

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on October 25, 2022 at 1:00 p.m., at the Golf Clubhouse (Lakesview Room), 4561 Pelican Sound Boulevard, Estero, Florida 33928, and via Zoom at <https://us02web.zoom.us/j/82086246862> and telephonically at 1-929-205-6099, Meeting ID: 820 8624 6862 for both.

Present were:

Bob Schultz (via Zoom)	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
Charlie Krebs	District Engineer
Brent Burford	Johnson Engineering, Inc.
Eric Long	PSGRC General Manager
Paul Dougherty	SOLitude Lake Management (SOLitude)
Ean Sims	SOLitude Lake Management (SOLitude)
Larry Fiesel	Resident
Larry Klein	Resident
Don Jansen	Resident
Leo Manz	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:02 p.m. Supervisors Mountford, Blumenthal Twombly and Gilman were present. Supervisor Schultz was attending via Zoom.

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, authorizing Mr. Schultz's attendance and full participation, via Zoom, due to exceptional circumstances, was approved.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

On behalf of his neighbors, resident Leo Manz noted that several homes in Torrey Pines flooded during Hurricane Ian and asked why the pumps/backup generators were not working. Staff noted that the CDD does not have any generators/equipment for stormwater management; Lee County Utilities is responsible for the lift station and any sanitation issues.

Mr. Manz voiced his opinion that the conservation area is overgrown and is convinced that is why the streets flooded. Mrs. Adams stated that the CDD's only maintenance responsibility is to keep the area free of invasive materials. Staff will schedule a tour of the Dry Retention Area #1 (DRA #1) with the residents to review all concerns.

THIRD ORDER OF BUSINESS

Update: SOLitude Lake Management

SOLitude Project Manager Paul Dougherty stated that the technician inspected the lakes a few days after Hurricane Ian and, except for having to remove a few fallen branches, all are in relatively good condition.

Mr. Dougherty stated that there were no signs of salinity issues in the lakes, which causes all the plants to die. He recommended and was asked to take a sample at the Island Sound lake for golden algae and salinity.

A Board Member stated that the CDD is required to continue monitoring B-2264 another two years and the Report completed after Hurricane Ian indicated there is a lot of dead vegetation in one area. Mr. Willis stated that, upon receipt of Mr. Hormann's findings and photographs, he will present a proposal.

- **Consideration of Annual NDPES Report**

This item, previously the Eighth Order of Business, was presented out of order.

Mr. Burford presented the NPDES Report for the May 2021 to April 2022 reporting period and accompanying attachments and responded to questions. The CDD was one of the areas selected for inspection, which is scheduled for September 2023.

Mrs. Adams was asked to confirm that the reason expenses exceeded budget was because of a timing issue, in that the prior year invoice was processed this year.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the National Pollutant Discharge Elimination System (NPDES) Report, Cycle 4, Year 5, and authorizing the District Management to execute and submit the Report, were approved.

FOURTH ORDER OF BUSINESS

Discussion: Comments Regarding Speed Hump at Corkscrew Round-a-Bout

Resident complaints about the speed hump were included for informational purposes.

Mr. Schultz recommended Mr. Long resend last year’s Pelican Sound communique to residents explaining the reason it was installed. Board Members agreed with the comment that the speed hump is working and suggested installing one at the exit of Pinehurst. Mr. Long was directed to ask Ms. Perkins, the NVR of Pinehurst, to e-blast residents that, if they do not adhere to the speed hump, the CDD will consider installing one at the exit.

Mr. Long stated that Ms. Perkins scheduled a meeting on the 31st to explain stormwater management, in response to Pinehurst residents’ requests. Mr. Krebs will provide Mr. Long the PowerPoint presentation on how the water flows.

FIFTH ORDER OF BUSINESS

Discussion: Cars and Golf Carts Not Stopping at Stop Signs and Potential Safety Issues

Mr. Schultz stated this item was included for informational purposes. Mr. Long was asked to continue sending eblasts to the community that, if violations increase, the CDD might have to take action.

Resident Don Jansen asked for bicycles to be included in the notice. Board Members felt that other offenders were walkers and runners.

SIXTH ORDER OF BUSINESS

Discussion: Detention Pond Drain Blockage

Mr. Long stated that roadside catch basins #164 and #165 were cleared of blockage on September 30, 2022.

Mr. Krebs stated he will email the updated CAD file showing what is CDD-owned, which will help with the GIS symbols. He responded to questions and explained water flow, the number of inlets in the DRA and what the CDD controls, up to a certain elevation on the south side. Koreshan State Park should have its own outfall structure.

Mr. Schultz asked if sediment from the Florida Power & Light (FPL) ditch should be removed to improve flow. Mr. Krebs stated not at this time, as the weir is draining unobstructed. Mr. Krebs was directed to send Mr. Adams a draft response about the drainage situation being normal, for Mr. Long to communicate to Pinehurst residents.

