

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

The Board of Supervisors of the River Ridge Community Development District held Multiple Public Hearings and a Regular Meeting on 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 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
Jim Gilman	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Eric Long	PSGRC General Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:01 p.m. Supervisors Mountford, Blumenthal and Gilman were present. Supervisor Twombly was not present at roll call. Supervisor Schultz was attending via telephone.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, authorizing Mr. Schultz's 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

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mrs. Adams presented Resolution 2022-08 and read the title. She reviewed the proposed Fiscal Year 2023 budget compared to the Fiscal Year 2022 budget, highlighting line-item increases and explained the reasons for the increases.

The Board previously asked for the assessments remain flat, at \$869.24 per unit.

Mr. Mountford voiced his opinion that the assessment amount seems excessive but, given the surprises of the last few years, it is fathomable.

On MOTION by Mr. Gilman and seconded by Mr. Mountford, with all in favor, the public hearing was opened.

No members of the public spoke.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the public hearing was closed.

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, Resolution 2022-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law

- A. Proof/Affidavit of Publication
- B. Mailed Notice(s)

These items were included for informational purposes.

- C. Consideration of Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

In response to a question about the Mailed Notice, Mr. Pires stated that the Florida Legislature and courts interpret the Statute to be that a Mailed Notice must be sent, in addition to the notices in the newspaper.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the public hearing was opened.

No members of the public spoke.

Mr. Pires asked if Management received any objections, comments or letters of concern from residents. Mrs. Adams replied no.

On MOTION by Mr. Mountford and seconded by Mr. Gilman, with all in favor, the public hearing was closed.

Mrs. Adams presented Resolution 2022-09 and read the title.

On MOTION by Mr. Mountford and seconded by Mr. Gilman, with all in favor, Resolution 2022-09, Making a Determination of Benefit and Imposing Special

Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Annual Quality Assurance Audit: Lake Maintenance and Dry Retention

A. Memorandum: Lake Maintenance

Mr. Willis stated the CDD’s lakes are healthy, overall. There was a bit of algae on the perimeter of some of the lakes. Some of the photos with algae were taken at the start of the summer, when the rains were first coming in after the dry season, which washed nutrients and organic materials into the lake, as expected. Mr. Willis discussed work orders, the treatment requirements for some of the lakes, Lake H1-A, which was the only lake out of compliance, the abundance of wildlife, the littorals and Lake E3-A, which could use littorals.

B. Evaluation Sheets/Photos

Mr. Willis reviewed the evaluation sheets and the photographs of the lakes.

C. Memorandum: Dry Retention

D. Photos

Mr. Willis presented the Dry Retention audit and additional photographs of the CDD lakes. He concluded that the dry retention areas look really good and nothing problematic was noted.

Discussion ensued regarding lake bank erosion at Lake E8-A, Lake E1-C, drainage, water levels, dry retention areas and harvesting cana lilies by the River 8 Tee box.

Mrs. Adams stated that she requested a cost estimate from SOLitude to trim back the wax myrtles that are adjacent to the Florida Power & Light (FPL) ditch.

Mr. Krebs will re-inspect Lake E1-C for drainage concerns and report his findings.

Mr. Twombly arrived at the meeting at 1:30 p.m.

SIXTH ORDER OF BUSINESS

Consideration of Clarke Construction Group Inc. Proposal for Pelican Sound Seaside Grading and Location Map

- **Consideration of License or Lease Agreement**

Mrs. Adams presented the \$295,862.81 bid proposal from Clarke Construction Group Inc. (Clarke), for Pelican Sound Seaside Grading and Location Map.

Mr. Long stated this is the only proposal that was obtained and Staff is in the process of obtaining two other proposals to compare costs. This item is related to Lake 9 between the golf course and Seaside I and II. Mr. Long stated that Mr. Krebs prepared a map to consider raising the elevation by 1' from where the existing inlet is located near Seaside I. The intention is to have five inlets in the area in question, while avoiding disruption of the existing plants, and pitch the drains to the existing lake, which is Lake E3-C.

Mr. Krebs stated the drainage basin for that area is part of Lake E3-C. The goal is to not disturb the golf course and go north, instead of going across and beyond the range. Asked to identify the specific area, Mr. Krebs stated it is between the cart path and the buildings, which used to be an indigenous area before the PSGRC re-zoned it and cleared all the underlying palmettos. It is now a low-lying area that solely collects water. Mr. Krebs stated the only way to resolve the issue is to raise the grade and install a few inlets to collect all the water and direct it towards the lake. He coordinated with Mr. Long on a sketch and rough quantities to obtain pricing from contractors. Mr. Long stated Clarke completed the golf course renovation and re-grassing in 2015 and is very familiar with the property. Two other proposals are pending.

Mr. Krebs responded to questions regarding why installing piping in the area will not work, re-grading, The Masters property, storm drainage systems on the roadway, lake elevation, dry retention areas, the inlets, drain lines, the indigenous area that was re-zoned, obtaining permits and a Limited Development Order (LDO).

Mr. Mountford stated he is not predisposed to considering a \$295,000 budget for one area and not addressing all the other wetland water retention problem areas in the CDD without viewing the entire scope of work.

Mr. Schultz recalled that, at the last meeting, Mr. Krebs was asked for an engineering assessment for a solution to the area along Seaside and The Masters area and the Board was expecting a report, instead of a proposal. He stated this will be considered an interim discussion and requested a report from Mr. Krebs as to how to approach these issues.

Mr. Krebs will prepare and present a comprehensive draft report that examines how HOAs are handling the issue and include additional cost estimates.

▪ **Update: Landscape/Irrigation**

This item was an addition to the agenda

Referencing slides, Mr. Long reported the following:

- Hannula Landscaping has been on site every day since the beginning of the project. Thus far, the work has been extraction, with removal of plantings.
- Wet checks commenced on August 22nd.
- Plant installations are scheduled to commence September 6th.
- Removals are mostly completed, with the exception of a couple of communities.
- 13 irrigation clocks, from the master landscape plan, have been replaced.

Asked if any irrigation heads had to be replaced and if it was budgeted, Mr. Long replied affirmatively and stated irrigation is built into the budget and is being absorbed by what was already approved. Realistically, any additional expenses are for adding more plantings to areas that were not on the original scope.

- Landscape lighting needs to be replaced at the entrances. One proposal was obtained for \$17,000. Staff will obtain additional proposals.
- The wiring for irrigation will commence August 29th.
- Irrigation head installations are scheduled to be completed September 12th through the 14th.
- Filtration for the pump station is currently underway.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2022

• **2022 Operations Financial Impact Analysis**

Mrs. Adams presented the Unaudited Financial Statements as of July 31, 2022 and the Financial Impact Analysis Report.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of June 28, 2022 Regular Meeting Minutes

Mrs. Adams presented the June 28, 2022 Regular Meeting Minutes. The following change was made:

Line 26: Insert “(via telephone)” after “McGivern”

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the June 28, 2022 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 4, 9, 10, 11 and 12 were completed.

Item 4: The speed cushion was delivered and will be installed shortly.

Item 5: Staff asked to defer this item until October because there are not sufficient funds in the Fiscal Year 2022 budget to cover the project costs at this time.

Item 12: Mr. Willis will order another box of reflectors.

Mr. Shultz asked for an update on the complaint about the condition of the drain box in front of the Sound 9 Tee. Mr. Willis stated Staff received a quote in June for the painting and determined that it will be carried over to the Fiscal Year 2023 budget. Mrs. Adams stated this item was deferred because of unforeseen spending in the Fiscal Year 2022 budget but, now that Fiscal Year 2022 is ending, Staff can facilitate painting of the structure. Mr. Willis will schedule painting of the outfall structure adjacent to the dry retention area.

NINTH 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 stated when he inspected the property with Mr. Long last month, it was noted that water is collecting around the control structure between Basins #5 and #6 and the lake was high. Staff will address this problem during the dry season by installing rip-rap.

- **Consideration of Collier Paving & Concrete, Estimate #22-407 for Asphalt and Concrete Repairs – Effective October 1, 2022 [\$23,033.66]**

Mrs. Adams presented Estimate #22-407, in the amount of \$23,033.66, to be paid out of the Fiscal Year 2023 budget.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, Collier Paving & Concrete Estimate #22-407 for asphalt and concrete repairs, effective October 1, 2022, in the amount of \$23,033.66, was approved.

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

- I. **Key Activity Dates**
- II. **NEXT MEETING DATE: September 27, 2022 at 1:00 P.M.**
 - **QUORUM CHECK**

Supervisors Gilman, Blumenthal, Twombly and Mountford confirmed their in-person attendance at the September 27, 2022 meeting. Supervisor Schultz would attend via telephone.

TENTH ORDER OF BUSINESS

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

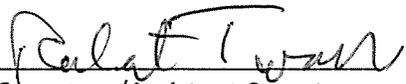
A Board Member asked Staff to re-inspect Catch Basin #166 for drainage concerns.

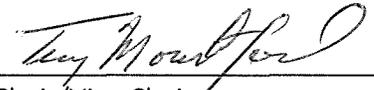
ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, the meeting adjourned at 2:23 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair