

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on May 24, 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 (via telephone)	Chair
Terry Mountford	Vice Chair
Kurt Blumenthal	Assistant Secretary
Robert Twombly	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Bill Kurth	SOLitude Lake Management (SOLitude)
Eric Long	PSGRC General Manager
Travis Childers	PSGRC Assistant General Manager
Jim Mitchell	Synovus
Mike Radford (via telephone)	MRI
Jim McGiven	PSGRC Board President
Neil Collins	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Mountford, Blumenthal and Twombly were present, in person. Supervisor Schultz was attending via telephone. Supervisor Gilman was not present.

**On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, authorizing Mr. Schultz’ attendance and full participation, via telephone, due to exceptional circumstances, was approved.**

**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 Item(s)**

- **Change Order No. 1 for Lake and Wetland Maintenance**
- **Addendum to Current Contract**

Mr. Kurth presented Change Order No. 1. He stated that SOLitude effected nationwide price increases due to higher fuel, chemical and labor costs. He discussed the reasons for the proposed addendum to the current contract. Asked what will happen in January with the new contract, Mrs. Adams stated the Board can choose to approve the second-year option or go out to bid via the Request for Proposals (RFP) process. Mr. Kurth stated the second-year option would be at the 7% increase level. Asked if the rate would not increase from June 1<sup>st</sup> through December 2023, Mr. Kurth stated SOLitude would honor the second year at the current 7% increase price. Mrs. Adams would revise the contract addendum to coincide with the fiscal year.

**On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, Change Order No. 1 for Lake and Wetland Maintenance in the amount of \$3,018.12, and the Contract Addendum, were approved.**

**FOURTH ORDER OF BUSINESS**

**PSGRC Updated Master Landscape Plan**

Mr. Long stated there will be a pre-bid meeting on Thursday and five potential contractors are slated to attend. Mrs. Adams stated the meeting was advertised in the newspaper and, after the bid opening, Staff would present the most affordable, responsive and responsible contractor for consideration.

**FIFTH ORDER OF BUSINESS**

**Consideration of Sole Source Determination as to RainBird ICS Irrigation System Submitted by FIS**

Mr. Pires presented the Single Source Certification of the RainBird ICS Irrigation System and noted that Staff reviewed and added language to the document.

**On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the Single Source Certification of the RainBird ICS Irrigation System Submitted by FIS, and authorizing the District Manager and Chair to execute, was approved.**

Staff would post the certification on the CDD website for one week to provide a timeline to the residents.

**SIXTH 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 and read the title.

Referencing a handout, Mr. Krebs stated the No Parking signs that were ordered through Lykins Signtek say "No Parking at any time and vehicle to be towed away at owner's expense" and in placing the signs, Staff considered the location of the residential lot lines and tried to space the signs so that they would meet the separation distance. A total of five signs are to be installed 30' from the intersection stop signs, in a manner that would meet the separation distance and would not be visible to residents right outside their front doors. Mr. Mountford stated that he did not want the signs to say "towaway zone" but "No Parking" was sufficient.

Discussion ensued regarding the handout, enforcement, whether the signs should be spread further apart, the Masters' Board request to narrow the parking to one lane in a particular section of the community, safety concerns, notifying residents that their vehicles could be towed and the towing contract.

Mr. Pires stated the Board previously authorized Staff to order the signs and if it was inclined to proceed, the Board could adopt the Resolution, which establishes one towing zone, today and additional towing zones could be added in the future. The Board asked for the signs to be relocated. Mr. Krebs would facilitate relocation and installation of three additional signs with the tow company’s information at each gatehouse. Mr. Willis would order three additional signs and contact the Village of Estero.

**On MOTION by Mr. Schultz and seconded by Mr. Twombly, with Mr. Schultz, Mr. Twombly and Mr. Mountford in favor and Mr. Blumenthal dissenting, Resolution 2022-03, as amended, 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, subject to District Counsel’s modifications, was adopted. (Motion passed 3-1)**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Synovus Bank Term Sheet**

Mr. Adams presented the Synovus Bank Term Sheet. There was an issue with the financing in that Synovus Bank’s Counsel asked to view lease agreements related to golf course irrigation improvements. Note A, for \$850,000, would be tax-exempt and Note B, for \$850,000, would be taxable since the golf course is private property. Mr. Mitchell stated the terms of the Notes are five years and Synovus Bank’s Counsel will serve as Bond Counsel and engage a third party when there is a tax question; the portion dealing with the irrigation was referred to a tax specialist.

Discussion ensued regarding private property, general public access, leasing of improvements by the CDD, cost-savings, pavers and landscaping. The following revision would be made in the definition of the Series 2022A project:

Change “Pavers” to “Irrigation”

**On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the Synovus Bank Term Sheet, as amended, to include irrigation and landscaping, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05, Authorizing the Issuance of its Improvement Revenue Notes, Tax Exempt Series 2022A and Taxable Series 2022B, in the Aggregate Principal Amount Not to Exceed \$1,700,000 to Provide Funds to Finance Certain Capital Improvements Within the District and Related Costs; Providing that Such Notes Shall be Payable from Operation and Maintenance Special Assessments Upon Benefitted Properties in the Pelican Sound Section of the District as Provided Herein; Awarding the Notes to Synovus Bank by Negotiated Sale; Authorizing the District to Enter Into a Loan Agreement with Synovus Bank; Providing for the Rights, Security and Remedies for the Owner of Such Notes; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection Therewith; Declaring the Issuer’s Official Intent to Pay for the Project or a Portion Thereof Prior to the Issuance of the Notes and to Issue the Notes and to Use a Portion of the Proceeds Thereof to Reimburse Expenditures Paid or Incurred Prior to the Date of Issuance Thereof; and Providing an Effective Date**

- **Consideration of Synovus Bank Loan Agreement**

- A. **Tax Exempt Series 2022A Revenue Note**

- B. **Taxable Series 2022B Revenue Note**

Mr. Adams presented Resolution 2022-05.

The following revision would be made in the definition of the Series 2022A project:

Change “Pavers” to “Irrigation”

**On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, Resolution 2022-05, Authorizing the Issuance of its Improvement Revenue Notes, Tax Exempt Series 2022A and Taxable Series 2022B, in the Aggregate Principal Amount Not to Exceed \$1,700,000 to Provide Funds to Finance Certain**

**Capital Improvements Within the District and Related Costs; Providing that Such Notes Shall be Payable from Operation and Maintenance Special Assessments Upon Benefitted Properties in the Pelican Sound Section of the District as Provided Herein; Awarding the Notes to Synovus Bank by Negotiated Sale; Authorizing the District to Enter Into a Loan Agreement with Synovus Bank; Providing for the Rights, Security and Remedies for the Owner of Such Notes; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection Therewith; Declaring the Issuer’s Official Intent to Pay for the Project or a Portion Thereof Prior to the Issuance of the Notes and to Issue the Notes and to Use a Portion of the Proceeds Thereof to Reimburse Expenditures Paid or Incurred Prior to the Date of Issuance Thereof; and Providing an Effective Date, as amended to include the change in the definition of Project 2022 A, was adopted, and authorizing the Vice Chair and Secretary to execute, was approved.**

#### **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mrs. Adams presented Resolution 2022-06 and read the title. She reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any changes. Mr. Schultz stated the “Street-sweeping” and “Contingencies” line items would increase. Staff would make sure assessments remain flat for Fiscal Year 2023 and present a revised proposed Fiscal Year 2022 budget by the July meeting.

**On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, Resolution 2022-06, Approving a Proposed Budget for Fiscal Year 2022/2023, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 23, 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; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

TENTH ORDER OF BUSINESS

M.R.I. Underwater Specialists, Inc.,  
Inspection Report

- **Consideration of Proposals/Estimates**
  - A. **Proposal #322 – CB 96 Pipe Replace [\$10,000.00]**
  - B. **Estimate No. 92 – Repair of Compromised Pipe [\$11,200.00]**
  - C. **Estimate No. 91 – Repair of Compromised Pipe [\$12,850.00]**
  - D. **Estimate #3415 – Install 4 New Grates [\$1,850.00]**
  - E. **Estimate #3414 – Repair Box #CB 132 [\$1,200.00]**
  - F. **Estimate #3373 – Install 6” Riser on Manhole [\$2,800.00]**
  - G. **Estimate #3410 – Clean and Remove Sand and Debris from Structures with 25% and More [\$54,650.00]**
  - H. **Estimate #3411 – Clean and Remove Sand and Debris from Structures with 35% and More [\$37,250.00]**
  - I. **Estimate #3412 – Clean and Remove Sand and Debris from Structures with 45% and More [\$20,150.00]**

Referencing the M.R.I. Underwater Specialists, Inc., Inspection Report, Mrs. Adams stated the proposals for all the repairs totals \$39,900 and there are additional proposals for cleaning and debris removal from the structures totaling \$54,650. The Board can have all inter-connecting pipes cleaned and place the repairs under the Fiscal Year 2023 budget. Mr. Adams could allot \$50,000 for the repairs and the difference in contingencies.

Discussion ensued regarding timing of the cleaning and repair and the pipes, inlet protection and the oak trees.

**On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, cleaning and debris removal of pipes at 25%, in the amount of \$54,650, funded from the Fiscal Year 2022 budget, was approved.**

**On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, repairs, in the amount of \$39,900, funded from the Fiscal Year 2023 budget in the spring, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Precision Cleaning Inc. Proposal for PSGRC Street Sweeping Services**

Mrs. Adams presented the Precision Cleaning Inc., proposal. The cost is \$675 per sweep and the Board previously discussed adding additional sweeps. Mr. Schultz stated this is to address the leaves dropping in the fall from oak trees that increases annually and to minimize the collection in the storm drains and maintain the entire community. Mrs. Adams stated sweeping would occur every other week from September through November, in the amount of \$4,725.

**On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, the Precision Cleaning Inc., Proposal for PSGRC Street Sweeping Services, in the amount of \$4,725, was approved.**

**TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2022**

- **2022 Operations Financial Impact Analysis**

Mrs. Adams presented the Unaudited Financial Statements as of April 30, 2022.

The financials were accepted.

**THIRTEENTH ORDER OF BUSINESS**

**Approval of April 26, 2022 Regular Meeting Minutes**

Mrs. Adams presented the April 26, 2022 Regular Meeting Minutes. The following changes were made:

Line 124: Change "MBR" to "NVR"

Line 125: Delete "some" after "representatives"

**On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the April 26, 2022 Regular Meeting Minutes, as amended, were approved.**

- **Active Action and Agenda Items**



Items 4, 6, 9, 10, 12, 13 and 16 were completed.

Item 4: Regarding the repairs, Mr. Willis stated that SOLitude added insulation and a cushion to muffle the vibration.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

Mr. Krebs presented an LDO application for a speed cushion. Mr. Adams was added as District Manager. The fee would be sent to Mrs. Adams.

**On MOTION by Mr. Twombly and seconded by Mr. Mountford, with all in favor, the LDO application and authorizing the District Manager to execute, was approved.**

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

**I. Key Activity Dates**

**II. NEXT MEETING DATE: June 28, 2022 at 1:00 P.M.**

**• QUORUM CHECK**

Supervisors Blumenthal, Mountford and Twombly confirmed their in-person attendance at the June 28, 2022 meeting. Supervisors Schultz and Gilman would attend via telephone.

**FIFTEENTH ORDER OF BUSINESS**

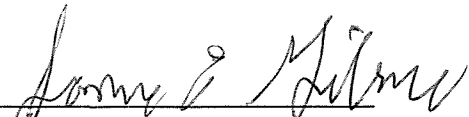
**Supervisors' Requests and Public Comments (*5 minutes per speaker*)**


There were no Supervisors requests or public comments.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the meeting adjourned at 2:36 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice/Chair