

# **RIVER RIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**December 13, 2022**

## **BOARD OF SUPERVISORS REGULAR MEETING AGENDA**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

**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**

December 6, 2022

Board of Supervisors  
River Ridge Community Development District

|   |
|---|
| <p><b><u>ATTENDEES:</u></b><br/>Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p> |
|---|

Dear Board Members:

The Board of Supervisors of the River Ridge Community Development District will hold a Regular Meeting on December 13, 2022 at 1:00 p.m., at the Golf Clubhouse (Lakeview Room), 4561 Pelican Sound Blvd., Estero, Florida 33928, and via Zoom at <https://us02web.zoom.us/j/82086246862>, Meeting ID: **820 8624 6862** or telephonically at **1-929-205-6099**, Meeting ID: **820 8624 6862**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items (*5 minutes per speaker*)
3. Update: SOLitude Lake Management, LLC
4. Administration of Oath of Office to Elected Supervisors James Gilman [**SEAT 1**] and Bob Schultz [**SEAT 2**] (*the following will be provided in a separate package*)
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - D. Form 8B: Memorandum of Voting Conflict
5. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date
6. Discussion/Update: Hurricane Ian Street Sign Repairs
7. Continued Discussion/Update: Stormwater Management System Analysis
  - Letter from Shari Perkins, Pinehurst Neighborhood Association

8. Consideration of Award of Contract for Lake and Wetland Maintenance
9. Discussion: Preliminary Planning for Gatehouses and Monuments
10. Acceptance of Unaudited Financial Statements as of October 31, 2022
  - 2022 Operations Financial Impact Analysis
11. Approval of October 25, 2022 Public Hearings and Regular Meeting Minutes
  - Active Action and Agenda Items
12. 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. NEXT MEETING DATE: January 24, 2023 at 1:00 P.M. [River Club Conference Center (Sound Room, Second Floor of Fitness Center), 4784 Pelican Sound Blvd., Estero, FL 33928]

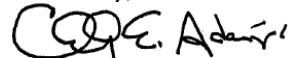
• QUORUM CHECK

|                    |                                    |                                |                             |
|--------------------|------------------------------------|--------------------------------|-----------------------------|
| 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 |

13. Supervisors' Requests and Public Comments (*5 minutes per speaker*)
14. 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**

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**RESOLUTION 2023-01**

**A RESOLUTION OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, 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 in Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

**Chuck Adams** \_\_\_\_\_ is appointed Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

**Craig Wrathell** \_\_\_\_\_ is appointed Assistant Secretary

2. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.
3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**ADOPTED THIS 13TH DAY OF DECEMBER, 2022.**

**ATTEST:**

**RIVER RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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# River Ridge Community Development District

## Stormwater Management System Analysis

Prepared: December 2022

DRAFT

Prepared By:

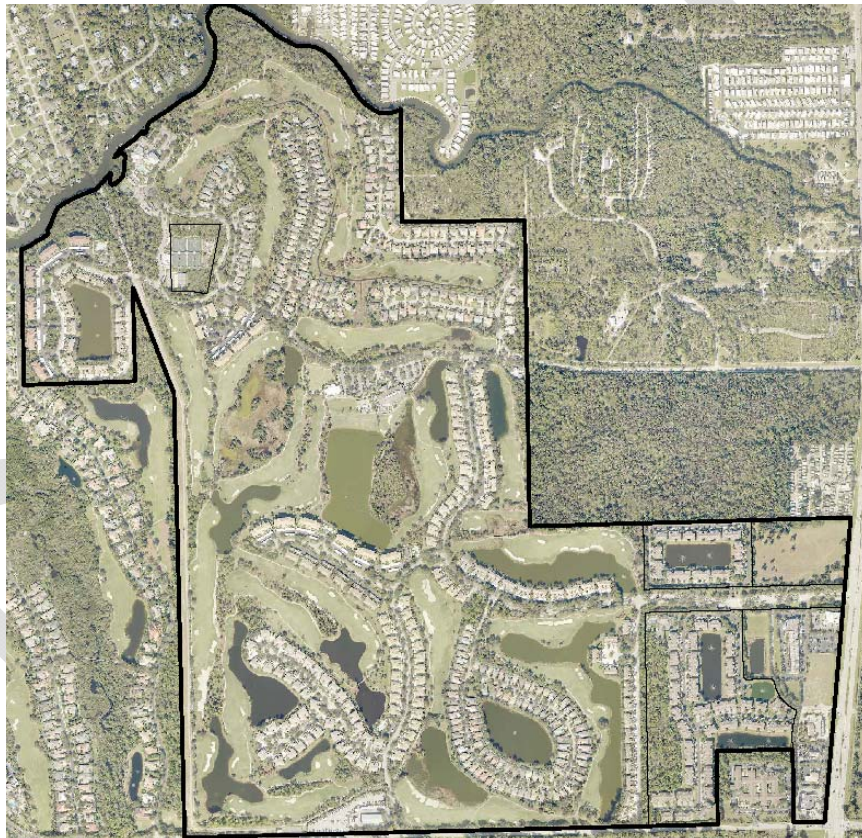
Hole Montes, Inc.  
6200 Whiskey Creek Drive  
Fort Myers, FL 33919

## Summary

The following report is an analysis of the existing stormwater management system to determine what portions are not owned and maintained by the River Ridge Community Development District (CDD) and to determine if there is a benefit to transferring to the CDD, any or all of the outside existing surface water management system not controlled by the of the CDD. The stormwater management system that has been permitted and constructed with River Ridge Community Development District is operated and maintained by several different entities and can be broken down to those portions that are within the Pelican Sound community and those that are located outside it.

## Surface Water Management System

The Rive Ridge CDD is generally located west of US 41, between the Estero River and Williams Road. The CDD is approximately 634 acres and consists of the Pelican Sound Golf and River Club (PSGRC), The Meadows multi-family residential community, and the Paradise Shoppes of Estero a commercial use development along US 41. The lands within the CDD are all part of an Environmental Resource Permit issued by South Florida Water Management District that governs how stormwater is treated and discharged from the site.



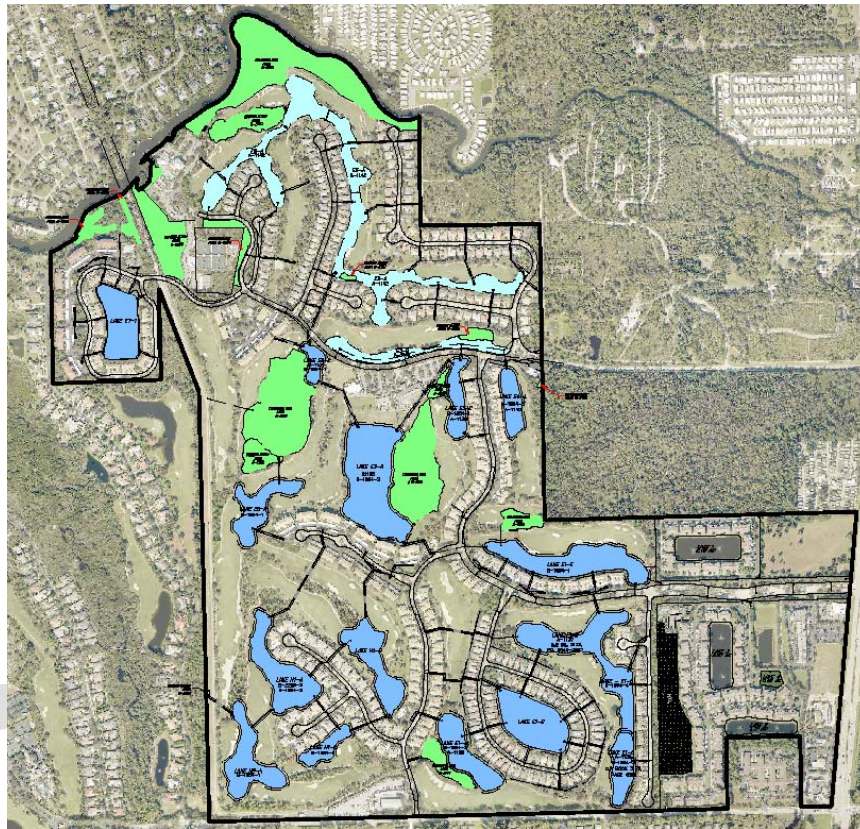
*Figure 1 - River Ridge CDD Boundary*

Each of these developments have their own permitted water management system that contributes to the whole and is maintained and operated by the property owners or their association. The stormwater management system within the PSGRC can be broken down even more to what are owned and maintained by the CDD, the Pelican Sound Golf and River Club and Hammock Greens. There is also an undeveloped parcel of land (north of Pelican Sound Drive) along US 41. This parcel is currently vacant with little vegetation but is part of the boundary of the CDD and the overall South Florida Water Management District Permit for the CDD.



## River Ridge

The surface water management system for River Ridge consists of a series of Drainage Basins that discharge to the Estero River or Halfway Creek. Within basins are lakes, wetland conservation areas or dry detention areas that help collect, store, and treat the stormwater runoff before it leaves the community. The River Ridge CDD maintains the lakes, wetlands, dry detention basin, stormwater inlets and drainage pipes that make up the backbone of the surface water management system within the PSGRC. (The CDD does maintain drainage or roof leaders from individual homes or multi-family buildings). These are left to the property owners to maintain. Below is a figure that shows the location of the CDD owned and maintained improvements.



*Figure 2 - River Ridge CDD - Maintained Improvement*

## Pelican Sound Golf and River Club

The Pelican Sound Golf and River Club (PSGRC) owns and maintains several parcels of land within the boundary of River Ridge CDD. Besides the golf course itself, the PSGRC maintains the water management facilities for the River Club, Golf Clubhouse, Golf Maintenance Facility, and the Tennis Facility. These areas all collect and treat their water before discharging it to the main system maintained by the CDD. Figure 3 shows the PSGRC owned facilities, outside of the golf course, in red.

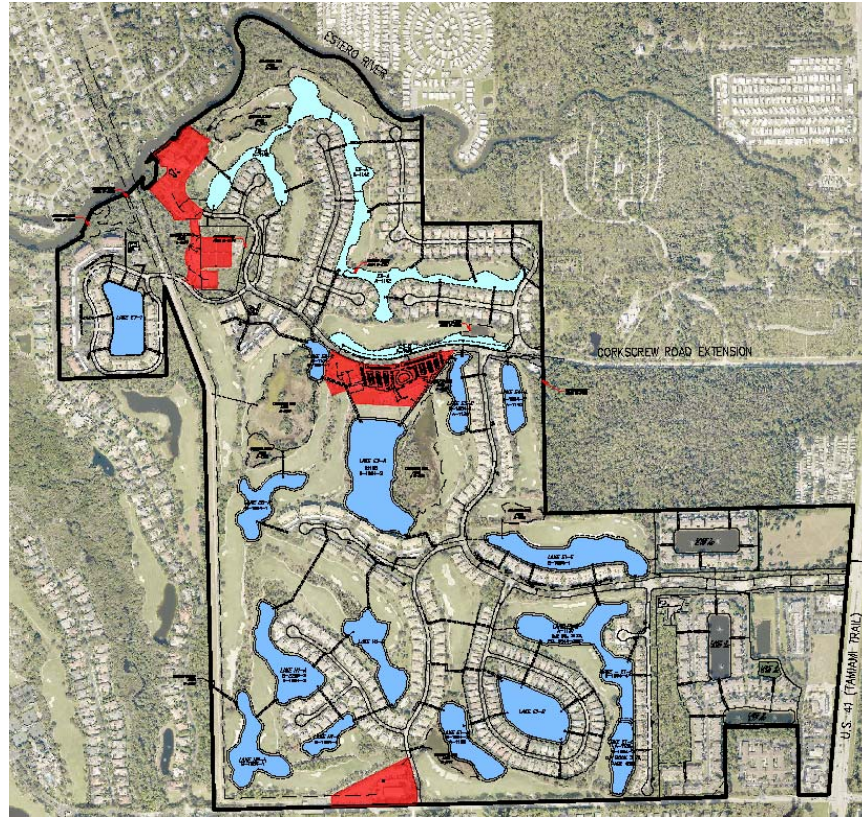


Figure 3 - Golf and River Club Owned Facilities

Each of these facilities bring with it its own unique problems. For example, the maintenance facility provides storage for materials and chemicals used for the golf course. As the District has no full-time staff to provide a quick response should a spill occur, maintaining the stormwater system could be problematic. The tennis facility was designed to utilize underground storage tanks to provide additional water quality volume. These tanks would require special equipment to maintain, and this would mean utilizing an outside contractor. The River Club is utilized by residents for access to the river. There is a boat wash area where residents can wash their boats as well as other vehicles. The clubhouse facility is adjacent to several lakes owned and maintained by the CDD. It may be enough that the District would take over maintenance of the parking lot drainage but leave the yard drains and roof leaders to the club. Each of these facilities should be investigated further to determine how the club provides maintenance and if there is a benefit for the District to provide ongoing maintenance.

## The Meadows

The Meadows is a ±50-acre multi-family community located between PSGRC and US 41. The Meadows is split by Pelican Sound Drive, with a portion of the community located on the north side of Pelican Sound Drive. The majority of the Meadows is located south of Pelican Sound Drive. The water management system for the Meadows consists of 4 lakes and a preserve area. The preserve area is connected to the lakes and provides storage for stormwater runoff similar to a dry detention area. The stormwater from the southern portion flows to the north portion via a stormwater culvert that passes under Pelican Sound Drive. The water management system discharges through an internal control structure to Lake E1-E in PSGRC.



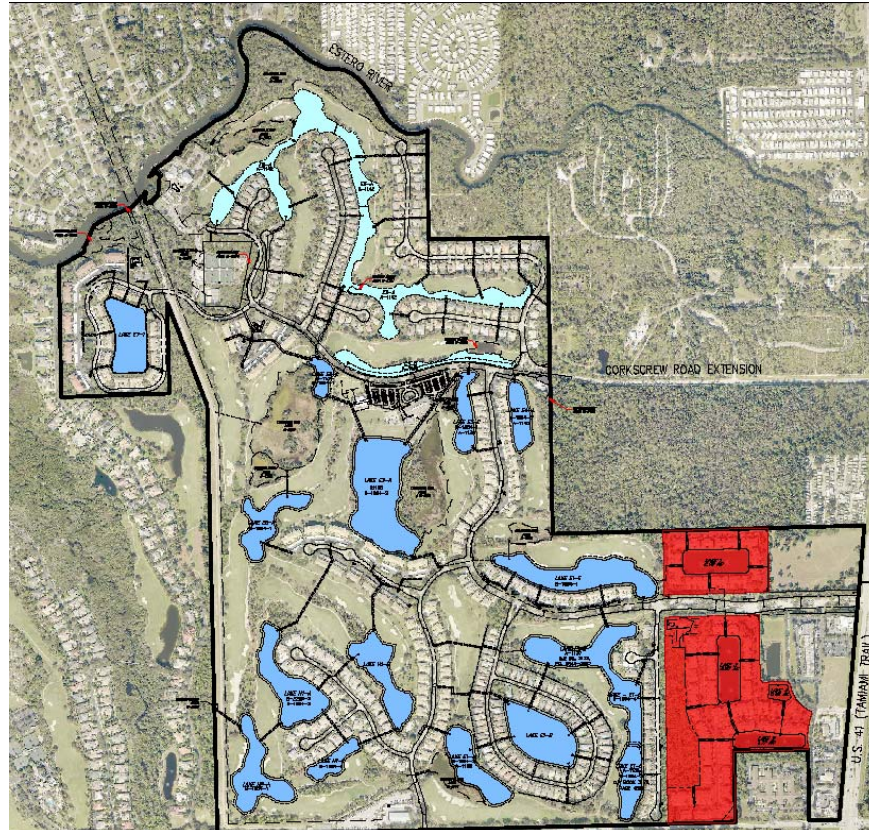


Figure 4 - The Meadows

The Meadows provides a drainage connection to the undeveloped parcel on the north side of Pelican Sound Drive and to the Paradise Shoppes. The operation of the water management system of the Meadows is very similar to the other drainage basins within the CDD. The Meadows provides a connection to the lands to the east and connects to the system maintained by the CDD. The system operates the same way as the rest of the CDD's owned system.

### The Paradise Shoppes of Estero

The Paradise Shoppes is a ±21-acre commercial development located between the Meadows and US 41. The system includes dry detention basins and a lake. The dry detention basins provide dry pretreatment for the commercial uses and water quality volume. The surface water management system provides water quality and attenuation for the required SFWMD design storms onsite. The commercial site discharges through their onsite lake to Lake #3 located in the Meadows community. The Paradise Shoppes are not completely built out and further development is possible.

