

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on February 28, 2023 at 1:00 p.m., in the Sound Room at the River Club Conference Center (Second Floor of Fitness Center), 4584 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
Kurt Blumenthal (via telephone)	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
Larry Fiesel	Resident
Jeff Hunt	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 at roll call.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Resident Jack Crotty discussed the lengthy wait to enter at the main gate on Corkscrew. He asked if it is possible to extend and add another lane. He asked about extending the sidewalk

past the Koreshan Park entrance and if the CDD can assist. Mr. Schultz stated the Board discussed extending the lanes many times and a study was conducted but the CDD cannot extend the lanes as it does not own the property beyond the pavers. Regarding extending the sidewalk, Mr. Long discussed the Village of Estero's long-range plan to install a multi-use path from Koreshan State Park to US 41 and on Williams Road. He does not know timeline for the project.

Discussion ensued regarding contacts at the Village of Estero, a Governmental Affairs Committee Member and Public Works Director David Willems.

Mr. Blumenthal joined the meeting at 1:06 p.m., via telephone/Zoom.

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

Mr. Crotty asked if they attempted to work something out on these two matters. Mr. Schultz replied not recently.

Resident Ed Nowak asked about his request for the final cost of the shrub enhancement program compared to the budget and asked if it passed final inspection. Mrs. Adams recalled processing change orders. Mr. Adams stated the final cost is about \$770,000; the budget was \$850,000. Mr. Long stated that the contractor is replacing parking lot shrubbery that is under warranty. Since rabbits are eating the plants, he advised residents not to harm the snakes.

▪ **Update: Premier Lakes, Inc. [Alex Kurth]**

This item was an addition to the agenda

This ongoing item was inadvertently omitted from the agenda but will be included on future agendas.

Mr. Kurth reported the following:

- The bio-generators in Lakes E4-A and H1-B were repaired and are fully operational.
- Aeration: Repairs compiled in October, from the previous vendor, will be placed on the schedule after the parts arrive; the parts are expected by the end of this week.
- The Hurricane Ian Debris Removal, Dry Retention and Florida Power & Light (FPL) Flow-way Project is 90% to 95% completed.
- Lake H1-A Aerator: The compressor was rebuilt to address noise complaints. As the results were not satisfactory, insulated fireproof foam was ordered and expected in early March.

- The lakes are in good condition.
- The dry retention quarterly maintenance should be completed by tomorrow.
- Submerged treatment is scheduled for Lakes E1-E and E1-C this month.
- The dye treatment program in Island Sound is underway.

THIRD ORDER OF BUSINESS

Continued Discussion: Stormwater Management System Analysis

A. Storm Preparation and Response Plan

The Plan is in the draft stage and will be included on the next agenda.

B. Update Stormwater Flow Adjustment Study

Mr. Krebs reported the following:

- The “Pelican Sound Drainage Update” memorandum was included for informational purposes and addresses agenda Items 3B and 3C.
- Researched prior actions taken to adjust the weirs and move some of the water in the Master Association down to the downstream basins and how to address the current situation at Pinehurst, after a storm event.

Mr. Krebs suggested grouting in place the pipe connecting those inlets to the dry retention areas (DRA), which will break the drainage connection to the DRAs. If the water is high in the aqua range, it will not drain into Pinehurst. They could also consider connecting them to the yard drainage behind Pinehurst Circle.

Pinehurst resident Jeff Hunt asked if the blockage will create more surface water. Mr. Krebs stated, if the inlets are separated, they will not be generating water, it will only flow down from the third of the roundabout, the way they were designed.

- 20921 Pinehurst Drive: Increasing inspection frequency is recommended.

Mrs. Adams stated this was added to the Key Activities Report. Premier Lakes will perform quarterly inspections as well as inspections before and after a storm.

Mr. Krebs stated, as a long-term solution, replacing the curb with a Type F curb and the grates with a Type 9 inlet the latter could create blockage from large floating debris and will need to be cleaned after a storm.

- Master Circle: Having MRI investigate where the inlet in an indigenous area in the southeast corner of the Masters discharges to, is suggested.

- Seaside: Installing yard drains instead if bringing in fill is suggested.
- Control Structures: Board direction is needed to proceed with the South Florida Water Management District (SFWMD) permit to adjust the control structures for Basins E2, E5 and E6 or to withdraw the permit.

Mr. Krebs recommended making the modifications to the weir, which was not done due to budget constraints. Mr. Schultz stated this will be discussed under the Sixth Order of Business.

Regarding dead vegetation removal in the northern basin conservation areas, the Board approved Mr. Krebs contacting the SFWMD to determine if the rules changed since the hurricane.

Mr. Long suggested Mr. Krebs inspect the area behind the boat launch after the meeting.

The Board directed Mr. Krebs to obtain proposals from MRI to investigate the inlet in the southeast corner of the Masters and to grout the pipe in the DRA.

C. Response to Pinehurst Greens Neighborhood Association Requests

This item was addressed during Item 3B.

FOURTH ORDER OF BUSINESS

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

The Phase I Long-Range Infrastructure Plan was distributed.

