

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on December 13, 2022 at 1:00 p.m., at the Golf Clubhouse (Lakeview Room), 4561 Pelican Sound Boulevard, Estero, Florida 33928, 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	Chair
Terry Mountford	Vice Chair
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
Eric Long	PSGRC General Manager
Ean Sims (via telephone)	SOLitude Lake Management (SOLitude)
Ed Nowak	Resident
Shari Perkins	Resident
Al Dougherty (via Zoom)	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Resident Ed Nowak expressed dissatisfaction with the Stormwater Management System Analysis Report. In his opinion, recent stormwater management system modifications created significant problems in Pinehurst. He took exception with statements in the Report that the stormwater management system is working perfectly. He felt that problems resolved in The

Masters were transferred to Pinehurst and Pinehurst did not have flooding in prior years like it did following Hurricane Ian. He noted that street signs and road signs damaged during Hurricane Ian still need to be repaired and/or replaced.

Resident Shari Perkins expressed concern about standing water on Pinehurst due to the continued high-water table.

Resident Al Dougherty is concerned about off-site water from The Meadows entering the Pelican Sound water management system. He asked if the volume of incoming off-site water is equal to or less than the system was designed to manage and, if it is more, what is being done to accommodate those changes. He stated he observed weir structures blocked by Brazilian pepper and debris and suggested that routine and annual maintenance are needed. He stated the roadway grates are susceptible to debris and, in his opinion, during storm events crews should keep inlets clear of debris as long as it is safe for them to do so. Allow bar level of water that can build up in the street and requested data and a maintenance plan for before and after storms. He believes the outfall by The River Club, into the channel, is covered by vegetation and opined that the system needs to be opened up and South Florida Water Management District (SFWMD) consulted, if necessary. He thanked the Board and Staff for their work for the CDD.

THIRD ORDER OF BUSINESS

Update: SOLitude Lake Management, LLC

This item was presented following the Fifth Order of Business.

FOURTH ORDER OF BUSINESS

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)*

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Gilman and Mr. Schultz. Both were already familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - Form 1: Statement of Financial Interests**
 - Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - Form 1F: Final Statement of Financial Interests**

D. Form 8B: Memorandum of Voting Conflict

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date

Mrs. Adams presented Resolution 2023-01. Mr. Gilman nominated the following slate:

Chair	Bob Schultz
Vice Chair	Terry Mountford
Secretary	Chesley (Chuck) E. Adams, Jr.
Assistant Secretary	James Gilman
Assistant Secretary	Kurt Blumenthal
Assistant Secretary	Robert Twombly
Assistant Secretary	Craig Wrathell

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Gilman and seconded by Mr. Twombly, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion/Update: Hurricane Ian Street Sign Repairs

This item was presented later in the meeting.

SEVENTH ORDER OF BUSINESS

Continued Discussion/Update: Stormwater Management System Analysis

- **Letter from Shari Perkins, Pinehurst Neighborhood Association**

Mr. Krebs discussed the letter from Ms. Perkins and his responses. He noted the following:

- Regarding off-site water, the SFWMD does not measure water volume; control structures are permitted and verified to be constructed according to the permit and within system tolerances.

- The commercial area and The Meadows are part of the Pelican Sound water management system. When there is a question about whether the system is working correctly, SFWMD inspects to ensure that the banks are not eroded and the control structure is in compliance according to the permit. As far as he is aware, the control structures are in compliance with the permit and the CDD is accepting water from the commercial area and The Meadows, as intended.
- Regarding water draining into Pinehurst, WCI made a revision in 2001 to divert water south of Pelican South Boulevard to the Florida Power & Light (FPL) easement to resolve other water management issues.

Mr. Krebs stated the hurricane was a 100-year event; there is no restriction on how much water can enter or exit the system based on a hurricane. He stated that roads are designed to meet the SFWMD 5 year storm which is 5.5" in 24; a 25-year storm might bring 11" and a 100-year storm might bring 14". The roads are designed to be completely underwater for several days, in extreme cases. He and Mr. Long examined the weirs and inlets on foot and by boat before the storm and, from his understanding, there was debris and storm surge, which reduced the performance of the system.

Referring to a map, Mr. Krebs explained drainage flow in various locations.

Potential remedies, computer modeling limitations, ways to restrict water, water flow, pre-storm inspections and summer rain conditions were discussed.

Mr. Krebs noted that multiple rains tax the system and storm waters might not drain within the required days if the lakes are above control when more rain is received. Two 100-year storms occurred back to back within weeks of each other and stated the flooding in Pinehurst was not equal to conditions suffered in The Masters, where roads were still underwater after several days.

Mr. Krebs stated water management is a matter of balancing; while standing water is an eyesore, it is not flooding a home.

Mr. Dougherty expressed his opinion that the stormwater system needs additional maintenance and cleaning and evaluation of off-site water management.

Mr. Krebs and Mrs. Adams discussed ongoing maintenance work completed by the lake and wetland contractor, MRI Underwater Solutions (MRI), including quarterly treatment and dry retention flow way cleaning and the FPL drainage ditch and post-storm inspections and cleanup.

Mrs. Adams stated additional hurricane cleanup bids are pending.

Mr. Krebs noted that the CDD is not permitted to maintain or perform clearing in conservation areas and wetlands, aside from removing trash in flow ways and the conservation areas.

Mr. Dougherty expressed his belief that the conservation easement should be amended.

Mr. Krebs stated, as far as he knows, the weir into the wetlands is not backing up; when the CDD approached the SWFMD in the past, requests to remove vegetation were denied unless it is on the perimeter and a physical danger, property threat or danger to public health.

Mr. Dougherty expressed his opinion that the issue should be pushed with SFWMD.

Mr. Schultz stated Staff will address the issues.

Mr. Krebs stated the CDD's system ends at the control structure that discharges into the wetlands; the developer wanted it that way to preserve those wetlands.

Discussion ensued regarding natural ditches and flows in the conservation area.

Mr. Krebs discussed the wetland and noted that standing water in the wetland does not create a negative impact to the CDD because water can still flow out from the CDD; while trees might be down, a negative impact only exists if water cannot get from the weir to the river. The CDD does not replace or move fallen trees in natural wetland preserve areas.

A Board Member asked if any additional property drains into the CDD.

Mr. Krebs stated everything that currently flows into the CDD is permitted, with the exception of the only undeveloped parcel on the north side, which flows toward the entrance on US 41. Any storm more severe than a 25-year storm can flow on to the property due to permit limitations, during such a storm, Koreshan State Park might flood the community without violating the permit because restrictions do not apply for a storm over a 25-year storm event. If the CDD can document flooding from Koreshan State Park following a five-year storm, that might be brought to the attention of SFWMD. SFWMD will not take action once everyone is experiencing 10" to 15" of rain or a storm surge, such as with a Hurricane Ian. The intent is to protect homes at the 100-year elevation or higher; water is treated on site up to the 25-year level and excess water is allowed to exit without control structure restrictions.

Resident Steve Hove echoed Mr. Dougherty's suggestion that the CDD escalate this further with the SFWMD and asked if everything was done to prevent homes from flooding.

Mr. Krebs stated the storm water management system is not designed to protect all homes, no matter the circumstances. He discussed routine storm events and those that exceed

design criteria, permit and design restrictions and the interconnectedness of communities and the CDD’s ongoing efforts to maintain the stormwater system, mitigate issues and remain in permit compliance.

Asked when the stormwater study will be done, Mr. Krebs stated he might have some data to present at the February meeting.

Mr. Schultz stated Mr. Krebs will continue to address Pinehurst drainage concerns.

A representative of The Masters expressed concern about lingering stagnant water and asked for it to be addressed promptly.

Mr. Mountford supports creating a task force to keep drains clear before and after storm events and, on a regular basis, taking care not to put anybody in danger.

▪ **Update: SOLitude Lake Management, LLC**

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

Mr. Sims discussed administrative staff contacts and procedures. He reported the following:

- Lakes were treated on December 9, 2022; algae was noted on Lake E4-A, possibly due to a biogenerator malfunction. Additional algae treatments will be scheduled.
- Service occurs weekly.

Mrs. Adams asked for a work order for biogenerator repairs. Mr. Sims stated a work order will be submitted soon and noted that broken parts include the system intake.

▪ **Discussion Update: Hurricane Ian Street Sign Repairs**

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

Mrs. Adams stated Mr. Krebs performed a sign inventory and Staff executed a \$9,540 contract with Lykins-Sign Tech on November 22, 2022. No start date was provided. She stated River Ridge is not the only community affected; the issue is widespread across Southwest Florida.

EIGHTH ORDER OF BUSINESS

Consideration of Award of Contract for Lake and Wetland Maintenance

Mrs. Adams presented the financial tabulations and the bids submitted in response to the Request for Proposals (RFP) for Lake and Wetland Maintenance. She recommended giving Premier Lakes, Inc., an opportunity, given its previous experience within the CDD’s property, staff members and competitive pricing. The contract is performance-based.

The Board and Staff discussed the bids, qualifications and bidders' references.

Mr. Schultz asked if the proposal includes previously discussed dye at the Island Sound Lake. Mr. Kurth confirmed that the Island Sound Lake dye will be included in the fee.

On MOTION by Mr. Twombly and seconded by Mr. Gilman, with all in favor, awarding the Lake and Wetland Maintenance contract to Premier Lakes, Inc., in the amount of \$69,060 for the first year and \$71,136 for the second year, was approved.

NINTH ORDER OF BUSINESS

Discussion: Preliminary Planning for Gatehouses and Monuments

Mr. Long presented preliminary designs for the guardhouses, gatehouses and monuments. He suggested preparing to contract with a landscape architect in early 2023 to assist in planning, permitting and Zoning Design Board processes. He shared these with the Planning Committee and informed the Pelican Sound Board that these will be planned for the future and that he will accept feedback and address concerns during the design stages.

Mr. Long stated the designs pertain to the Williams Road, Main Gate and Corkscrew Road monuments. He suggested including the neighborhood monuments, for purposes of design and permitting, and noted that Pelican Sound would pay for the neighborhood monuments because they are included in the budget.

Discussion ensued regarding responsibility for the expense.

Mr. Long stated full replacement would be a major capital project falling under the purview of the CDD Board. He will request proposals for consideration and planning purposes.

This item would be included on the next agenda.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2022

• **2022 Operations Financial Impact Analysis**

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

Mr. Long discussed the master landscape plan, post-hurricane landscaping and irrigation cleanup and repairs. He will request a final invoice from the landscape architect so adjustments

can be made. An inventory will be taken so necessary replacement plants can be requested before warranties expire. Additional landscape enhancements, such as a roadside Clusia hedge, might be added if the budget allows.

Regarding the Corkscrew Road roundabout, Mr. Long stated additional sod will be installed in vacant areas, up to the plantings, and cord grass will be installed outside the gate. Additional plantings will be done to address deficiencies.

Mr. Long stated the irrigation system improvements are nearly complete; part of the scope to remove satellite boxes is underway. Some enhancements totaling approximately \$65,000, including installation of the weather station, were removed from the scope of work due to budget constraints. Some items might be added back to the scope, as the budget allows.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of October 25, 2022 Public Hearings and Regular Meeting Minutes

Mrs. Adams presented the October 25, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Gilman and seconded by Mr. Twombly, with all in favor, the October 25, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

- **Active Action and Agenda Items**

Item 2: Mr. Long will ask FPL to repair and relocate the downed street light to the new, preferred location.

Item 7: Per Mrs. Adams, Dry Retention Area #1 was inspected and an audit review of all dry retention areas and the FPL ditch was performed.

Mrs. Adams stated proposals were requested for hurricane cleanup, including on a flow way on River 5 and a possible storm drain to be examined further.

This item will be included on the next agenda.

Mr. Willis was asked to update the Five-Year Capital Plan and potentially move Stormwater Management forward and forward it to Mr. Twombly.

Items 4, 5, 6, 7, 9, 10, 11, 12, 14, 16 and 17 were completed.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

There was no report.

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

I. Key Activity Dates

The Key Activity Dates List was included for informational purposes.

Mr. Schultz stated the annual letter to residents will be sent in February. The draft letter will be sent to Mr. Twombly for review.

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

Supervisors Gilman, Schultz, Mountford and Twombly confirmed their in-person attendance at the January 24, 2023 meeting.

THIRTEENTH ORDER OF BUSINESS

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

Mr. Twombly expressed concern about spending and voiced his opinion that it is important to focus on repairs rather than cosmetic items.

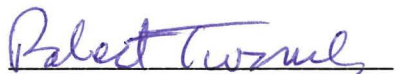
A Board Member asked about two checks issued to Johnson Engineering for the same amount on the same day. Mrs. Adams will research it.

“Stormwater Management System Continued Discussion” and “Capital Improvement Projects Discussion” will be included as discussion items on the next agenda.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Twombly and seconded by Mr. Gilman, with all in favor, the meeting adjourned at 3:01 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair