60,000	60,000	65,000	65,000
Roadways	40,730	35,000	40,000	50,000	50,000	55,000	55,000	60,000	60,000
Other	21,700	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
CONTINGENCIES	26,000	25,000	60,000	60,000	60,000	65,000	65,000	75,000	85,000
<b>TOTAL EXPENSE</b>	<b>264,372</b>	<b>284,000</b>	<b>350,000</b>	<b>385,000</b>	<b>395,000</b>	<b>425,000</b>	<b>430,000</b>	<b>470,000</b>	<b>480,000</b>
<b>DEBT SERVICE.</b>									
2016									
2017	140,000								
2019	90,000	90,000	90,000	90,000					
2022			375,000	375,000	375,000	375,000	375,000		
<b>TOTAL DEBT SERVICE</b>	<b>230,000</b>	<b>90,000</b>	<b>465,000</b>	<b>465,000</b>	<b>375,000</b>	<b>375,000</b>	<b>375,000</b>	<b>0</b>	<b>0</b>
<b>EXPENSE AND DEBT SERVICE</b>	<b>494,372</b>	<b>374,000</b>	<b>815,000</b>	<b>850,000</b>	<b>770,000</b>	<b>800,000</b>	<b>805,000</b>	<b>470,000</b>	<b>480,000</b>
<b>LOAN PROCEEDS</b>			(1,675,000)						
<b>CAPITAL OUTLAYS</b>									
FY21	12,000								12,000
FY22		674,000							674,000
FY23 IRRIGATION			850,000						850,000
FY24 LANDSCAPE			850,000						850,000
FY25 GATE/MONUMENTS				464,000					464,000
FY26 FENCELINE					250,000				250,000
FY27 STORM WATER MANAGEMENT						200,000			200,000
FY28 PHASE III/IV PAVERS							550,000		550,000
FY29 STREETLIGHTS								400,000	400,000
FY 30 PAVE ROADS									650,000
<b>TOTAL CASH OUTLAY</b>	<b>506,372</b>	<b>1,048,000</b>	<b>840,000</b>	<b>1,314,000</b>	<b>1,020,000</b>	<b>1,000,000</b>	<b>1,355,000</b>	<b>870,000</b>	<b>1,130,000</b>
<b>ASSESSMENT NET</b>	<b>578,500</b>	<b>1,083,980</b>	<b>1,083,980</b>	<b>1,083,980</b>	<b>1,083,980</b>	<b>1,083,980</b>	<b>1,083,980</b>	<b>1,083,980</b>	<b>1,083,980</b>
<b>INTEREST</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>
<b>TOTAL</b>	<b>579,000</b>	<b>1,084,480</b>	<b>1,084,480</b>	<b>1,084,480</b>	<b>1,084,480</b>	<b>1,084,480</b>	<b>1,084,480</b>	<b>1,084,480</b>	<b>1,084,480</b>
<b>CURRENT YR EXCESS/ (SHORT)</b>	<b>72,628</b>	<b>36,480</b>	<b>244,480</b>	<b>(229,520)</b>	<b>64,480</b>	<b>84,480</b>	<b>(270,520)</b>	<b>214,480</b>	<b>(45,520)</b>
<b>CUMULATIVE EXCESS / (SHORT)</b>		<b>109,108</b>	<b>353,588</b>	<b>124,068</b>	<b>188,548</b>	<b>273,028</b>	<b>2,508</b>	<b>216,988</b>	<b>171,468</b>
<b>ASSESSMENT GROSS</b>									
ASSESSMENT GROSS	602,600	1,129,146	1,129,146	1,129,146	1,129,146	1,129,146	1,129,146	1,129,146	1,129,146
1299									
SPECIAL REVENUE FUND ASSESSMENT	463.90	869.24	869.24	869.24	869.24	869.24	869.24	869.24	869.24
GENERAL FUND ASSESSMENT	129.41	129.41	135.88	142.67	149.81	157.30	165.16	173.42	182.09
<b>TOTAL ASSESSMENT</b>	<b>593.31</b>	<b>998.65</b>	<b>1,005.12</b>	<b>1,011.92</b>	<b>1,019.05</b>	<b>1,026.54</b>	<b>1,034.41</b>	<b>1,042.66</b>	<b>1,051.34</b>
<b>INCREASE</b>		<b>405.35</b>	<b>6.47</b>	<b>6.79</b>	<b>7.13</b>	<b>7.49</b>	<b>7.86</b>	<b>8.26</b>	<b>8.67</b>
<b>PERCENT INCREASE</b>		<b>68.3%</b>	<b>0.6%</b>	<b>0.7%</b>	<b>0.7%</b>	<b>0.7%</b>	<b>0.8%</b>	<b>0.8%</b>	<b>0.8%</b>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**9**

**Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)**

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**Part 5.1 Routine Operation and Maintenance**

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	220	10,203	1,394	1,616	1,874
Brief description of growth greater than 15% over any 5-year period:					



**Part 5.2 Future Expansion (Committed Funding Source)**

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project’s remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

**Expansion Projects with a Committed Funding Source**

**5.2.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

**5.2.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

**Part 5.3 Future Expansion with No Identified Funding Source**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source**

**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

**5.3.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: <input type="text"/>
<input type="checkbox"/>	Other(s): <input type="text"/>

**Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change**

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system? 
  - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? 
  - If yes, please provide a link if available:
  - If no, is a planning effort currently underway?



**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Estimated Annual Pipe Repair/Replacement					
All pipe is RCP w/useful life of 75+ years.					
No replace project anticipated for next 20 years.					

**End of Useful Life Replacement Projects with No Identified Funding Source**

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Estimated Annual Pipe Repair/Replacement					
All pipe is RCP w/useful life of 75+ years.					
No replace project anticipated for next 20 years.					

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	129,027	129,027	0	0	0	0	0
2017-18	132,382	132,382	0	0	0	0	0
2018-19	175,566	175,566	0	0	0	0	0
2019-20	186,728	186,728	0	0	0	0	0
2020-21	212,647	212,647	0	0	0	0	0

**Expansion**

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	N/A						
2017-18							
2018-19							
2019-20							
2020-21							

**Resiliency**

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	N/A						
2017-18							
2018-19							
2019-20							
2020-21							

**Replacement of Aging Infrastructure**

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	N/A						
2017-18							
2018-19							
2019-20							
2020-21							

**Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

<b>Committed Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	10,203	1,394	1,616	1,874
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>10,203</b>	<b>1,394</b>	<b>1,616</b>	<b>1,874</b>

<b>No Identified Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Projected Funding Gap (=Total Non-Committed Needs)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

<b>Strategies for New Funding Sources</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
N/A				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Remaining Unfunded Needs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**10**



Mr. Chuck Adams  
River Ridge Community Development District  
c/o Wrathell, Hunt, and Associates, LLC  
9220 Bonita Beach Road, Suite 214  
Bonita Springs, Florida 34135

**RE: Professional Services Agreement between FL GIS Solutions, LLC and River Ridge Community Development District**

Dear Chuck:

We at FL GIS Solutions, LLC are excited to work with River Ridge Community Development District. Pursuant to our conversations, I am providing this professional services agreement.

**General Agreements:**

- I. **Services** – FL GIS Solutions, LLC will provide Geospatial services which include the following. Services performed by consultant include gathering and manipulating spatial data, inputting data into GIS geodatabase, and maintaining the CDD GIS Web application system.
  - A. For project maintenance River Ridge Community Development District “(RRCDD)” will be billed at a rate of \$110.00 per hour. Updates include revising ownership information, adding/revising website hyperlinks and incorporating any master plan changes.
- II. **Compensation** – “RRCDD” will pay FL GIS Solutions, LLC on a time and materials (T&M) basis for GIS services. FL GIS Solutions, LLC will provide monthly invoices to River Ridge Community Development District “(RRCDD)” per the hourly rate of \$110.00 per hour. FL GIS Solutions, LLC will invoice “RRCDD”, on the 1st of every month with payment expected within 15 days.
- III. **Termination** - This agreement may be terminated by either party with 30 days written notice. FL GIS Solutions, LLC will not assume liability for obligations to other parties caused by termination of this agreement.
- IV. **Data** - All data created for the project described in this agreement is the property of “RRCDD” and will be turned over to “RRCDD” at the completion or termination of this agreement.
- V. **Other** - This agreement is only between FL GIS Solutions, LCC and River Ridge Community Development District “(RRCDD)”. No obligations to third parties are created by this agreement unless mutually agreed upon and amended in writing by both parties.
- VI. **Reimbursables** - Should “RRCDD” request paper prints and or paper plots, the standard rate will be \$4.50 per square foot.





**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**11**



**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) OUTLINING TOWING/REMOVAL PROCEDURES FOR VEHICLES OR VESSELS PARKED OR LOCATED IN DISTRICT DESIGNATED “TOW-AWAY ZONES”, INCLUDING BUT NOT LIMITED TO DISTRICT OWNED DRIVES AND PARKING AREAS; PROVIDING DEFINITIONS; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the District desires to discourage and prevent unauthorized parking of vehicles or vessels on District owned property, including but not limited to unauthorized parking of vehicles or vessels in and on District owned drives and parking areas; and,

**WHEREAS**, Chapter 2016-94 Laws of Florida (CS/HB No. 971), effective July 1, 2016, amended Section 190.012(2)(d), Florida Statutes, and authorizes the District to contract with a towing operator to remove vehicles or vessels from specific District facilities or properties, subject to certain requirements, including but not limited to following the authorization and notice and procedural requirements in Section 715.07, F.S. for an owner or lessee of private property; and,

**WHEREAS**, Section 715.07(1)(a), F.S. defines a “Vehicle” as “any mobile item which normally uses, wheels, whether motorized or not.”, thus including cars, trucks, recreational vehicles, trailers, golf carts, bicycles, or any other item on wheels; and, Section 715.07(1)(b), F.S. defines a “Vessel” as “every description of watercraft, barge, and airboat used or capable of being used as a means of transportation on water, other than a seaplane or a ‘documented vessel’ as defined in s. 327.02.”; and,

**WHEREAS**, the District’s selection of a towing operator is not subject to public bidding if the towing operator is included in an approved list of towing operators maintained by the local government that has jurisdiction over the District’s facility(ies) or property(ies); and,

**WHEREAS**, the District desires to outline the responsibilities and authority of District staff or management with respect to towing; designating the specific individuals as agents/designated representatives of the District for the towing and removal; and establish and designate initial Tow-Away Zones.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA;

## **SECTION 1. INTRODUCTION.**

The District finds that the unauthorized parking of Vehicles and Vessels (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District property, District residents and the public and this Resolution establishes the process of the District to remove such unauthorized parked Vehicles and Vessels from District designated Tow-Away Zones consistent with procedures outlined in this Resolution.

## **SECTION 2. DEFINITIONS.**

The following definitions are in addition to the definitions of “Vehicles” and “Vessels” in Sections 715.07(1)(a) and (b), Florida Statutes.

- A.** *Vehicle.* As defined in Section 715.07(1)(a), Florida Statutes, any mobile item which normally uses wheels, whether motorized or not, thus including but not limited to cars, trucks, recreational vehicles, motor homes, campers, trailers, golf carts, bicycles, or any other item on wheels.
- B.** *Vessel.* As defined in Section 715.07(1)(b), Florida Statutes, every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water, other than a seaplane or a “documented vessel” as defined in s. 327.02.
- C.** *Parked.* A Vehicle or Vessel left unattended by its owner or user.
- D.** *Tow-Away Zone.* District property, including but not limited to District owned road(s) right(s)-of-way in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

## **SECTION 3. ESTABLISHMENT OF TOW-AWAY ZONES.**

Those areas within the boundaries of the District property depicted on **Exhibit A**, which **Exhibit A** is incorporated herein by reference, are hereby established and declared as “Tow-Away Zones” for all unauthorized parked Vehicles and Vessels (“Tow Away Zone”). The Board reserves the right by future Resolutions to designate additional areas within the boundaries of District property as Tow-Away Zones.

## **SECTION 4. TOWING/REMOVAL PROCEDURES.**

### **A. SIGNAGE AND LANGUAGE REQUIREMENTS.**

Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors or its District Manager or designees and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such

signage is to be placed in conspicuous locations, in accordance with section 715.07, Florida Statutes.

**B. TOWING/REMOVAL AUTHORITY.**

To effect towing/removal of a Vehicle or Vessel, the District Manager or his/her designee must verify that the subject Vehicle or Vessel was not authorized by the District to park in the Tow-Away-Zone and then must contact a firm authorized by Florida law to tow/remove Vehicle or Vessel for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, Florida Statutes.

**C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.**

The District's Board of Supervisors and its designee, the District Manager or his/her designee, are hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized parked Vehicles or Vessels in accordance with Florida law and with the policies set forth herein.

**SECTION 5: EFFECTIVE DATE**

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26th DAY OF April, 2022

ATTEST:

RIVER RIDGE COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Secretary/Asst. Secretary

\_\_\_\_\_  
ROBERT SCHULTZ, CHAIR

**EXHIBIT “A”**  
**TO**  
**RESOLUTION 2022-03**  
**TOW-AWAY ZONES**

**The following District roads, streets and rights-of-way:**

- 1. Pelican Sound Boulevard.**
- 2. Pelican Sound Drive.**
- 3. Sound Way.**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**12**

**RESOLUTION 2022-04**

**A RESOLUTION OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the River Ridge Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lee County, Village of Estero and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 26th day of April, 2022.

Attest:

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**

<b>RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>River Club Conference Center, Sound Room (Second Floor of Fitness Center) 4784 Pelican Sound Boulevard, Estero, Florida 33928</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 25, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>November 8, 2022*</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>December 13, 2022*</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>January 24, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>February 28, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>March 28, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>April 25, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>May 23, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>June 27, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>July 25, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>August 22, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 PM</b>
<b>September 26, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>

**\* Exceptions**

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

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

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**13**



**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2022**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2022**

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>			
Cash			
SunTrust			
Operating	\$ 233,390	\$ -	\$ 233,390
Loan account 2019	-	75,316	75,316
SRF - Pelican Sound	-	599,299	599,299
Florida Community Bank			
Note reserve 2016	-	10,000	10,000
Note reserve 2019	-	10,000	10,000
Total assets	<u>\$ 233,390</u>	<u>\$ 694,615</u>	<u>\$ 928,005</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Accounts payable	<u>\$ 3,904</u>	<u>\$ 2,545</u>	<u>\$ 6,449</u>
Total liabilities	<u>3,904</u>	<u>2,545</u>	<u>6,449</u>
<b>FUND BALANCE</b>			
Assigned			
Working capital	53,775	271,120	324,895
Unassigned	<u>175,711</u>	<u>420,950</u>	<u>596,661</u>
Total fund balance	<u>229,486</u>	<u>420,950</u>	<u>596,661</u>
Total liabilities and fund balance	<u>\$ 233,390</u>	<u>\$ 694,615</u>	<u>\$ 928,005</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 1,062	\$ 208,854	\$ 214,350	97%
Interest & miscellaneous	2	10	750	1%
Total revenues	<u>1,064</u>	<u>208,864</u>	<u>215,100</u>	97%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,077	5,382	10,918	49%
Management/accounting	4,284	25,704	51,408	50%
Audit	3,904	4,544	7,100	64%
Special assessment preparation	-	6,500	6,500	100%
Legal fees	743	3,768	10,000	38%
Line of credit - costs	-	9,000	-	N/A
Engineering	-	1,055	10,000	11%
NPDES reporting filing	-	8,170	13,000	63%
Telephone	33	200	400	50%
Postage	113	496	1,000	50%
Insurance	-	6,958	7,100	98%
Printing & binding	62	375	750	50%
Legal advertising	-	533	1,000	53%
Contingencies	15	1,341	3,880	35%
Subscriptions & memberships	-	175	175	100%
Website maintenance	705	705	705	100%
ADA website compliance	-	199	210	95%
Property taxes	-	10	-	N/A
Total administrative	<u>10,936</u>	<u>75,115</u>	<u>124,146</u>	61%
<b>Field services</b>				
Other contractual - field management				
Q & A	217	1,301	2,601	50%
Contingencies	-	-	1,000	0%
Other contractual	-	14,888	40,000	37%
Street lighting	315	1,508	4,500	34%
Plant replacement	-	-	4,000	0%
Street sweeping	-	-	10,000	0%
Roadway repairs	-	600	2,500	24%
Aquascaping	-	135	20,000	1%
Total field services	<u>532</u>	<u>18,432</u>	<u>84,601</u>	22%

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2022**

	<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	-	2,278	2,588	88%
Total other fees and charges	-	2,278	4,313	53%
Subtotal expenditures: general	<u>11,468</u>	<u>95,825</u>	<u>213,060</u>	45%
Net change in fund balances	(10,404)	113,039	2,040	
Fund balances - beginning				
Unassigned	239,890	116,447	75,868	
Fund balances - ending				
Assigned				
Working capital	53,775	53,775	53,775	
Unassigned	175,711	175,711	24,133	
Fund balances - ending	<u>\$ 229,486</u>	<u>\$ 229,486</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 MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: Pelican Sound	\$ 5,373	\$ 1,044,642	\$ 1,083,980	96%
Interest & miscellaneous: Pelican Sound	6	38	500	8%
Total revenues	<u>5,379</u>	<u>1,044,680</u>	<u>1,084,480</u>	96%
<b>EXPENDITURES</b>				
<b>Professional services</b>				
Audit	2,196	2,556	3,400	75%
Legal	-	-	5,000	0%
Engineering	2,545	15,628	20,000	78%
Contingencies	46	318	600	53%
Total professional services	<u>4,787</u>	<u>18,502</u>	<u>29,000</u>	64%
<b>Other contractual</b>				
Field management	417	2,500	5,000	50%
Lake/wetland	-	45,081	95,000	47%
Drainage pipe annual inspection and cleaning	-	46,091	45,000	102%
Lake bank remediation	-	-	50,000	0%
2019 Note - capital outlay	-	4,875	90,000	5%
Capital outlay	1,250	504,353	674,000	75%
Roadway RM/traffic calming	-	23,300	35,000	67%
Contingencies	16	35	25,000	1%
Total other contractual	<u>1,683</u>	<u>626,235</u>	<u>1,019,000</u>	61%
Net change in fund balances	(1,091)	399,943	36,480	
Fund balances - beginning				
Unassigned	693,161	292,127	299,406	
Fund balances - ending				
Assigned				
Working capital	271,120	271,120	271,120	
Unassigned	420,950	420,950	64,766	
Fund balances - ending	<u>\$ 692,070</u>	<u>\$ 692,070</u>	<u>\$ 335,886</u>	

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
MARCH 2022**

11:28 AM  
04/14/22

## River Ridge CDD Check Register March 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>03/04/2022</b>	<b>F P L</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-16.41</b>
Bill	67220-91268 022622	03/03/2022		539.040 · Contigencies	-16.41	16.41
TOTAL					-16.41	16.41
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>03/04/2022</b>	<b>F P L</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-315.20</b>
Bill	55697-04520 022522	03/03/2022		538.431 · Street Lighting	-315.20	315.20
TOTAL					-315.20	315.20
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>03/04/2022</b>	<b>FEDEX</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-113.41</b>
Bill	7-676-59365	03/03/2022		519.410 · Postage	-8.23	8.23
Bill	7-669-19908	03/03/2022		519.410 · Postage	-105.18	105.18
TOTAL					-113.41	113.41
<b>Check</b>	<b>DD</b>	<b>03/04/2022</b>	<b>KURT BLUMENTHAL</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>03/04/2022</b>	<b>JAMES E. GILMAN JR.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>03/04/2022</b>	<b>ROBERT SCHULTZ {Employee}</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>03/04/2022</b>	<b>TERRY MOUNTFORD {Employee}</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>03/04/2022</b>	<b>ROBERT TWOBMLY</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>03/25/2022</b>	<b>KURT BLUMENTHAL</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>

**River Ridge CDD**  
**Check Register**  
March 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	03/25/2022	JAMES E. GILMAN JR.	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	03/25/2022	ROBERT SCHULTZ {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	03/25/2022	TERRY MOUNTFORD {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	03/25/2022	ROBERT TWOBMLY	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	6110	03/04/2022	WOODWARD, PIRES AND LOMBARDO. P.A.	151.002 · Suntrust Operating Account		-724.50
Bill	22162	03/03/2022		514.310 · Legal Fees	-724.50	724.50
TOTAL					-724.50	724.50
Bill Pmt -Check	6111	03/04/2022	WRATHELL, HUNT AND ASSOCIATES, LLC	151.002 · Suntrust Operating Account		-4,596.58
Bill	2021-0808	03/03/2022		513.311 · Management	-3,927.93	4,284.00
				519.411 · Telephone	-30.56	33.33
				519.470 · Printing and Binding	-57.31	62.50
				539.020 · Field Management	-382.04	416.67
				538.336 · Q & A	-198.74	216.75
TOTAL					-4,596.58	5,013.25
Bill Pmt -Check	6112	03/04/2022	GRAU AND ASSOCIATES	151.003 · SRF - Pelican Sound		-6,100.00
Bill	22155	03/03/2022		513.320 · Audit Fees	-3,904.00	3,904.00
				539.010 · Audit	-2,196.00	2,196.00
TOTAL					-6,100.00	6,100.00



**River Ridge CDD  
Check Register  
March 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>6113</b>	<b>03/04/2022</b>	<b>WRATHELL, HUNT AND ASSOCIATES, LLC</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-416.67</b>
Bill	2021-0808	03/03/2022		513.311 · Management	-356.07	4,284.00
				519.411 · Telephone	-2.77	33.33
				519.470 · Printing and Binding	-5.19	62.50
				539.020 · Field Management	-34.63	416.67
				538.336 · Q & A	-18.01	216.75
TOTAL					-416.67	5,013.25
<b>Bill Pmt -Check</b>	<b>6114</b>	<b>03/25/2022</b>	<b>WOODWARD, PIRES AND LOMBARDO. P.A.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-18.00</b>
Bill	22162-1	03/24/2022		514.310 · Legal Fees	-18.00	18.00
TOTAL					-18.00	18.00
<b>Bill Pmt -Check</b>	<b>6115</b>	<b>03/25/2022</b>	<b>LAND CONSULT LLC</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-1,250.00</b>
Bill	032122	03/24/2022		538.602 · Cap Outlay	-1,250.00	1,250.00
TOTAL					-1,250.00	1,250.00

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**14**

**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 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 (via phone/Zoom)	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.

41 **SECOND ORDER OF BUSINESS**

**Public Comments: Agenda Items (5 minutes per speaker)**

42  
43

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

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

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

52

53 **THIRD ORDER OF BUSINESS**

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

54  
55  
56

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

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

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

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

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

73 Mr. Long asked for the status of the comment from Mr. Gary Privett, NVR of Island Sound  
 74 1, regarding Lake E7-A. Ms. Kennedy explained that the presence of golden algae is typical this  
 75 time of year due to salinity and current water temperatures. The treatment was split to ensure  
 76 the treatment is not competing with other toxin levels. The lake looked good and she did not see  
 77 any dead fish during today’s inspection.

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

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

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

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

94

95 **FOURTH ORDER OF BUSINESS** **Discussion/Consideration of M.R.I.**  
 96 **Inspection, LLC Estimates**  
 97

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

100 Mrs. Adams presented Estimate #3285.

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



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

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

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

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

114

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

119

120

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

123

124 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: Corkscrew Circle Concerns**

125

126

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

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

130 ➤ Continue communications asking residents to pay attention to the yield signs and drive  
131 with caution, particularly Pelican Sound Boulevard.

132 ➤ Adding flashing lights around the yield sign.

133 ➤ Install speed cushions exiting Pinehurst and exiting to the Corkscrew Gate.

134 Mr. Schultz asked the Board if the consensus was the same as at the last meeting, which  
 135 was that there would be no further action. Board Members voiced their opinions about the  
 136 speed cushion, effectiveness and identifying the best location. Discussion ensued regarding the  
 137 \$6,000 cost for each, placing them on top of the brick pavers and delivery trucks being the  
 138 primary offenders. It was noted that The Village of Estero requirements comply with the  
 139 standards for emergency vehicles.

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

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

143

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

149

150

151 **SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 152 **Statements as of February 28, 2022**

153

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

157 Operations Account - Capital outlay: Delete entire line item.

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

160 The financials were accepted.

161

162 **SEVENTH ORDER OF BUSINESS** **Approval of February 22, 2022 Regular**  
 163 **Meeting Minutes**

164

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

- 167 Line 29: Change "President" to "Board Member"
- 168 Line 30: Insert "Jim McGivern" and "-PSGRC Board President"
- 169 Line 31: Insert "Dikran Ohannessian" and "Masters HOA President"
- 170 Lines 217 through 220: Delete

171

**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.**

172

173

174

175

176

- **Active Action and Agenda Items**

177

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

178

The following items were discussed:

179

- Item 3: Travis is waiting on Florida Power & Light (FPL) to return his call.

180

- 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."

181

182

- Item 8: The MRI updated proposal for filter injection systems will be on the next agenda.

183

- Item 11: Mr. Willis to reinspect the drain pipe around H1-B to H1-A.

184

- Item 17: Mr. Schultz is reviewing the draft brochure.

185

186

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

187

188

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

189

- **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**

190

191

192

193

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

194

- Formally adopts the CDD Towing Policy.

195

- Establishes and designates certain areas as "No Parking Tow-Away Zones".

196

- Authorizes entering into a contract with a towing operator.

197

- Authorizes entering into a separate Agreement with the HOA.

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

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

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

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

208 ➤ Convey requests to Mr. Krebs.

209 ➤ Send a revised memorandum to Mr. Pires to email to Mr. Willems, with The Village of  
210 Estero.

211 ➤ Put more focus in the Report on safety-related issues on Corkscrew Road and on  
212 recommendations, such as a depression that might be due to a broken pipe.

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

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

217 **I. Key Activity Dates**

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

219 **II. NEXT MEETING DATE: April 26, 2022 at 1:00 P.M.**

220 • **QUORUM CHECK**

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

222

223 **NINTH ORDER OF BUSINESS**

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

224

225

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

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

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

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

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

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

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

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

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

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

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**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]

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287

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Secretary/Assistant Secretary

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Chair/Vice Chair

**RIVER RIDGE CDD**  
**ACTIVE ACTION AND AGENDA ITEMS**  
From 03.22.22 Meeting – for 04.26.22 Agenda

1. **CONTINUING**      **ACTION:** Speakers to identify themselves.
  
2. **ACTION**            **10.26.21** Staff to implement additional visual inspection and reporting processes for identification of depressions to be inspected via ROV. **ONGOING**
  
3. **ACTION/AGENDA** **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. **03.22.22** Travis waiting for FPL to return his call. **ONGOING**
  
4. **ACTION**            **12.14.21** PSGRC to send periodically e-blast communications. **ONGOING**
  
5. **ACTION**            **12.14.21** Mr. Krebs to oversee Collier Paving’s handling of an issue with water pooling at a Gleneagles and Masters residence. **02.22.22** Mr. Krebs to negotiate the three mobilization fees down to one. **ONGOING**
  
6. **ACTION/AGENDA** **01.25.22** Mrs. Adams to obtain an updated proposal from M.R.I. for the three filter injection systems and forward a copy to Mr. Long to review for accuracy. Updated data to be included in the proposed Fiscal Year 2023 budget for the budget discussion in May. **03.22.22** Include on the May Agenda. **ONGOING**
  
7. **ACTION**            **02.22.22** Mr. Krebs and Mr. Kurth to inspect the drainage pipes of H1-B to H1-A to determine if tree roots may have damaged the pipes and caused inflow into the groundwater. **03.22.22** Mr. Willis and Mr. Baker to re-inspect P-100 after the meeting. Mr. Baker to advise Mr. Krebs to submit a written report on his inspection of the open drainage pipe at Lake H1-B, for the next meeting. **ONGOING**
  
8. **ACTION**            **02.22.22** Mr. Krebs to ensure future invoice submittals specify coding information for the Accounting Department. **ONGOING**
  
