

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on January 24, 2023 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
Alex Kurth	Premier Lakes, Inc.
Ed Nowak	Resident
Jack Crotty	Resident
Dikran Ohannessian	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 asked about the total cost of the foliage enhancement project and if it met with Board's approval after inspection. Mrs. Adams stated this will be addressed later in the meeting. Mr. Nowak asked which entity is responsible for completion of sidewalks from the

Koreshan Park entrance to US41. Mr. Long stated the CDD believes it to be the Village of Estero's responsibility as their long-range plan includes a state-funded, multi-use path. The CDD provided information to Mr. David Willem-SP, the Public Works Director to document that it is not CDD property. Sidewalk concerns should be brought to the attention of the Village of Estero.

Mr. Nowak asked Mr. Schultz to respond to his email in a timely manner.

Resident Dikran Ohannessian discussed ongoing drainage concerns and opined that a three-year timeline is inadequate and the problem is serious. He discussed drainage issues behind homes in The Masters and asked if a recently discovered water drainage network noted in the Engineering report is related. He asked for the Board to acknowledge the seriousness of the issue, comment on the appropriateness of the report's recommendations and how the network impacts the resolution, commit to addressing the issue as soon as possible and consider reprioritizing this initiative over lower priority items.

Mrs. Adams stated these concerns will be addressed during the meeting.

Resident Jack Crotty thanked the CDD for installing the speed hump at the circle in Pinehurst; he opined that it is working to control traffic speeds.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. [Alex Kurth]

Mr. Kurth introduced himself as a representative of Premier Lakes, Inc. (Premier), the new lake management vendor as of January 1, 2023. He thanked the Board for the opportunity to service the CDD's lakes, wetlands and aeration units. He reported the following:

- Lakes: The lakes look very good, for the most part; minor touchups were performed including algae and Chara treatment, which will be monitored and repeated as necessary.
- No submersed weeds were observed at this time.
- Aeration: According to a report that Staff provided from the previous vendor, a list of needed repairs was compiled in October but all necessary work was not performed. Premier's technician is on site and will prepare a comprehensive report. A proposal will be presented.
- A noise complaint was received for the Lake H1-A aerator. The compressor will be rebuilt to hopefully reduce the noise to a satisfactory level.
- The biogenerators in Lakes E4-A and H1-B are down; quotes for replacement parts will be provided.

Mr. Willis stated Lake H1-Aerator was previously repaired due to a noise complaint and the problem recurred so it is necessary to rebuild the compressor.

- **Update: E7-A Dye Treatment Schedule**

Mrs. Adams noted that the schedule calls for treatments from January through April. Mr. Kurth stated the initial dye treatment was applied to the lake today and monthly treatments will be applied to maintain aesthetics.

- **Discussion/ Consideration: H1-B Water Quality Testing**

Mr. Kurth stated a quote for testing was provided. The CDD paid the previous vendor for testing in January 2022. He recommended delaying testing now to save for when it is necessary. Mrs. Adams stated the testing was authorized last year when the lake quality was poor.

Mr. Mountford asked if the reason for the improvement was known. Mrs. Adams stated testing will be done, when necessary, to measure the difference and benefit from research moving forward. Mr. Kurth believed the nanobubbler systems played a large role in the improvement. Mr. Mountford noted the significant time and money spent to improve and maintain the lakes. Mr. Kurth stated the nanobubblers likely greatly reduced the algae.

Mr. Long asked for Mr. Gary Privet, the NVR, to be informed about the Lake E7-A four-month dye process. Mr. Schultz asked if that is the Island Sound Lake. Mr. Long replied affirmatively. Mrs. Adams noted that, although the CDD budgeted for it, during contract negotiations, Premier agreed to perform the dye treatment at no additional charge.

FOURTH ORDER OF BUSINESS

**Consideration of Award of Contract:
Hurricane Ian Debris Removal – Dry
Retention and FPL Flow-way**

Mrs. Adams presented a Memorandum detailing bids received from three qualified contractors, along with her recommendation to award the contract to Premier Lakes, Inc., the lowest responsive and responsible bidder. Funds are available, as the CDD budgeted \$50,000 for lake bank remediation and dry retention enhancements in Fiscal Year 2023.

On MOTION by Mr. Mountford and seconded by Mr. Twombly, with all in favor, the Premier Lakes, Inc., proposal for Hurricane Ian Debris Removal, in the amount of \$4,000, was approved.

Mr. Schultz stated cleanup of the dry retention area from Pinehurst Greens Drive to the Estero River was discussed at the December meeting. Most of the cleanup was necessitated by the hurricane but cleanup is done periodically if tree limbs and palm fronds are blocking water flow; very minor cleanup would be done in conservation areas.

FIFTH ORDER OF BUSINESS

Continued Discussion: Stormwater Management System Analysis

- A. Storm Preparation and Response Plan**
- B. Update Stormwater Flow Adjustment Study**
- C. Response to Pinehurst Greens Neighborhood Association Requests**

Mr. Krebs reported the following:

- He is revising the calculations to reduce water in dry retention areas, using the old model as a basis. It is important not to create downstream strain on the next community and to develop a solution that accommodates all involved.
- A report addressing Items 5A, 5B and 5C will be presented at the next meeting.

Mr. Schultz stated some of the stormwater issues were due to Hurricane Ian. He voiced his opinion that The Club’s 30-page Storm Plan is an excellent guide for before, during and after a storm. He asked CDD Staff to develop a hurricane plan for use in future years.

Mr. Schultz stated that, during the hurricane, there was a drainage issue with a catch basin and the piping system for the dry retention area behind the River 8 green and Pinehurst Greens Drive. He noted that M.R.I personnel restored water flow but this area should be inspected prior to a storm.

Mr. Mountford felt that the stormwater system worked fairly well in many areas during a terrible storm. Mr. Krebs discussed factors he is examining, including adjusting the staging elevation of the dry retention area to improve flow for Pinehurst and other communities. He noted that the CDD must meet design criteria.

Discussion ensued regarding design criteria, outcomes during the hurricane and operation of the stormwater management system.

SIXTH ORDER OF BUSINESS

Discussion/Updated: 5 Year Capital Improvement Projects to include Storm Water Management

Mr. Schultz stated, when the Engineering Study is complete, the Board will evaluate the funds available and attempt to reprioritize the Stormwater Management portion of the CDD's 5 Year Capital Improvement Plan. The Masters will be working on the southeast corner of the circle and, if available funds remain, landscaping might also be done.

Mr. Willis stated an update will be presented at the next meeting.

Asked if all buried inlets were located, Mr. Krebs stated that crews are still working on it. While some grates are metal, smaller grates are plastic. He will send crews back to The Masters when Pinehurst is complete.

Discussion ensued regarding a diagram of the areas in question, including locations of inlet drains, standing water and low-lying areas that flood after a storm. Mr. Krebs stated some inlet drains might not be in the proper locations due to changes during construction. If the lake elevation is at a high level, it takes more time to drain.

Mr. Schultz stated the project timeline will be dependent upon funding.

SEVENTH ORDER OF BUSINESS

Update: Infrastructure Plan to Include Southeast Corner of The Masters

- **Update: Infrastructure Plan to Include Southeast Corner of The Masters**

This item was discussed in conjunction with the Sixth Order of Business.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Preliminary Planning for Gatehouses and Monuments

- A. **RG Architects, P.A.**

- B. **Hole Montes, Inc.**

Mrs. Adams stated this is being presented for discussion purposes, as the sealed bid process will be necessary.

Mr. Long stated, while stormwater management is the top priority, the Capital Improvement Plan (CIP) provides for the gatehouses and monuments. He presented the proposals for the gatehouses. He noted that RG Architects, P.A. (RGA) also designed the Golf

Clubhouse and The River Club building, so there is an understanding of the aesthetic desired. He discussed the need to balance matching, existing architecture with an eye toward updating for the future. From a permitting and design review standpoint, the project will take nearly one year from start to finish. The neighborhood and main monuments will also require Design Review Board (DRB) approval.

Mr. Mountford is opposed to expending funds on gatehouses and monuments due to the possibility of hurricane-related assessments and the need to address more critical projects. He opined that the monuments are adequate and attractive and the exterior of the guardhouses can be improved relatively inexpensively.

Mr. Long stated the proposals involve refacing and not totally reconstructing the guardhouses. He noted that other buildings in the CDD no longer have a Tuscan appearance and updating the outdated, 20-year-old appearance might help property values. He discussed the potential costs for each item and noted that it might cost about \$150,000 each to remodel. The main monuments show signs of wear. The neighborhood monuments are constructed of foam, which is fragile and vulnerable to damage, necessitating replacement as opposed to patching.

The consensus was that the project should be included on the CIP to determine the scope and cost and to facilitate decision making and project planning.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2022

- **2022 Operations Financial Impact Analysis**

Mrs. Adams presented the Unaudited Financial Statements as of December 31, 2022 and the Financial Impact Analysis Report. Assessment revenue collections were at 50%. Several items on the Financial Impact Analysis Report were approved in 2022 but not completed until the Fiscal Year 2023 budget.