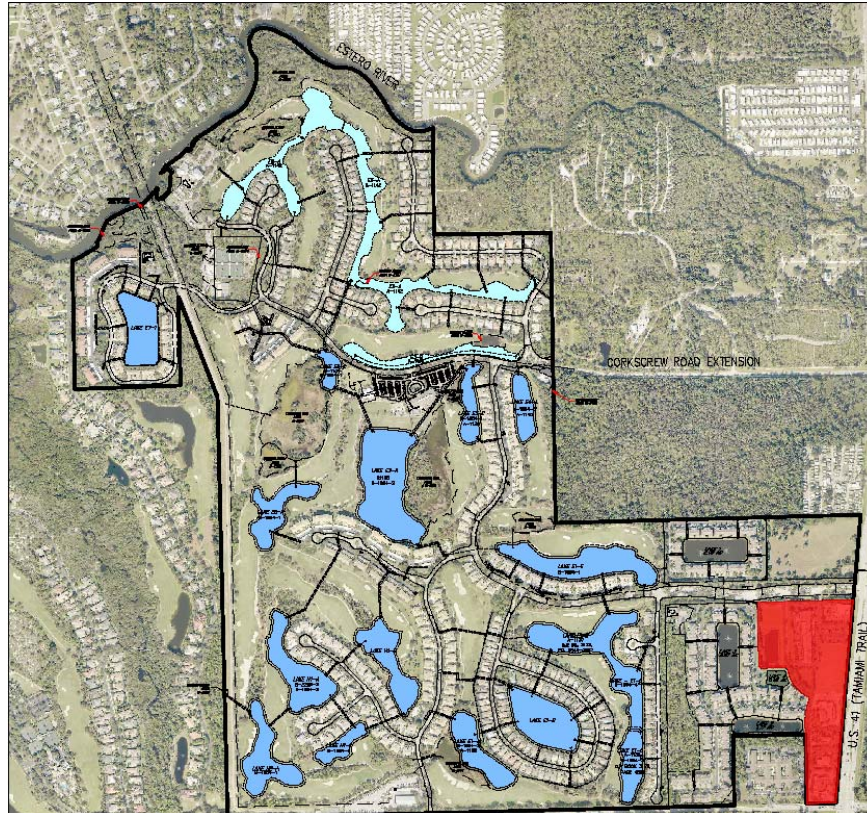


Figure 5 - Paradise Shoppes of Estero

### Undeveloped Parcel

The undeveloped parcel is a ±11-acre parcel that is located north of Pelican Sound Drive, between The Meadows and US 41. The parcel is available for development. The existing South Florida Water Management District permit for The Meadows allows for a connection to the undeveloped parcel. Stormwater runoff from the undeveloped parcel flows through the water management system for the Meadows before discharging to Lake E1-E.

### Future Drainage Improvements within PSGRC

There are several areas within PSGRC that are experiencing standing water after heavy rains. These include areas in PSGRC around the Master's neighborhood, the area behind Seaside and the dry detention area north of Pelican Sound Blvd. To help address the standing water we are providing some conceptual improvements and estimated costs for budget purposes only.

### Seaside

The area between Seaside and the existing conservation area (B-2191) was originally an indigenous vegetation preserve area. The ground elevation was kept at the natural grade to protect and keep the existing vegetation to satisfy zoning requirements. When the zoning was revised and the requirement to maintain this area as a vegetation preserve area was removed. While the vegetation was removed, the existing ground elevations stayed the same. The standing water has become a concern to the adjacent residents, and they are looking at ways to improve the drainage in this area. Figure 6 shows the location of the area of concern behind Seaside.





Figure 6 - Seaside Drainage

To improve the drainage in this area it is suggested to raise the grade to reduce standing and install yard drains and drainpipes to collect the runoff and direct the water to existing lake E3-C. The proposed modifications would include:

- Clearing the area of sod –  $\pm 75,000$  s.f.
- Importation of fill -  $\pm 5,600$  c.y.
- Installation of 5 PVC yard drains
- Installation of  $\pm 930$  LF of 15" ADS drain line
- Installation of  $\pm 76,000$  s.f. Bermuda sod
- **Estimated cost = \$296,000.00**

### Master's-Southeast Corner

There are several locations within and around the Master's neighborhood where standing water has become more prevalent. The first area is in the southeast corner of the neighborhood, adjacent to an indigenous vegetation area. Since the area is an indigenous vegetation area, the grading has remained as close to the natural ground as possible. In the southeast corner there is an existing inlet and rip rap swale that collects the some of the water and directs it to the golf course drainage or to the near by lake. As the inlet does not show up on any plans the exact path is unknown and will need to be investigated.



Figure 7 - Southeast corner of Master's neighborhood

In addition, modifications would include:

- Installation of 3 PVC yard drains
- Installation of ±400 LF 15" ADS drain line
- Connections to existing inlet (2)
- Installation of ±4,000 s.f. Bermuda sod
- **Estimated cost=\$30,000.00**

### Master's-Northwest Corner

The residents of the first 6 lots of the Maters have expressed concerns of standing water between their lots and the adjacent golf course. The original drainage plans showed yard drains to be installed behind these lots. After reviewing the area behind the lots no inlets could be seen. Inspection reports from MRI do not show inlets or drainpipes behind the homes. To address the standing water, it is proposed to install the yard drains based on the original drainage plans.

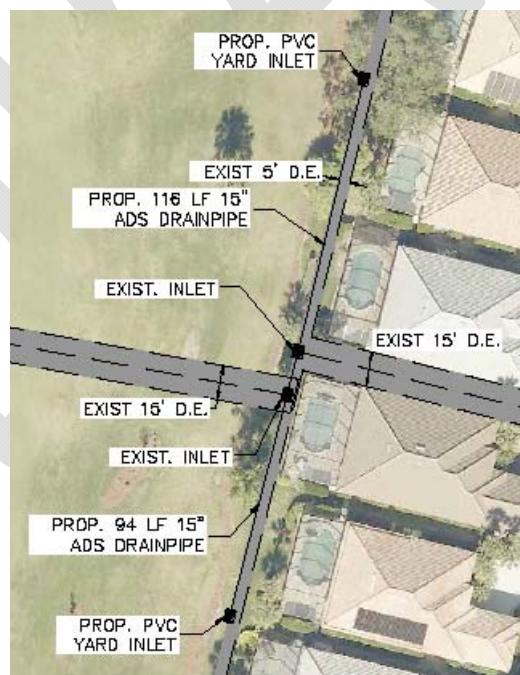


Figure 8 - Northwest corner of Master's neighborhood

The proposed drainage modifications include:

- Installation of 2 PVC yard drains
- Installation of  $\pm 200$  LF 15" ADS drain line
- Connections to existing inlet (2)
- Installation of  $\pm 2,000$  s.f. Bermuda sod
- **Estimated cost=\$24,000.00**

### Master's-West Side

The residents on the west side of the Mater's have expressed concerns of standing water between their lots and the adjacent golf course. The original drainage plans showed yard drains to be installed behind these lots. After reviewing the area behind the lots no inlets could be seen. Inspection reports from MRI do not show inlets or drainpipes behind the homes. To address the standing water, it is proposed to install the yard drains based on the original drainage plans.

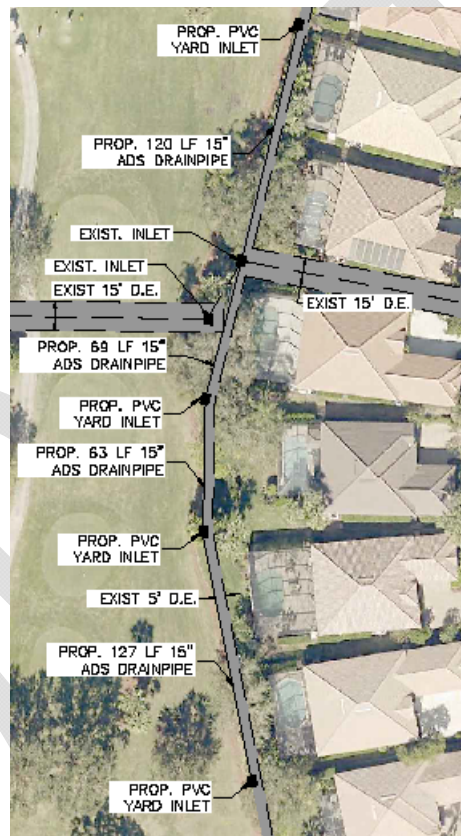


Figure 9 - West side of Master's neighborhood

The proposed drainage modifications include:

- Installation of 2 PVC yard drains
- Installation of  $\pm 380$  15" ADS drain line
- Connections to existing inlet (2)
- Installation of  $\pm 3,800$  s.f. Bermuda sod
- **Estimated cost=\$31,000.00**



## Master's-North Side

The residents on the north side of the Master's have expressed concerns of standing water between their lots and the adjacent golf course. To address the standing water, it is proposed to follow the example of other areas around the Master's and install PVC yard drains and 15 inch ADS pipes to move the standing water to the existing drainage system.



Figure 10 - North side of Master's neighborhood

The proposed drainage modifications include:

- Installation of 6 PVC yard drains
- Installation of  $\pm 690$  LF 15" ADS drain line
- Connections to existing inlet (2)
- Installation of  $\pm 6,900$  s.f. Bermuda sod
- **Estimated cost=\$42,000.00**

## Master's-East Side

The residents on the east side of the Master's have expressed concerns of standing water between their lots and the adjacent golf course. To address the standing water, it is proposed to follow the example of other areas around the Master's and install PVC yard drains and 15-inch ADS pipes to move the standing water to the existing drainage system.

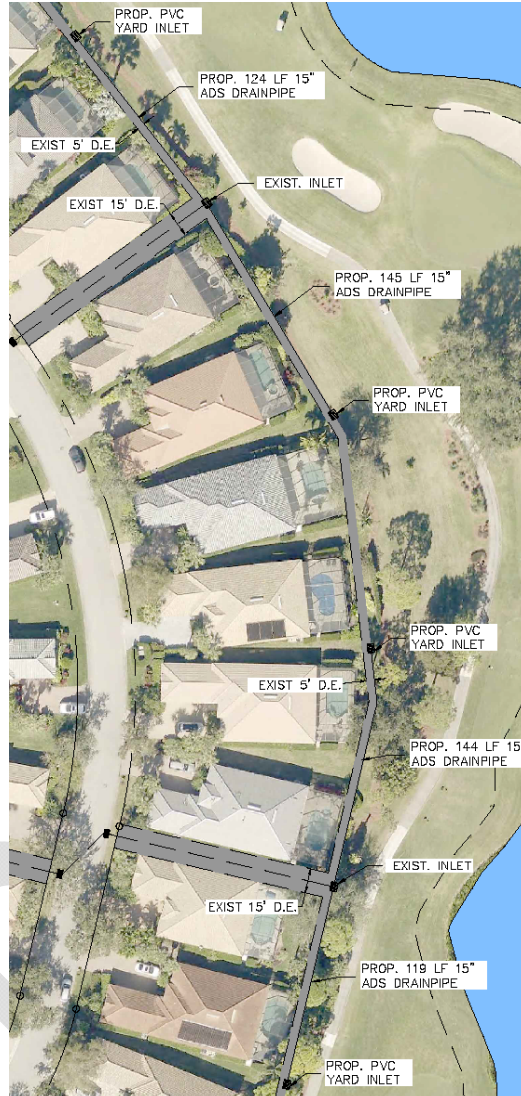


Figure 11 - East side of the Master's neighborhood

The proposed drainage modifications include:

- Installation of 4 PVC yard drains
- Installation of ±530 LF 15" ADS drain line
- Connections to existing inlet (4)
- Installation of ±5,400 s.f. Bermuda sod
- **Estimated cost=\$43,000.00**

The estimated cost to perform the drainage improvements to the Master's neighborhood is \$170,000.00.

## Summary

A summary of the estimated costs for the discussed drainage improvements.

- |  |                     |
|--|---------------------|
| • Seaside drainage and grading improvements: | <b>\$296,000.00</b> |
| • Master's drainage improvements:            | <b>\$170,000.00</b> |
| • Total                                      | <b>\$466,000.00</b> |

**From:** Pinehurst Greens <[pinehurstgreensps@gmail.com](mailto:pinehurstgreensps@gmail.com)>

**Sent:** Sunday, November 27, 2022 5:06 PM

**To:** Eric Long <[elong@psgrc.org](mailto:elong@psgrc.org)>

**Subject:** Pelican Sound Water Management- Follow Up

Hi Eric,

Below are the notes I took from the meeting on October 31, 2022 concerning the Pelican Sound Water Management and our recommendations going forward. Please forward this to the CDD manager with a request for action. Our Pinehurst Annual Meeting is January 16, 2023. We would appreciate a response and action before the meeting so it may be communicated to our Pinehurst members.

1. We would like to know from the CDD engineer/manager how much water is coming in from offsite (The Meadows). The point here is to compare the actual offsite water quantity coming in today from what the original engineering design criteria assumed. If there is a variance, today vs original, what is our CDD doing with and through the South Florida Water Management District to make necessary adjustments (permit wise & physically) to our system to allow additional discharge through the Pelican Sound Water Management System into the Estero River? If there is an increase in offsite flow, we suggest that sets the course for a permit modification and thus allows adjustments to our own system. If the water district denies this, we then exercise our rights. The district is a public entity and there is a process that deals with applicants' disagreements with staff recommendations. We would want to exercise those rights. There is professional protocol for these matters.

2. We would like to understand the specific maintenance plan to "clean" the internal Pelican Sound Water Management System, i.e. trenching, clean up of debris through the system, including in front of and behind the weirs. Please address the drainage runs of open waterways that traverse through the marshes and the woods and out into the Estero River. It appears these areas have only been maintained in random years. As residents we expect this global system to be cleaned out on an annual basis. If there is a disagreement from the CDD stating the system is currently being maintained at intervals they deem acceptable, we should reserve the right to consider suggesting an audit of our tax dollars that have been paid through our assessments and "used" by the CDD for water management maintenance.

3. We suggest that the Pelican Sound management team in conjunction with the CDD adopts a new storm grate and basin cleaning program 48 hours prior to a tropical event including a plan to clean the grates as soon as conditions are safe. "Safe" can mean even when it's still raining due to a storm. The grates clog up with debris and this then no longer falls into the theory that the roads are designed to flood for a period of time. While it is true that the engineering calculations for the road flooding are not calculated with the fact the grates are clogged on top with debris. This is why the maintenance program is needed during tropical events. This is done in other residential communities in South Florida and it works. To date residents have been cleaning the grates in Pinehurst during flooding events. That cannot continue. Again, we understand the roads are designed to accumulate "some" reasonable water storage but the fact there is no maintenance clean up system does not qualify as a maintenance program that is providing the residents with a flood prevention program once the water levels rise above the intended engineered water levels noted in the CDD report stating that roads are designed to hold water. There needs to be a maintenance program that monitors these levels. As an example, this can be accomplished by paying golf maintenance or on site security to clean the grates during these events.



We look forward to the advancement of this program at large and we appreciate the opportunity to help with our great community and all the work done by the CDD and the Pelican Sound management team.

Sincerely,

Shari Perkins  
Pinehurst Neighborhood Association

*I have provided the response below if you feel any of this would be helpful.*

- 1. With regards to the flows coming into Pelican Sound from the Meadows and the commercial area. Those properties are within the approved drainage system for Pelican Sound and are not considered outside of our permit area. While they have their own permit applications, our system has been designed to take those flows in and pass them along. Their water management systems have been certified by SFWMD as being constructed per their approved permit and considered in compliance. Additionally, there is not a volume of water that is controlling their discharge to Pelican Sound but a rate of flow. This restriction is only in place for pre-determined design storms. So, any rainfall event, like a tropical storm or hurricane, that exceeds these design storms, allows those systems to exceed the approved discharge rate. Currently, I have not seen or been informed about any problems with how the existing stormwater management system is performing outside of hurricane Ian. In my opinion, the water management system worked extremely well with hurricane Ian. I understand there were some clogged drains from debris and concern of water flowing from the inlets at the Corkscrew round-about down into Pinehurst, but these are not a result of offsite flows coming from the Meadows or the commercial area. A few years back the CDD Board revised the drainage system to address high water levels in several neighborhoods from hurricane Irma. The goal was to put more water into the aqua range basin. It was this change that was the cause of water flowing into Pinehurst from the inlets at the round-about. We are looking at how to reduce the water levels to help prevent this from happening again.*
- 2. The water management system is reviewed several times each year by the CDD staff, their hired contractors and by the Pelican Sound in their normal daily operations. Each year the pipes and inlets are inspected by an outside contractor and if required cleaned of debris before the beginning of the rainy season. The lake control structures, and lake banks are inspected to address washouts and maintenance of littoral plants. The drainage runs that you are referencing were installed as part of a permit modification to lower water levels in Pinehurst. As part of the certification of that change SFWMD required that we install additional aquatic vegetation to help provide additional water quality and nutrient removal for the drainage basins north of Pelican Sound Blvd. Those drainage runs are not cleaned annually but on a need basis. The lake control structures and weirs for these drainage runs are reviewed and cleaned whenever a blockage or restriction occurs. Prior to hurricane Ian the weirs were reviewed, and no blockage was witnessed. The water levels in the drainage run were consistent with normal seasonal levels and the water was flowing freely from one drainage basin to the next. In short, the system was performing as expected.*
- 3. A review of the drainage system was done before the approach of hurricane Ian. Eric Long and I drove through the community looking at different control structures, lakes and inlets to make sure what could be reasonably done to prepare for the storm was done. And speaking to Eric as soon as the storm permitted, someone was on site to address inlets that were clogged. Residents will always be the first line. You are there full time, staff is not. In a hurricane or severe storm there will always be a delay in getting staff and contractors on site. No one should be recommending or expecting that it is anyone's responsibility to be out in a storm cleaning debris from inlets. That puts someone's life at an unnecessary risk and no one's life is worth a clogged inlet. The roads are designed to flood during major storm events. As the water levels rise in the roads from a clogged inlet, the water will reach a point that it will flow down*

*the road to the next set of inlets. If the roads are flooding to that level where multiple inlets are clogging from debris, it is probably an event where people should not be on the roads traveling.*

*And as I understand it, Eric had a CDD contractor on site as soon as the storm and conditions permitted to address inlets that were clogged. The water management system is not designed to address the rainfall amounts or storm surge that can come from a tropical storm or hurricane or in some cases rainfall events that go on for several days. Events that exceed the design requirements will bring their own issues that can only be addressed after the event has passed.*

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**8**



**MEMORANDUM**

Date: December 13, 2022  
To: River Ridge Board of Supervisors  
From: Cleo Adams – District Manager  
Subject: Consideration of Award of Contract – Lake & Wetland Maintenance  
Cc: File

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Your current lake and wetland contract is set to expire 12/31/22. Staff recently solicited a Request for Proposals (RFP) from three contractors with three submitting bids, based on the contract specifications provided by the District.

As is typical with the District’s contracts, this is a one-year contract with a second-year option for renewal, at the sole discretion of the District. The financial tabulation is as follows:

| <b><u>Company:</u></b>             | <b><u>1<sup>st</sup> Year Price:</u></b> | <b><u>2<sup>nd</sup> Year Price:</u></b> |
|------------------------------------|--|--|
| • Premier Lakes, Inc.              | \$69,060.00                              | \$71,136.00                              |
| • Solitude Lake Management         | \$79,058.00                              | \$79,058.00                              |
| • Superior Waterway Services, Inc. | \$93,314.40                              | \$96,094.64                              |

Your current contractor, Solitude Lake Management (formally Lake Masters) has been maintaining your lakes and wetlands for the past four years; their submitted proposal has increased since the change order approved by the Board in May, 2022.

Although a relatively new company, Premier Lakes Staff are well known to River Ridge, and have the capability of maintaining the contract.

The current contract value is \$76,902.12 and Premier Lakes, Inc. submittal is 10% below that.

Superior Waterway Services, Inc. bid proposal is being deemed as not responsive as their bid submittal is extremely high.

Your 2022/23 budget has allocated \$101,000.00 and including the Nano-bubbler lease agreement for \$15,504.00; leaving a balance of \$85,496.00 allocated for these services.

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**9**

# A look into the Future

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*Enhancements to our Gatehouses*



Stone

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Traditional

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Coastal / Old Florida / New Florida

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Coastal / Old Florida / New Florida

What's Next

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# A look into the Future

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*Enhancements to our Monuments*





Stone

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# Water Feature

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# Wood Tones

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Traditional

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Block Letters

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Coastal / Old  
Florida / New  
Florida





Coastal / Old Florida / New Florida

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**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

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

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

|                                    | General<br>Fund   | Special<br>Revenue<br>Fund | Series<br>2022A<br>Note | Series<br>2022B<br>Note | Total<br>Governmental<br>Funds |
|------------------------------------|-------------------|----------------------------|-------------------------|-------------------------|--------------------------------|
| <b>ASSETS</b>                      |                   |                            |                         |                         |                                |
| Cash                               |                   |                            |                         |                         |                                |
| SunTrust                           |                   |                            |                         |                         |                                |
| Operating                          | \$ 135,207        | \$ -                       | \$ -                    | \$ -                    | \$ 135,207                     |
| Loan account 2019                  | -                 | 75,316                     | -                       | -                       | 75,316                         |
| SRF - Pelican Sound                | -                 | 261,447                    | -                       | -                       | 261,447                        |
| Series 2022A note                  | -                 | -                          | 99,816                  | -                       | 99,816                         |
| Series 2022B note                  | -                 | -                          | -                       | 574,315                 | 574,315                        |
| Florida Community Bank             |                   |                            |                         |                         |                                |
| Note reserve 2016                  | -                 | 10,001                     | -                       | -                       | 10,001                         |
| Note reserve 2019                  | -                 | 10,001                     | -                       | -                       | 10,001                         |
| Total assets                       | <u>\$ 135,207</u> | <u>\$ 356,765</u>          | <u>\$ 99,816</u>        | <u>\$574,315</u>        | <u>\$ 1,166,103</u>            |
| <b>LIABILITIES</b>                 |                   |                            |                         |                         |                                |
| <b>Liabilities</b>                 |                   |                            |                         |                         |                                |
| Accounts payable                   | \$ 12,301         | \$ 3,000                   | \$ 2,682                | \$ -                    | \$ 15,301                      |
| Total liabilities                  | <u>12,301</u>     | <u>3,000</u>               | <u>2,682</u>            | <u>-</u>                | <u>15,301</u>                  |
| <b>FUND BALANCE</b>                |                   |                            |                         |                         |                                |
| Assigned                           |                   |                            |                         |                         |                                |
| Working capital                    | 59,565            | 271,120                    | -                       | -                       | 330,685                        |
| Restricted for                     |                   |                            |                         |                         |                                |
| Debt service                       | -                 | -                          | 97,134                  | 574,315                 | 671,449                        |
| Unassigned                         | 63,341            | 82,645                     | -                       | -                       | 145,986                        |
| Total fund balance                 | <u>122,906</u>    | <u>353,765</u>             | <u>97,134</u>           | <u>574,315</u>          | <u>1,148,120</u>               |
| Total liabilities and fund balance | <u>\$ 135,207</u> | <u>\$ 356,765</u>          | <u>\$ 99,816</u>        | <u>\$574,315</u>        | <u>\$ 1,163,421</u>            |

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

|                                      | Current<br>Month | Year<br>to Date | Budget         | % of<br>Budget |
|--------------------------------------|------------------|-----------------|----------------|----------------|
| <b>REVENUES</b>                      |                  |                 |                |                |
| Assessment levy                      | \$ -             | \$ -            | \$ 237,510     | 0%             |
| Interest & miscellaneous             | 3                | 3               | 750            | 0%             |
| Total revenues                       | <u>3</u>         | <u>3</u>        | <u>238,260</u> | 0%             |
| <b>EXPENDITURES</b>                  |                  |                 |                |                |
| <b>Administrative</b>                |                  |                 |                |                |
| Supervisors                          | -                | -               | 10,918         | 0%             |
| Management/accounting                | 4,284            | 4,284           | 51,408         | 8%             |
| Audit                                | -                | -               | 7,100          | 0%             |
| Special assessment preparation       | -                | -               | 6,500          | 0%             |
| Legal fees                           | -                | -               | 10,000         | 0%             |
| Engineering                          | -                | -               | 10,000         | 0%             |
| NPDES reporting filing               | -                | -               | 13,000         | 0%             |
| Telephone                            | 33               | 33              | 400            | 8%             |
| Postage                              | -                | -               | 1,000          | 0%             |
| Insurance                            | 7,480            | 7,480           | 7,800          | 96%            |
| Printing & binding                   | 62               | 62              | 750            | 8%             |
| Legal advertising                    | -                | -               | 1,000          | 0%             |
| Contingencies                        | 18               | 18              | 3,880          | 0%             |
| Subscriptions & memberships          | 175              | 175             | 175            | 100%           |
| Website maintenance                  | -                | -               | 705            | 0%             |
| ADA website compliance               | -                | -               | 210            | 0%             |
| Total administrative                 | <u>12,052</u>    | <u>12,052</u>   | <u>124,846</u> | 10%            |
| <b>Field services</b>                |                  |                 |                |                |
| Other contractual - field management |                  |                 |                |                |
| Q & A                                | 217              | 217             | 2,601          | 8%             |
| Contingencies                        | -                | -               | 1,000          | 0%             |
| Other contractual                    | -                | -               | 40,000         | 0%             |
| Street lighting                      | -                | -               | 4,500          | 0%             |
| Plant replacement                    | -                | -               | 4,000          | 0%             |
| Debt service (prin & int) 2022 note  | -                | -               | 19,500         | 0%             |
| Street sweeping                      | -                | -               | 15,000         | 0%             |
| Roadway repairs                      | -                | -               | 2,500          | 0%             |
| Aquascaping                          | -                | -               | 20,000         | 0%             |
| Total field services                 | <u>217</u>       | <u>217</u>      | <u>109,101</u> | 0%             |



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

|                                | <u>Current<br/>Month</u> | <u>Year<br/>to Date</u> | <u>Budget</u>     | <u>% of<br/>Budget</u> |
|--------------------------------|--------------------------|-------------------------|-------------------|------------------------|
| <b>Other fees and charges</b>  |                          |                         |                   |                        |
| Property appraiser             | -                        | -                       | 1,725             | 0%                     |
| Tax collector                  | -                        | -                       | 2,588             | 0%                     |
| Total other fees and charges   | -                        | -                       | 4,313             | 0%                     |
| Subtotal expenditures: general | <u>12,269</u>            | <u>12,269</u>           | <u>238,260</u>    | 5%                     |
| Net change in fund balances    | (12,266)                 | (12,266)                | -                 |                        |
| Fund balances - beginning      |                          |                         |                   |                        |
| Unassigned                     | 135,172                  | 135,172                 | 108,879           |                        |
| Fund balances - ending         |                          |                         |                   |                        |
| Assigned                       |                          |                         |                   |                        |
| Working capital                | 59,565                   | 59,565                  | 59,565            |                        |
| Unassigned                     | 63,341                   | 63,341                  | 49,314            |                        |
| Fund balances - ending         | <u>\$ 122,906</u>        | <u>\$ 122,906</u>       | <u>\$ 108,879</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 OCTOBER 31, 2022**

|  | Current<br>Month  | Year<br>to Date   | Budget            | % of<br>Budget |
|--|-------------------|-------------------|-------------------|----------------|
| <b>REVENUES</b>                              |                   |                   |                   |                |
| Assessment levy: Pelican Sound               | \$ -              | \$ -              | \$ 1,083,981      | 0%             |
| Interest & miscellaneous: Pelican Sound      | 9                 | 9                 | 500               | 2%             |
| Total revenues                               | <u>9</u>          | <u>9</u>          | <u>1,084,481</u>  | 0%             |
| <b>EXPENDITURES</b>                          |                   |                   |                   |                |
| <b>Professional services</b>                 |                   |                   |                   |                |
| Audit  | -                 | -                 | 3,400             | 0%             |
| Legal  | -                 | -                 | 5,000             | 0%             |
| Engineering                                  | -                 | -                 | 20,000            | 0%             |
| Contingencies                                | 47                | 47                | 600               | 8%             |
| Total professional services                  | <u>47</u>         | <u>47</u>         | <u>29,000</u>     | 0%             |
| <b>Other contractual</b>                     |                   |                   |                   |                |
| Field management                             | 417               | 417               | 5,000             | 8%             |
| Lake/wetland                                 | 6,219             | 6,219             | 101,000           | 6%             |
| Drainage pipe annual inspection and cleaning | -                 | -                 | 50,000            | 0%             |
| Drainage pipe repair                         | -                 | -                 | 100,000           | 0%             |
| Lake bank remediation                        | -                 | -                 | 50,000            | 0%             |
| 2019 Note - capital outlay                   | 3,398             | 3,398             | 90,000            | 4%             |
| Debt service (prin & int) 2022 note          | -                 | -                 | 370,500           | 0%             |
| Roadway RM/traffic calming                   | -                 | -                 | 35,000            | 0%             |
| Aeration repair                              | 988               | 988               | -                 | N/A            |
| Contingencies                                | -                 | -                 | 50,000            | 0%             |
| Total other contractual                      | <u>11,022</u>     | <u>11,022</u>     | <u>851,500</u>    | 1%             |
| Total expenditures                           | <u>11,069</u>     | <u>11,069</u>     | <u>880,500</u>    | 1%             |
| <b>OTHER FINANCING SOURCES</b>               |                   |                   |                   |                |
| Transfer out                                 | (26,725)          | (26,725)          | -                 | N/A            |
| Total other financing sources                | <u>(26,725)</u>   | <u>(26,725)</u>   | <u>-</u>          | N/A            |
| Net change in fund balances                  | (37,785)          | (37,785)          | 203,981           |                |
| Fund balances - beginning                    |                   |                   |                   |                |
| Unassigned                                   | 391,550           | 391,550           | 327,516           |                |
| Fund balances - ending                       |                   |                   |                   |                |
| Assigned                                     |                   |                   |                   |                |
| Working capital                              | 271,120           | 271,120           | 271,120           |                |
| Unassigned                                   | 82,645            | 82,645            | 260,377           |                |
| Fund balances - ending                       | <u>\$ 353,765</u> | <u>\$ 353,765</u> | <u>\$ 531,497</u> |                |

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES:  
SPECIAL REVENUE FUND - SERIES 2022A  
FOR THE PERIOD ENDED OCTOBER 31, 2022**

|                                    | Current<br>Month | Year<br>to Date  |
|------------------------------------|------------------|------------------|
| <b>REVENUES</b>                    | <u>\$ -</u>      | <u>\$ -</u>      |
| Total revenues                     | <u>-</u>         | <u>-</u>         |
| <br><b>EXPENDITURES</b>            |                  |                  |
| <b>Debt Service</b>                |                  |                  |
| Interest expense                   | <u>11,890</u>    | <u>11,890</u>    |
| Total debt service                 | <u>11,890</u>    | <u>11,890</u>    |
| <br><b>Other contractual</b>       |                  |                  |
| Capital outlay                     | <u>152,505</u>   | <u>152,505</u>   |
| Total other contractual            | <u>152,505</u>   | <u>152,505</u>   |
| Total expenditures                 | <u>164,395</u>   | <u>164,395</u>   |
| <br><b>OTHER FINANCING SOURCES</b> |                  |                  |
| Transfer in                        | <u>11,890</u>    | <u>11,890</u>    |
| Total other financing sources      | <u>11,890</u>    | <u>11,890</u>    |
| <br>Net change in fund balances    | (152,505)        | (152,505)        |
| Fund balances - beginning          |                  |                  |
| Unassigned                         | 249,639          | 249,639          |
| Fund balances - ending             |                  |                  |
| Unassigned                         | <u>97,134</u>    | <u>97,134</u>    |
| Fund balances - ending             | <u>\$ 97,134</u> | <u>\$ 97,134</u> |

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES:  
SPECIAL REVENUE FUND - SERIES 2022B  
FOR THE PERIOD ENDED OCTOBER 31, 2022**

|                                    | Current<br>Month         | Year<br>to Date          |
|------------------------------------|--------------------------|--------------------------|
| <b>REVENUES</b>                    | <u>\$ -</u>              | <u>\$ -</u>              |
| Total revenues                     | <u>-</u>                 | <u>-</u>                 |
| <br><b>EXPENDITURES</b>            |                          |                          |
| <b>Debt Service</b>                |                          |                          |
| Interest expense                   | <u>14,835</u>            | <u>14,835</u>            |
| Total expenditures                 | <u>14,835</u>            | <u>14,835</u>            |
| <br><b>OTHER FINANCING SOURCES</b> |                          |                          |
| Transfer in                        | <u>14,835</u>            | <u>14,835</u>            |
| Total other financing sources      | <u>14,835</u>            | <u>14,835</u>            |
| <br>Net change in fund balances    | -                        | -                        |
| Fund balances - beginning          |                          |                          |
| Unassigned                         | 574,315                  | 574,315                  |
| Fund balances - ending             |                          |                          |
| Unassigned                         | <u>574,315</u>           | <u>574,315</u>           |
| Fund balances - ending             | <u><u>\$ 574,315</u></u> | <u><u>\$ 574,315</u></u> |

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

## River Ridge CDD Check Detail October 2022

| Type                   | Num            | Date              | Name                      | Account                       | Paid Amount | Original Amount    |
|------------------------|----------------|-------------------|---------------------------|-------------------------------|-------------|--------------------|
| <b>Bill Pmt -Check</b> | <b>CBI</b>     | <b>10/10/2022</b> | <b>FEDEX</b>              | <b>151.002 · Suntrust ...</b> |             | <b>-121.79</b>     |
| Bill                   | 7-903-90043    | 09/30/2022        |                           | 519.410 · Postage             | -121.79     | 121.79             |
| TOTAL                  |                |                   |                           |                               | -121.79     | 121.79             |
| <b>Bill Pmt -Check</b> | <b>6201</b>    | <b>10/10/2022</b> | <b>DEPARTMENT OF ...</b>  | <b>151.002 · Suntrust ...</b> |             | <b>-175.00</b>     |
| Bill                   | 86406          | 10/07/2022        |                           | 519.540 · Annual Di...        | -175.00     | 175.00             |
| TOTAL                  |                |                   |                           |                               | -175.00     | 175.00             |
| <b>Bill Pmt -Check</b> | <b>6202</b>    | <b>10/10/2022</b> | <b>JOHNSON ENGIN...</b>   | <b>151.002 · Suntrust ...</b> |             | <b>-5,800.00</b>   |
| Bill                   | 20044471-020 6 | 09/30/2022        |                           | 131.200 · Due from ...        | -5,800.00   | 5,800.00           |
| TOTAL                  |                |                   |                           |                               | -5,800.00   | 5,800.00           |
| <b>Bill Pmt -Check</b> | <b>6203</b>    | <b>10/10/2022</b> | <b>JOHNSON ENGIN...</b>   | <b>151.002 · Suntrust ...</b> |             | <b>-5,800.00</b>   |
| Bill                   | 20044471-020 6 | 09/30/2022        |                           | 538.300 · NPDES P...          | -5,800.00   | 5,800.00           |
| TOTAL                  |                |                   |                           |                               | -5,800.00   | 5,800.00           |
| <b>Bill Pmt -Check</b> | <b>6204</b>    | <b>10/10/2022</b> | <b>SOLITUDE LAKE ...</b>  | <b>151.003 · SRF - Pel...</b> |             | <b>-14,413.20</b>  |
| Bill                   | 093022         | 09/30/2022        |                           | 539.021 · Lake/Wet...         | -6,218.90   | 6,218.90           |
| Bill                   | 103122         | 10/07/2022        |                           | 539.026 · Aeration r...       | -987.70     | 987.70             |
| Bill                   |                |                   |                           | 539.021 · Lake/Wet...         | -6,218.90   | 6,218.90           |
| Bill                   |                |                   |                           | 539.026 · Aeration r...       | -987.70     | 987.70             |
| TOTAL                  |                |                   |                           |                               | -14,413.20  | 14,413.20          |
| <b>Bill Pmt -Check</b> | <b>6205</b>    | <b>10/10/2022</b> | <b>IRRIGATION CON...</b>  | <b>151.220 · Series 20...</b> |             | <b>-135,000.00</b> |
| Bill                   | 22684          | 10/07/2022        |                           | 538.602 · Cap Outlay          | -123,750.00 | 123,750.00         |
| Bill                   | 22147          | 10/07/2022        |                           | 538.602 · Cap Outlay          | -11,250.00  | 11,250.00          |
| TOTAL                  |                |                   |                           |                               | -135,000.00 | 135,000.00         |
| <b>Bill Pmt -Check</b> | <b>6206</b>    | <b>10/18/2022</b> | <b>HOLE MONTES, IN...</b> | <b>151.003 · SRF - Pel...</b> |             | <b>-70.00</b>      |
| Bill                   | 89367          | 09/30/2022        |                           | 519.320 · Engineeri...        | -68.99      | 4,797.50           |

**River Ridge CDD**  
**Check Detail**  
 October 2022

| Type                   | Num            | Date              | Name                      | Account                       | Paid Amount | Original Amount   |
|------------------------|----------------|-------------------|---------------------------|-------------------------------|-------------|-------------------|
|                        |                |                   |                           | 519.320 · Engineeri...        | -1.01       | 70.00             |
| TOTAL                  |                |                   |                           |                               | -70.00      | 4,867.50          |
| <b>Bill Pmt -Check</b> | <b>6207</b>    | <b>10/18/2022</b> | <b>WRATHELL, HUNT...</b>  | <b>151.003 · SRF - Pel...</b> |             | <b>-416.67</b>    |
| Bill                   | 2021-1954      | 10/17/2022        |                           | 513.311 · Managem...          | -356.07     | 4,284.00          |
|                        |                |                   |                           | 519.411 · Telephone           | -2.77       | 33.33             |
|                        |                |                   |                           | 519.470 · Printing a...       | -5.19       | 62.50             |
|                        |                |                   |                           | 539.020 · Field Man...        | -34.63      | 416.67            |
|                        |                |                   |                           | 538.336 · Q & A               | -18.01      | 216.75            |
| TOTAL                  |                |                   |                           |                               | -416.67     | 5,013.25          |
| <b>Bill Pmt -Check</b> | <b>6208</b>    | <b>10/18/2022</b> | <b>SYNOVUS BANK</b>       | <b>151.220 · Series 20...</b> |             | <b>-11,890.08</b> |
| Bill                   | 00011/C 101722 | 10/17/2022        |                           | 517.723 · Interest e...       | -11,890.08  | 11,890.08         |
| TOTAL                  |                |                   |                           |                               | -11,890.08  | 11,890.08         |
| <b>Bill Pmt -Check</b> | <b>6209</b>    | <b>10/18/2022</b> | <b>HERITAGE LANDS...</b>  | <b>151.220 · Series 20...</b> |             | <b>-3,375.00</b>  |
| Bill                   | 0008384736-001 | 10/17/2022        |                           | 538.602 · Cap Outlay          | -3,375.00   | 3,375.00          |
| TOTAL                  |                |                   |                           |                               | -3,375.00   | 3,375.00          |
| <b>Bill Pmt -Check</b> | <b>6210</b>    | <b>10/18/2022</b> | <b>JAN LED, INC.</b>      | <b>151.220 · Series 20...</b> |             | <b>-14,129.50</b> |
| Bill                   | PRS20221014    | 10/17/2022        |                           | 538.602 · Cap Outlay          | -14,129.50  | 14,129.50         |
| TOTAL                  |                |                   |                           |                               | -14,129.50  | 14,129.50         |
| <b>Bill Pmt -Check</b> | <b>6211</b>    | <b>10/18/2022</b> | <b>HOLE MONTES, IN...</b> | <b>151.002 · Suntrust ...</b> |             | <b>-4,814.99</b>  |
| Bill                   | 89367          | 09/30/2022        |                           | 519.320 · Engineeri...        | -4,728.51   | 4,797.50          |
|                        |                |                   |                           | 519.320 · Engineeri...        | -68.99      | 70.00             |
| Bill                   | 88789-1        | 09/30/2022        |                           | 519.320 · Engineeri...        | -17.49      | 17.49             |
| TOTAL                  |                |                   |                           |                               | -4,814.99   | 4,884.99          |
| <b>Bill Pmt -Check</b> | <b>6212</b>    | <b>10/18/2022</b> | <b>WRATHELL, HUNT...</b>  | <b>151.002 · Suntrust ...</b> |             | <b>-4,596.58</b>  |
| Bill                   | 2021-1954      | 10/17/2022        |                           | 513.311 · Managem...          | -3,927.93   | 4,284.00          |
|                        |                |                   |                           | 519.411 · Telephone           | -30.56      | 33.33             |



**River Ridge CDD**  
**Check Detail**  
 October 2022

| Type                   | Num            | Date              | Name                | Account                       | Paid Amount | Original Amount   |
|------------------------|----------------|-------------------|---------------------|-------------------------------|-------------|-------------------|
|                        |                |                   |                     | 519.470 · Printing a...       | -57.31      | 62.50             |
|                        |                |                   |                     | 539.020 · Field Man...        | -382.04     | 416.67            |
|                        |                |                   |                     | 538.336 · Q & A               | -198.74     | 216.75            |
| TOTAL                  |                |                   |                     |                               | -4,596.58   | 5,013.25          |
| <b>Bill Pmt -Check</b> | <b>6213</b>    | <b>10/18/2022</b> | <b>SYNOVUS BANK</b> | <b>151.221 · Series 20...</b> |             | <b>-14,835.33</b> |
| Bill                   | 00012/C 101722 | 10/17/2022        |                     | 517.723 · Interest e...       | -14,835.33  | 14,835.33         |
| TOTAL                  |                |                   |                     |                               | -14,835.33  | 14,835.33         |
| <b>Bill Pmt -Check</b> | <b>6214</b>    | <b>10/18/2022</b> | <b>SYNOVUS BANK</b> | <b>151.003 · SRF - Pel...</b> |             | <b>-3,398.22</b>  |
| Bill                   | 00003/C 101822 | 10/18/2022        |                     | 517.723 · Interest e...       | -3,398.22   | 3,398.22          |
| TOTAL                  |                |                   |                     |                               | -3,398.22   | 3,398.22          |

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**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 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.

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

44  
45

46 **SECOND ORDER OF BUSINESS**

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

47  
48  
49

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.

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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.

58 **THIRD ORDER OF BUSINESS**

**Update: SOLitude Lake Management**

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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.

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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.

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69

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.

70 **▪ Consideration of Annual NDPES Report**

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

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

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

77

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

82

83

84 **FOURTH ORDER OF BUSINESS**

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

85

86

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

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

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

96

97 **FIFTH ORDER OF BUSINESS**

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

98

99

100

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

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

**SIXTH ORDER OF BUSINESS****Discussion: Detention Pond Drain Blockage**

106  
107  
108 Mr. Long stated that roadside catch basins #164 and #165 were cleared of blockage on  
109 September 30, 2022.

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

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

118

**SEVENTH ORDER OF BUSINESS****Update: Landscape and Irrigation Progress Report**

120

121

122 Mr. Long reported the following:

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

135

**EIGHTH ORDER OF BUSINESS****Consideration of Annual NDPES Report**

137



138 This item was presented following the Third Order of Business.

139

140 **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**

141

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

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

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

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

160

161 **TENTH ORDER OF BUSINESS**

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

162

163

164 • **2022 Operations Financial Impact Analysis**

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

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**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.

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

206  
207  
208 **C. District Manager: Wrathell, Hunt and Associates, LLC**

209 **I. Key Activity Dates**

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

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

212 **• QUORUM CHECK**

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

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

218  
219 **THIRTEENTH ORDER OF BUSINESS** **Supervisors' Requests and Public**  
220 **Comments (5 minutes per speaker)**

221  
222 Mr. Schultz commended Mr. and Mrs. Adams for their quick response and thorough  
223 support in touring the CDD the day after Hurricane Ian.

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

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

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

230  
231 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

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

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Secretary/Assistant Secretary

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Chair/Vice Chair

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**ACTIVE  
ACTION AND  
AGENDA  
ITEMS**

**RIVER RIDGE CDD**  
**ACTIVE ACTION AND AGENDA ITEMS**  
From 10.25.22 Meeting – for 12.13.22 Agenda

1. **CONTINUING**      **ACTION:** Speakers to identify themselves.
  
2. **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**
  
3. **ACTION**                **12.14.21** PSGRC to send periodically e-blast communications.    **ONGOING**
  
4. **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. **04.26.22** Mr. Krebs to call Eddie with Collier Paving to put the Gleneagles and Masters residence project on the schedule and review contract to determine if services included sidewalk grinding. **06.28.22** Mr. Baker received revised proposal from Collier Paving but further review and revisions are needed.    **COMPLETED after 08.23.22 meeting.**    **10.25.22** Project is expected to be completed by next week.    **ONGOING**
  
5. **ACTION**                **06.28.22** Mr. Krebs to survey and suggest alternatives for the Seaside II Drainage Structure. **08.23.22** Mr. Krebs to include the drainage structure in the Masters as well as other areas of the community and prepare and present a comprehensive Draft Report with estimated costs. **10.25.22** Mr. Krebs to finalize Report which will be placed on the next agenda.    **ONGOING**
  
6. **ACTION**                **08.23.22** Mr. Willis to facilitate painting of an outfall structure adjacent to the Sound 9 Tee and have cord grass planted adjacent to the outfall structure. **10.25.22** Mr. Willis to follow up with Florida Painters on status of the project and will check if the cord grass was damaged.    **COMPLETED 11.03.22, after 10.25.22 meeting**
  
7. **ACTION**                Mr. Willis to schedule tour of Dry Retention Area #1 with Mr. Manz and other residents to review all concerns.    **COMPLETED 11.01.22, after 10.25.22 meeting**
  
8. **ACTION**                Mr. Dougherty to perform salinity and golden algae test at Island Sound Lake.    **ONGOING**
  
9. **ACTION**                Mr. Willis to present a proposal to remove dead vegetation in the Dry Retention adjacent to Conservation B-2264 to the District Managers, upon receipt of Mr. Hormann’s findings.    **COMPLETED 11.14.22, after 10.25.22 meeting**



**RIVER RIDGE CDD**  
**ACTIVE ACTION AND AGENDA ITEMS**

From 10.25.22 Meeting – for 12.13.22 Agenda

- 10. ACTION** Mrs. Adams to confirm reason expenses exceeded budget is due to timing; last year's NPDES Report costs were paid under this year's budget. **COMPLETED after 10.25.22 meeting**
- 11. ACTION** Mr. Long to resend last year's Pelican Sound communique to residents, explaining the reason the speed hump at Corkscrew Round-a-Bout was installed and to ask Ms. Perkins, the NVR of Pinehurst to send an e-blast that if residents do not adhere to the speed hump the CDD will consider installing one at the exit. **ONGOING**
- 12. ACTION** Mr. Krebs to provide Mr. Long a PowerPoint presentation on how the water flows to present at the resident meeting on the 31<sup>st</sup>. **ONGOING**
- 13. ACTION** Mr. Long to continue to send e-blasts that if residents do not adhere to stop signs and if violations increase, the CDD may have to take action. **ONGOING**
- 14. ACTION** Regarding detention ponds, Mr. Krebs to send updated CAD files to help update the GIS mapping. **ONGOING**
- 15. ACTION** Mr. Krebs to send draft response about the drainage situation being normal to Mr. Adams to coordinate communication to Pinehurst residents. **ONGOING**
- 16. ACTION** Mrs. Adams to work with Accounting to correct coding errors in the Engineering and Capital Outlay budget line items and prepare a change order to include the Heritage Golf District invoice. **COMPLETED, after 10.25.22 meeting**
- 17. ACTION** Mr. Willis to have the SOLitude technician check on the condition of the newly planted littorals in Lake E3-A. **COMPLETED 11.16.22, after 10.25.22 meeting**
- 18. ACTION** Mr. Krebs to email the location map to Mrs. Adams to attach to the recently approved Collier Paving proposal. **COMPLETED, after 10.25.22 meeting**
- 19. ACTION** Mrs. Adams to obtain MRI proposal to install rip rap at Weir #2 in Gleneagles, upon receipt of sketch from Mr. Krebs. **ONGOING**
- 20. ACTION** Mr. Long sending Lykins a list of damaged or missing street signs and request a proposal. **COMPLETED, after 10.25.22 meeting**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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# RIVER RIDGE CDD

## Key Activity Dates

Updated: December 2022

| Description   | Reference | Submit To   | Due Date  | MONTH/DATE  |
|---|-----------|---|---|---|
| FPL and Outfall Ditch   | SOP       | N/A   | Quarterly reviews and maintenance performed as required. Maintenance performed/completed in October.  | Jan/May/July/Oct                                  |
| Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Retention  | SOP       | N/A   | Quarterly reviews and maintenance performed as required. Maintenance performed/completed in October.  | 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. Precision Cleaning is under contract for the weeks: Sep 15 & 29, Oct 13 & 27, Nov 10 & 24  | Sep/Oct/Nov                                       |
| Aeration Inspection Review and Reporting  | SOP       | N/A   | Bi-Annual Inspections were completed October 25th.  | April/October 2023                                |
| 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.  | 10/1/2023 - Agenda Item - Presentation in October |
| Lake Littoral Plantings   | SOP       | N/A   | Review of ponds for littoral supplemental planting during annual audit. Lake E3-A identified as needing plantings during audit.   | 6/1/2023  |
| 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.   | 6/1/2023  |
| Dry Retention Cord Grass Trimming   | SOP       | N/A   | Annual Cord Grass trimming was completed November 21, 2022.   | 10/1/2023   |

|  |                            |   |   |                            |
|--|----------------------------|---|---|----------------------------|
| Dry Retention River Course #6                                      | SOP                        | N/A   | 50% Mowing of Zone 1 completed in the Spring 2022; 50% mowing of Zone 1 will be completed in the Spring 2023; with no mowing in the Spring of 2024.   | 2022 thru 2024             |
| River (8) Tee Box Harvesting & H1-B Canna Lilly trimming           | SOP                        | N/A   | Harvesting completed April 22, 2022 & scheduled for 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.                                | October/April              |
| Lake Bank Remediation  | SOP                        | N/A   | Continue to monitor E8-C for future repairs.  | 6/1/2023                   |
| 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)  | 4/1/2023                   |
| 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.                                     | 4/1/2023                   |
| 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. Repairs completed in November 2022        | Oct-23                     |
| 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. Last inspection May 2022.   | May/October 2023           |
| 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                                | 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.   | 6/1/2023                   |
| 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.   | 6/15/2023                  |
| 2023 Proposed Budget to include Golf Course Irrigation System Cost | SOP                        | N/A   | Draft Budget to include updated Golf Course Irrigation Cost   | 5/1/2022                   |
| 2022 Budget & Other Events   | SOP                        | N/A   | Filter & Install - Metro Pumping - \$141,287. Maxicon Wire & Ground Rod Install - Irrigation Concepts - \$195K. Controller Install - Global Irrigation Solutions - \$55,978. Landscape Renovation Projects - Hannula Landscape - \$598,432. | Commenced 6/1/2022         |
| 2023 Budget & Other Events   | SOP                        | N/A   | Solitude Lake E-7A dye treatments January thru April - \$908.00 as approved at the April 2022 Board meeting.  | January through April 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.   | 9/15/2023   |
| Insurance Renewal                                      | SOP   | N/A  | Bind Insurance for upcoming Fiscal year with an effective of October 1st thru September 30th   | 10/1/2023   |
| 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.  | 10/1/2023   |
| 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.  | 11/30/2023  |
| 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. | 12/1/2023   |
| 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 (30) days before the Public Hearing and received by WHA, Corporate fourty days in advance of the hearing date.  | To be mailed no later than July 20th annually, and received by WHA, Corporate 6/26/23 as maybe necessary. |

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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## RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

#### LOCATION

*<sup>1</sup>Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928  
River Club Conference Center, Sound Room (Second Floor of Fitness Center),  
4784 Pelican Sound Boulevard, Estero, Florida 33928*

| DATE   | POTENTIAL DISCUSSION/FOCUS | TIME           |
|--|----------------------------|----------------|
| <b>October 25, 2022<sup>1</sup></b>  | <b>Regular Meeting</b>     | <b>1:00 PM</b> |
| <i><sup>1</sup>Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928</i>   |                            |                |
| Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862<br>Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862 |                            |                |
| <b>November 8, 2022*<sup>1</sup> CANCELED</b>  | <b>Regular Meeting</b>     | <b>1:00 PM</b> |
| <i><sup>1</sup>Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928</i>   |                            |                |
| Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862<br>Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862 |                            |                |
| <b>December 13, 2022*<sup>1</sup></b>  | <b>Regular Meeting</b>     | <b>1:00 PM</b> |
| <i><sup>1</sup>Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928</i>   |                            |                |
| Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862<br>Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862 |                            |                |
| <b>January 24, 2023</b>  | <b>Regular Meeting</b>     | <b>1:00 PM</b> |
| Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862<br>Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862 |                            |                |
| <b>February 28, 2023</b>   | <b>Regular Meeting</b>     | <b>1:00 PM</b> |
| Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862<br>Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862 |                            |                |
| <b>March 28, 2023</b>  | <b>Regular Meeting</b>     | <b>1:00 PM</b> |
| Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862<br>Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862 |                            |                |
| <b>April 25, 2023</b>  | <b>Regular Meeting</b>     | <b>1:00 PM</b> |
| Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862<br>Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862 |                            |                |
| <b>May 23, 2023</b>  | <b>Regular Meeting</b>     | <b>1:00 PM</b> |
| Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862<br>Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862 |                            |                |
| <b>June 27, 2023</b>   | <b>Regular Meeting</b>     | <b>1:00 PM</b> |

|  |   |                |
|--|---|----------------|
| Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862<br>Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862 |   |                |
| <b>July 25, 2023</b>   | <b>Regular Meeting</b>                      | <b>1:00 PM</b> |
| Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862<br>Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862 |   |                |
| <b>August 22, 2023</b>   | <b>Public Hearing &amp; Regular Meeting</b> | <b>1:00 PM</b> |
| Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862<br>Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862 |   |                |
| <b>September 26, 2023</b>  | <b>Regular Meeting</b>                      | <b>1:00 PM</b> |
| Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862<br>Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862 |   |                |
|  |   |                |
|  |   |                |

**Exceptions**

<sup>1</sup>Meeting Location: October, November and December Meetings

(Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928)

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

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