Mr. Schultz reported that Phase I of the Long-Range Infrastructure Plan is nearly completed; it is comprised of the community irrigation pump station, CDD and Golf irrigation filtration system, Phase II paver project and community master landscape plan. Phase II Plan's top priority is stormwater management and asked Mr. Krebs to obtain proposals from MRI. Mr. Schultz directed Mr. Blumenthal to work with Mr. Long and Staff to prepare a draft of the Phase II Infrastructure Plan for the next meeting. Board Members will submit project requests to Mrs. Adams to forward to the team. Mr. Blumenthal stated the team is meeting on March 9, 2023.

FIFTH ORDER OF BUSINESS

Update: Infrastructure Plan to Include Southeast Corner of The Masters

This item was discussed during the Fourth Order of Business.

SIXTH ORDER OF BUSINESS

Discussion: Infrastructure Plan Phase II

This item was discussed during the Fourth Order of Business.

SEVENTH ORDER OF BUSINESS

Discussion: Speed Radar Signs

Mr. Schultz received a suggestion to purchase two hard-wired, not solar powered, radar signs with cameras to be permanently placed in the CDD. A Board Member asked if the signs have proven worthwhile. Mr. Long stated they are effective when operational but hard-wired, permanent signs would be more effective. Mr. Long stated that the PSGRC has sent violation letters.

Mr. Pires reviewed Mr. Nowak’s email and noted the biggest issue is traffic law violations. He discussed protocols for golf cart use and the differences for low-speed vehicles. He believes the easiest way to enforce traffic laws is through law enforcement and referred to the CDD’s January 19, 2010 Agreement with the Sheriff’s Department, which states law enforcement will only come on site to patrol and enforce regulations and laws upon request from the CDD.

Mr. Pires mentioned his 2014 memorandum and stated that the Master Association typically adopts traffic rules and sends notices. Mr. Willis stated Lee County suspended all special duties, such as engaging off-duty personnel, at this time, due to the hurricane.

Mr. Pires will email an informative article/brochure about golf carts to Mr. Long to post to the PSGRC website.

Discussion ensued regarding high-speed golf cart use, liability, how other golf courses handle it and inspecting signage to confirm the CDD is still in compliance.

Residents should call 911 in an emergency situation.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2023

- **2022 Capital Improvement Projects**
- **2023 Operations Financial Impact Analysis**

The Reports were emailed to the Board and distributed during the meeting

Mrs. Adams presented the Unaudited Financial Statements as of January 31, 2023 and the Financial Impact Analysis Report.

Mr. Krebs’ office is working with Collier Paving to determine if an outstanding invoice submitted to Accounting is a duplicate of the Turnberry invoice, which was approved and paid.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of January 24, 2023 Regular Meeting Minutes

Mrs. Adams presented the January 24, 2023 Regular Meeting Minutes. The following changes were made:

Line 44: Change “Williams” to “Willems”

Line 73: Insert “aerator” after “H1-A”

Line 146: Change “receivers” to “inlets”

Line 237: Insert “Road” after “Williams”

Line 246: Insert “was” after “Engineering”

On MOTION by Mr. Gilman and seconded by Mr. Twombly, with all in favor, the January 24, 2023 Regular Meeting Minutes, as amended, were approved.

Mr. Blumenthal left the meeting at 2:13 p.m.

• **Active Action and Agenda Items**

Items 6, 8, 12 and 15 were completed.

Item 1: FPL is working on repairing street lights and other issues.

Item 5: Waiting for MRI to schedule the project.

Item 9: Contract executed and waiting for MRI to schedule the project.

Item 10: Mr. Blumenthal is meeting with the team next Thursday.

Item 11: Mr. Willis is incorporating recent edits and will send the final draft to the group for final approval before sending it to Mr. Long to e-blast to residents.

Item 14: The proposed Hurricane Plan will be on the next agenda.

Item 15: All inlets were located. The Pinehurst drains are clean and open and will be added to MRI’s list to inspect this spring.

TENTH ORDER OF BUSINESS

Staff Reports

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

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

There were no District Engineer or District Counsel reports.

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

I. Key Activity Dates

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

o QUORUM CHECK

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

ELEVENTH ORDER OF BUSINESS

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

Regarding who is responsible for repairing the hurricane-damaged wall and for the downed trees between the Shopping Center and the Meadows, Mr. Gilman stated it is the Shopping Center. He was asked to contact the Management Company for the commercial parcel and report his findings at the next meeting.

A Board Member noted a neighborhood meeting is being held the same day as the March CDD meeting.

A resident thanked the Engineer for the swift follow up and asked for them to be mindful regarding potential remediation between the current system and original design standards.

A resident stated that filling the hole sounds like a solution residents would appreciate, although the project is dependent on the budget.

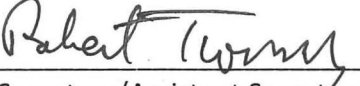
Mr. Long asked to use the remaining community landscape plan budget to address the irrigation gate valves. He distributed a quote.

On MOTION by Mr. Mountford and seconded by Mr. Twombly, with all in favor, the Hannula Landscaping and Irrigation, Inc., proposal to replace irrigation gate valves and for concrete repairs, in a not-to-exceed amount of \$84,273, was approved.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Mountford and seconded by Mr. Twombly, with all in favor, the meeting adjourned at 2:25 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair