

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

The Board of Supervisors of the River Ridge Community Development District held 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>, 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
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Christine Kennedy	SOLitude Lake Management (SOLitude)
Eric Long	PSGRC General Manager
John "Johnny" Ingram	PSGRC Golf Course Superintendent
Milo Seidl	Metro PSI
Trevor Brinkmeyer	Rain Bird Product Sales Manager
Larry Fiesel	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

There were no public comments

THIRD ORDER OF BUSINESS

Consideration of SOLitude Lake Management Items

Ms. Kennedy reported the following:

- The Dry Retention Areas (DRAs) were all treated.
- Lake H1-A experienced a natural fish kill, due to the recent cold front.
- Lake 37-A: No additional issues of golden algae were detected. The lake is responding well to treatment.

A. Service Contract to Provide Dye Treatment for Lake E7A (January – April, 2023)

Mrs. Adams presented the SOLitude service contract for dye treatment in Lake E-7A. Staff responded to questions, explained that this is an extra service typically not included in the regular contract and noted that the treatment will mask out sunlight and prevent algae blooms from happening. As the SOLitude contact expires December 31, 2023, a new budget line item for the treatments will be added to the proposed Fiscal Year 2023 budget. The map distributed will be revised to correctly identify this as Lake E-7A, not E-71.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the SOLitude Lake Management Services Contract to Provide Dye Treatment to Lake E-7A, from January 2023 to April 2023, in a not-to-exceed amount of \$908, was approved.

B. Change Order No. 1 for Lake and Wetland Maintenance

Mrs. Adams presented SOLitude Change Order No. 1 requesting a 7% increase for Lake and Wetland Maintenance Services, effective May 1, 2022 through December 31, 2022. The increase is necessary due to inflation and the costs of fuel, chemicals and labor. A Board Member questioned if an increase is acceptable under the terms of contract that is already in place.

Discussion ensued regarding nationwide increases in costs of services and materials and the contract termination clause. Mrs. Adams was directed to push back regarding the requested price increase and negotiate with Mr. Kurth to hold the price during the next renewal period. Advising homeowners of the actual costs to maintain the lakes was suggested.

This item was deferred to the next meeting.

FOURTH ORDER OF BUSINESS

Discussion/Consideration of M.R.I. Inspection, LLC, Updated Proposal for Filter Injection Systems

Mr. Long stated that Mr. Mike Radford, of M.R.I. Inspection, LLC (MRI) did not submit a proposal as he no longer recommended using the prototype because it caused some difficulty in the field at another location. He and Mr. Seidl, of Metro PSI, are researching other long-term solutions to present.

This item was tabled and would be removed from future agendas.

FIFTH ORDER OF BUSINESS

Presentation: Golf Course Irrigation Upgrade Project for Fiscal Year 2023 by Trevor Brinkmeyer, Rain Bird Product Sales Manager

Mr. Brinkmeyer gave a PowerPoint presentation of the Rain Bird Integrated Control (IC) System, which highlighted how the system works and its benefits. The following was discussed:

- Regarding training included in the purchase, staff will receive 90 minutes of training prior to the start of installation.
- This is a joint project with the CDD that the CDD put in play eight to ten years ago.
- On average, contractors completed installation for nine holes every four to six weeks.
- Per Mr. John “Johnny” Ingram, the PSGRC Golf Course Superintendent, in-house work was already completed.
- If approved, the project could commence in mid-July and, subject to no supply chain delays, the work might be completed by October.

SIXTH ORDER OF BUSINESS**Presentation by Milo Seidl of Metro PSI:
Pump Station Filtration System Provided by
Watertronics**

Mr. Seidl gave a PowerPoint presentation of the Watertronics Pump Station Filtration System, which highlighted how the system works and its benefits. The following was discussed:

- Life expectancy of the complete station, with the filters, is 30 years, the warranty on parts and labor is one year.
- Regarding procurement requirements for the two systems, sealed bids are required unless it falls under a sole source agreement; if Rain Bird is the sole provider of a single head control system.
- Cost: If locked in this year, the costs, with a filtration system and contingency, is about \$850,000.

In order to create the schedule, the contract should be executed in the next week or two.

- The filtration system will be added to the existing pump station.
- Mr. Adams asked for the spec sheet.

- **Master Landscape Plan**

This item was an addition to the agenda.

Mr. Long stated that information on the signs and the following updates can be found in his General Manager Report.

- The landscape and irrigation plans were presented to 21 of the 22 neighborhood voting representatives at the MBR presentation and Board workshops. Feedback was favorable and some representatives some felt that the work is long overdue.
- The Landscape Architect is revising the 2019 plans based on Board comments; it should be completed by May 2, 2022.
- The Landscape Architect will provide the bid set to the CDD and, if approved, it will be sent to landscape contractors Sunny Grove, O'Donnell and Juniper.
- Once bid and financing decisions are made, the project could likely start in late summer.

Mr. Long gave an overview of the plans and stated that he is unsure if the project will be bundled with The Club's landscape enhancement plans.

SEVENTH ORDER OF BUSINESS

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

Mr. Schultz, Mr. Long and Mr. Willis conducted a self-guided tour in response to requests from Island Sound II. They reported and discussed the following:

- Residents are concerned about dead, overgrown vegetation at B-2185, B-2186 and other surrounding areas being a fire hazard and residents were upset about the lack of water views.
- Mr. Long provided exhibits of the conservation areas depicting overgrown buttonwood and the square footage of the conservation area and other areas.
- The request is for the CDD to implement a long-term plan. The permit allows for the area to be trimmed every three to five years and 25% of the mangroves can be trimmed annually.

Discussion ensued about the permit requirements, whether concerns are about views or it being fire hazard and the constraints of the mangrove permit versus conservation area permit.

Mr. Blumenthal recalled the Board denied this request in 2005. Mr. Adams stated he did not believe the CDD can sell conservation land.

Mr. Adams suggested placing the cost burden on Island Sound II. In his opinion, if the Board approves this approach, it would set a helpful precedent regarding future requests in that it the CDD is willing assist with pulling the permit but all related costs for permitting and trimming are at the requester's expense.

On MOTION by Mr. Schultz and seconded by Mr. Gilman, with all in favor, to allow and work with Island Sound II on permitting efforts necessary if they choose to proceed with trimming vegetation within the B2186 preserve, as identified on the Exhibits provided by Mr. Long, and, if Island Sound II receives a permit from the regulatory agency, allow Island Sound II to perform the trimming activities at their cost, subject to there being no cost to the CDD and holding the CDD harmless, was approved.

Mr. Long will prepare the License Agreement.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration: Synovus Bank Term Sheet

Mr. Adams presented the Synovus Bank Term Sheet, similar to the ones presented in the past. Board Members reviewed the recent version of Mr. Blumenthal’s Fiscal Year 2021-2029 Pro-Forma Budget spreadsheet, specific to the Special Revenue Fund. Inflation and rising interest rates were discussed; it was noted that, if approved, assessments would remain level. Mr. Blumenthal pointed out that the cost of the landscape project at Pelican Sound Drive, between U.S. 41 and the main gate, will be handled via the interfund with the General Fund and the project would be tied into the Pelican Sound project.

On MOTION by Mr. Schultz and seconded by Mr. Gilman, with all in favor, the Synovus Bank Term Sheet, the terms in the loan document in the Term Sheet, preparation of all the documents necessary to final close on the loan and authorizing the Chair to execute, was approved.

When asked if the gatehouse monument projects would commence in the summer of 2024, Mr. Adams replied affirmatively.

NINTH ORDER OF BUSINESS

Discussion/Consideration: Hole Montes, Inc., Stormwater Needs Analysis Report

Mr. Krebs stated that newly adopted legislation requires all governmental entities to prepare and submit a Stormwater Management Needs Analysis Report by June 30, 2022, and every five years thereafter. The information necessary to incorporate the expense into the budget was provided to Mr. Adams.

On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, engaging Hole Montes, Inc., to prepare and submit the 20-Year Stormwater Management Needs Analysis Report, was approved.

TENTH ORDER OF BUSINESS**Consideration of FL GIS Solutions, LLC, Professional Services Agreement to Provide Geospatial Services**

Mr. Adams stated that the person who has been providing this service, through Passarella and Associates, Inc. (Passarella), started his own company FL GIS Solutions, LLC (FLGIS). Passarella currently charges \$140 per hour for this service and the proposed rate from FLGIS was \$110 per hour fee but he negotiated a reduced rate of \$100 per hour for a minimum of two-years. The CDD typically spends about \$2,000 to \$3,000 annually on these services.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the FL GIS Solutions, LLC, Professional Services Agreement for Geospatial Services, as amended to reflect the rate change from \$110 per hour to a locked in rate of \$100 per hour for two years, was approved.

ELEVENTH ORDER OF BUSINESS**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**

Mrs. Adams presented Resolution 2022-03. Mr. Pires stated the Resolution is the same version presented at the last meeting, except for the date of execution for approval and the attachment of Exhibit A, which establishes and designates Pelican Sound Boulevard, Pelican Sound Drive and Sound Way as "No Parking Tow-Away Zones". The following was discussed:

- Whether to add Masters Circle to the list.
- Signs must be installed, including a Tow Away Zone sign at the entrance. "No Parking" signs will need to be placed at each designated location.

Mr. Pires stated he would have to research the requirements to determine if having one "No Parking on CDD Roads" sign and one "Tow Away Zone" sign at each gatehouse is sufficient.

- Regarding Masters Circle, Mr. Long provided and Mr. Pires incorporated language from their Regulatory Scheme into the document.

- Once the CDD formally adopts the Towing Policy and posts “Unauthorized Parking Subject to Towing” signs at the entrances, the CDD would enter into a contract with a towing company and Mr. Pires would prepare a letter delegating and authorizing the PSGRC to act as the CDD’s agent to enforce the policies.
- A County-selected towing company within 10 miles of the CDD is typically engaged. Mr. Pires and Mr. Adams will work on the outstanding issues. This item was deferred to the next meeting.

TWELFTH ORDER OF BUSINESS

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

Mrs. Adams presented Resolution 2022-04.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, 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, was adopted.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

Mrs. Adams presented the Unaudited Financial Statements as of March 31, 2022.

Mrs. Adams pointed out that the FY2022 Operations Financial Impact Analysis Report that was distributed included SOLitude’s requested 7% increase. No changes will be made to the Report until she reports about her conversation with Mr. Kurth at the next meeting. She stated that SOLitude’s rates have not increased since 2018 and, prior to that, SOLitude was rehired when a different, newly awarded contractor was terminated due to poor service. It was noted that SOLitude is known to provide additional services to the CDD at no extra charge and have recently added fuel surcharges to their invoices in other CDDs and other contractors are following suit.

Mrs. Adams stated that District Management’s fees remain unchanged since 2006.

Mr. Blumenthal asked when Grau and Associates will finish the Audited Financial Report completed in case the Bank wants to review it. Mr. Adams stated the bank requested it last week; the Audit will be presented at the next meeting.

The financials were accepted.

FOURTEENTH ORDER OF BUSINESS

Approval of March 22, 2022 Regular Meeting Minutes

Mrs. Adams presented the March 22, 2022 Regular Meeting Minutes. The following changes were made, along with any edits previously submitted to Management:

Line 23: Delete (via phone/Zoom)

Line 89: Change “strutting” to “sticking”

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

• **Active Action and Agenda Items**

Items 2, 5, 6, 7, 8, 9, 10, 11, 16, and 20 were completed.

The following items were discussed:

➤ Item 2: MRI completed its inspections using the ROV; the Report was emailed to the Board yesterday.

Mrs. Adams stated she executed a \$600 contract with MRI for the one repair item in the Report and added that cost to the Financial Impact Analysis Report. As this is deemed completed, she will confirm that the annual inspection via ROV is included on the Key Activities Report.

➤ Item 3: Florida Power & Light (FPL) was notified of at least two street lights staying on during the day and FPL finally addressed the street light that was leaning.

➤ Item 5: Mr. Krebs will call Eddie to put the Gleneagles and Masters’ residence Collier Paving project on the schedule and ensure homeowners are notified of the start date. He would

review the contract to determine if it included sidewalk grinding; he believed it is mostly curb repairs and asphalt patches.

A Board Member reported on an incident of a homeowner tripping on the sidewalk.

Discussion ensued about the location of the potential trip hazard. Mr. Krebs would inspect 21230 Pelican Sound Drive to determine what entity is responsible for any necessary repairs.

- Item 7: SOLitude replaced the broken return pipe in the aerator system at Lake H1-A.
- Item 9: After correcting typos, the updated CDD brochure will be emailed to Mr. Long to e-blast to the community.

Regarding announcing the Board's decision to initiate the loan, Mr. Schultz suggested waiting until the documents are signed and then sending a progress report about the upcoming summer plans.

- Item 10: Mrs. Adams was able to get Zoom audio to work properly.
- Item 13: SOLitude addressed the aerator junction box at Lake H1-A that was continually vibrating; however, Mr. Willis will have them return, as the decibel reading today was high.
- Item 14: Mr. Krebs would submit the application for a Limited Development Order from the Village to install one single speed cushion for Corkscrew Circle, as it was already ordered.
- Item 15: Staff was directed to strike the last sentence.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

Mr. Blumenthal asked if the Governor's actions to stop special districts would affect the CDD. Mr. Pires replied no and gave background on the legislation and special districts.

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

Mr. Krebs noted that Lykins held up the order for the "No Parking" signs for the Masters until they received the paperwork and 50% deposit. Mrs. Adams advised Mr. Krebs to proceed with the order and contact Angie, as a deposit is not required for Management's CDDs.

A Board Member asked why the Analysis Report of the Corkscrew Road Extension did not include any information about the severe depressions or the possibility of a damaged or cracked

pipe. Mr. Krebs stated the Report addressed settling in the pavement and the direction of the alligator cracks. Mrs. Adams recalled the directive at the last meeting to inspect and include that type of information. In her opinion, the Report is too soft.

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

I. Key Activity Dates

The Key Activity Dates List was included for informational purposes. The dry retention maintenance project was completed.

II. 1,488 Registered Voters in District as of April 15, 2022

There are 1,488 registered voters residing within the CDD as of April 15, 2022.

Mr. Pires left the meeting at 3:29 p.m.

III. NEXT MEETING DATE: May 24, 2022 at 1:00 P.M.

• QUORUM CHECK

Supervisors Mountford, Blumenthal and Twombly confirmed their in-person attendance at the May 24, 2022 meeting. Supervisors Gilman and Schultz would attend via telephone.

SIXTEENTH ORDER OF BUSINESS

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

There were no Supervisors requests or public comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Gilman and seconded by Mr. Schultz, with all in favor, the meeting adjourned at 3:31 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Kurt D. Blumenthal
Secretary/Assistant Secretary

Tony Montford
Chair/Vice Chair