9. **ACTION**            **02.22.22** Mr. Pires to provide Mrs. Adams with updated information to include in the updated brochure about the River Ridge CDD to be provided to new homeowners and posted on various websites. **03.22.22** Mr. Schultz was reviewing the draft brochure. **COMPLETED after the 03.22.22 meeting**
  
10. **ACTION**            **03.22.22** WHA Staff to look into enhancing Zoom calls so participants do not have difficulty hearing the discussions. **ONGOING**
  
11. **ACTION/AGENDA** **03.22.22** Ms. Kennedy to provide Mrs. Adams a proposal to treat Lake E7-A with dye. **COMPLETED after the 03.22.22 meeting**

**RIVER RIDGE CDD**  
**ACTIVE ACTION AND AGENDA ITEMS**  
From 03.22.22 Meeting – for 04.26.22 Agenda

- 12. ACTION**                    **03.22.22** Mrs. Adams to notify Mr. Privett of the decision to treat Lake E7-A to address golden algae issues. **COMPLETED after the 03.22.22 meeting**
- 13. ACTION**                    **03.22.22** Ms. Kennedy to advise Erick to inspect the aerator junction box at Lake H1-A, that was continually vibrating. **ONGOING**
- 14. ACTION**                    **03.22.22** Mr. Baker to advise Mr. Krebs to obtain a LDO from The Village of Estero to install one speed hump at Corkscrew Circle. **ONGOING**
- 15. ACTION/AGENDA** **03.22.22** Resolution 2022-03 will remain on the agenda while discussions continue. Mr. Pires and Mr. Long scheduled an on-site meeting next week to discuss details for implementing the policy. **ONGOING**
- 16. ACTION**                    **03.22.22** Mr. Baker to advise Mr. Krebs to send Mr. Pires a revised memorandum assessing Corkscrew Road, to forward to Mr. Willems with the Village of Estero. **ONGOING**
- 17. ACTION**                    **03.22.22** Mr. Baker to reinspect the curb replacement areas with Collier Paving prior to project commencing in May, and Staff to ensure affected homeowners are notified of the potential start date. **ONGOING**
- 18. ACTION**                    **03.22.22** Mrs. Adams to have Accounting submit a \$1,250 deposit to engage the Landscape Architect to revise the 2019 Landscape Plans. **COMPLETED after the 03.22.22 meeting**
- 19. ACTION**                    **03.22.22** Mr. Schultz and Mr. Willis will attend the Pelican Sound Meeting on March 31, 2022. **COMPLETED after the 03.22.22 meeting**
- 20. ACTION**                    **03.22.22** Mr. Long to e-blast upcoming presentations and invitation to homeowners to attend these meetings via zoom. **ONGOING**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**15 CI**

# RIVER RIDGE CDD

## Key Activity Dates

Updated: March 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
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
Aeration Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspection was completed in December 2021.	June/December
Annual Letter to the Residents to include quarterly Letters submitted by Bob Twombly.	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. Newsletters are to be emailed to Pelican Sound GM, Meadows Representative and Mailed to Estero Property Owners Association only.	2/25/2023
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 to be completed in October 2022	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 to be completed July/October 2022. 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
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.	January 2022 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
2023 Proposed Budget to include Golf Course Irrigation System Cost	SOP	N/A	Draft Budget to include updated Golf Course Irrigation Cost	5/1/2023
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**

**15 C II**

# WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W  
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2022

<b>NAME OF COMMUNITY DEVELOPMENT DISTRICT</b>	<b>NUMBER OF REGISTERED VOTERS AS OF 04/15/2022</b>
Babcock Ranch	0
Bayside Improvement	3,061
Bay Creek	756
Beach Road Golf Estates	1,220
Bonita Landing	361
Brooks I of Bonita Springs	2,298
Brooks II of Bonita Springs	1,523
East Bonita Beach	315
Mediterra	447
Parklands Lee	545
Parklands West	589
River Hall	1,888
River Ridge	1,488
Stonewater	0
Stoneybrook	1,770
Verandah East	840
Verandah West	982
University Square	0
University Village	0
Waterford Landing	1,490
WildBlue	503

Send to: Daphne Gillyard [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**15CIII**

**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.*