SEVENTH ORDER OF BUSINESS

Update: Landscape and Irrigation Progress Report

Mr. Long reported the following:

- The landscaping project is 90% completed for the trees and 60% for the plantings.
- The vendor is willing to work with the CDD, as 20 trees and 40 to 50 plants were damaged during Hurricane Ian. The project is expected to be completed within the next ten days.
- Pine straw is being installed.
- Resident concerns about trees planted too close to each other were addressed.
- A change order to replace bushes and sod damaged by Hurricane Ian is expected.
- New landscape lighting was installed at the front entrance.
- Irrigation head installations are 100% completed; it required removing the weather station from the project, which the Board can consider in the future.
- The computer system will go online by the end of the month.
- The filtration system is connected and will go online next week.
- Landscape Plans: All the clocks were changed to electronic throughout the community.

EIGHTH ORDER OF BUSINESS

Consideration of Annual NDPES Report

This item was presented following the Third Order of Business.

NINTH ORDER OF BUSINESS

Discussion: District Engineer’s Draft Report Regarding Handling of Water Retention Concerns, Solutions for Areas Along Seaside, The Masters and Other Areas and Engineer’s Cost Estimates

Mr. Krebs distributed and reviewed his draft report containing exhibits and identifying the entities responsible for maintenance of the stormwater management system. He presented costs associated with installing drainage pipes and noted that, due to the age of the community, if they cannot find the inlets with the probes, they will have to be installed according to the original Engineer’s plans.

Seaside II resident Larry Klein asked if this is a River Ridge issue and not a Seaside issue? Mr. Krebs identified CDD owned areas on the map. Mr. Long stated that only proposals were being obtained at this time; they have not determined who is responsible for cost. Mr. Krebs made sure the homes did not flood and stated that the standing water was always there but more noticeable now that some of the vegetation in the area was removed .

Discussion ensued regarding fill and leveling of the area, which would be pricey and could cause maintenance issues on the golf course.

Board Members were asked to email their comments or questions about the draft Report to Mr. Krebs. The Report will be finalized and added to the next agenda.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2022

- **2022 Operations Financial Impact Analysis**

Mrs. Adams presented the Unaudited Financial Statements as of September 30, 2022 and the Financial Impact Analysis Report and responded to questions. She will work with Accounting to correct coding errors in the Engineering and Capital Improvement budget line items and prepare a change order for the Heritage Golf Direct invoice.

On MOTION by Mr. Twombly and seconded by Mr. Blumenthal, with all in favor, the Unaudited Financial Statements as of September 30, 2022, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of August 23, 2022 Public Hearings and Regular Meeting Minutes

Mrs. Adams presented the August 23, 2022 Public Hearings and Regular Meeting Minutes.

The following change was made:

Line 205: Change “McGiven” to “McGivern”

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the August 23, 2022 Public Hearings and Regular Meeting Minutes, as amended, were approved.

• **Active Action and Agenda Items**

Items 6, 7 and 8 were completed.

Item 4: The curb repair project is expected to be completed by next week.

Item 9: Mr. Willis will check with Kim on the status of the painting project and ask her to check if the cord grass was damaged at the outfall structure adjacent to the Sound 9 tee.

As requested, Mr. Willis will ask the SOLitude technician to check the condition of the newly planted littorals in Lake E3-A.

TWELFTH 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 distributed and presented the Collier Paving & Concrete proposal for additional curb and asphalt repairs that were identified subsequent to the initial proposal. The location map will be emailed to Mrs. Adams.

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, the Collier Paving & Concrete October 21, 2022 proposal for additional concrete curb and asphalt repairs, in the amount of \$22,799.48, was approved.

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

I. Key Activity Dates

The Key Activity Dates List was included for informational purposes.

II. NEXT MEETING DATE: November 8, 2022 at 1:00 P.M.

• QUORUM CHECK

The November 8, 2022 meeting was cancelled. Supervisors Gilman, Schultz, Mountford and Twombly confirmed their in-person attendance at the December 13, 2022 meeting. Supervisor Blumenthal will not be able to attend.

Mrs. Adams listed items that will be on the next agenda and noted that Mr. Kurth and Mr. Hormann resigned from SOLitude Lake Management.

THIRTEENTH ORDER OF BUSINESS

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

Mr. Schultz commended Mr. and Mrs. Adams for their quick response and thorough support in touring the CDD the day after Hurricane Ian.

Mr. Schultz asked if the street sweeper swept up the leaves and acorns. All responded that they were all blown away by the hurricane.

Mr. Schultz asked for Weir #2 at Gleneagles Links Drive to be repaired. Mrs. Adams stated she will obtain a proposal from MRI to install riprap, upon receipt of sketch from Mr. Krebs.

Mr. Long stated he will email a list and photographs of damaged or missing street signs to Lykins and request a proposal.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, the meeting adjourned at 2:47 p.m.

COPELAND
Secretary/Assistant Secretary

Robert Schmitt
Chair/Vice Chair