Mr. Schultz noted asphalt repairs needed near the Torrey Pines and Island Sound four-way stop sign. Collier Paving cones are stacked in the cul-de-sac at the end of Torrey Pines. Mr. Willis will retrieve the cones. Mr. Long will have the area photographed and submitted for repair.

TENTH ORDER OF BUSINESS

Approval of December 13, 2022 Regular Meeting Minutes

Mrs. Adams presented the December 13, 2022 Regular Meeting Minutes. The following changes were made:

Line 48 and throughout: Change “Doherty” to “Dougherty”

Line 54: Change “He for the allowable” to “He allows for the”

Line 121: Change “believes” to “stated”

Line 122: Change “so that they do not hold 5½” of water for more than” to “to meet the SFWMD 5 year storm which is 5.5” in”

Line 123: Change “up to 12” to “several”

Line 126: Change “dry retention volume” to “the performance of the system”

Line 130: Insert “storm” before “waters” and insert “the required” before “12”

Line 131: Change “they” to “the lakes”

Line 132: Change “one week” to “weeks”

Line 143: Change “debris” to “removing trash” and change “into” to “and”

Line 151: Change “CDD” to “Developer”

Line 160: Change “allow water to enter” to “flow on”

Line 161: Delete “so”

Line 162: Change “during” to “for a storm over a”

Line 164: Insert a period after the first “SFWMD” and delete “but it seems that”

Line 165: Change “25-year storm” to “Hurricane Ian”

Line 170: Change “systems are” to “storm water management system is”

Line 174: Change “biometric” to “stormwater”

<p>On MOTION by Mr. Gilman and seconded by Mr. Twombly, with all in favor, the December 13, 2022 Regular Meeting Minutes, as amended, were approved.</p>

- **Active Action and Agenda Items**

Item 4: Delete

Item 8: Change “biometric” to “stormwater”

Item 10: Change “Mr. Sims/SOLitude” to “Premier”

Item 12: Completed. Mr. Long sent an updated list to Angela with the plants that are still in question. Mr. Schultz asked when the final cost of golf course irrigation and landscaping will be known. Mr. Long stated the cost of irrigation is done; all landscaping change orders will be presented at the next meeting. The proposal for the Williams Road fence line is \$41,940. Mrs. Adams stated, if these are all correct, the remaining balance of \$84,000 will cover that cost of the hedge. Mr. Schultz stated the Board might know by the end of February if sufficient funds remain for desired landscaping, should the Board agree to do that work.

Discussion ensued regarding approved uses of the funds in question.

Mr. Adams noted that drainage was not an approved use of the funds received from this loan. Mr. Long noted that there is irrigation along the entire fence line.

Item 13: Partially completed. Delete "Present hurricane cleanup proposals, including on" Mrs. Adams will review the quote from MRI.

Item 16: Mrs. Adams stated, while Johnson Engineering was issued two checks, Accounting caught the error so the issue was resolved.

Items 11, 12 and 16 were completed.

ELEVENTH 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 asked for the Pinehurst drain plug CB-166 to be added to the quarterly review.

II. NEXT MEETING DATE: February 28, 2023 at 1:00 PM

• QUORUM CHECK

Supervisors Gilman, Schultz, Mountford and Twombly confirmed their in-person attendance at the February 28, 2023 meeting.

Mr. Long stated the February meeting should be held at the second-floor fitness center; he will send a confirmation to Mrs. Adams.

TWELFTH ORDER OF BUSINESS

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

Mr. Schultz stated, during inspection of drains and pipes last year, six could not be located and two were buried and unable to be dug up, as documented in the report. He would like an action item created for these to be located. Mr. Krebs stated he will address this and noted that one was found two years prior but it might not have been finished during construction.

Mr. Schultz wants to add an action item related to moving the portion of the Masters drainage, should the Board decide to do so.

Mr. Novak observed that there are many projects to address with the limited budget so they need to be prioritized. He asked for a list of the Board’s priorities.

A Board Member discussed the five-year CIP and stated the gatehouse and monuments are scheduled for 2025. The stormwater management plan was discussed but has not been added to the CIP.

Mrs. Adams stated the CIP is posted on the website.

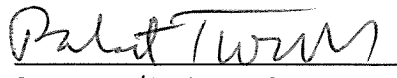
A resident thanked the Board for listening to and addressing the residents’ concerns and asked for a copy of the drainage map of The Masters. Mrs. Adams stated it is on the website and directed him to see Mr. Willis after the meeting for a response via email.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gilman and seconded by Mr. Schultz, with all in favor, the meeting adjourned at 2:22 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair