

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on March 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	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.
Bill Kurth	Premier Lakes, Inc., Vice President

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 1:00 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

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

Mr. Alex Kurth reported the following:

- Hurricane Ian Debris Removal and the Dry Retention Project was completed this month.
- Aeration: Repairs completed in October, from the previous vendor, are almost completed.
- Lake H1-A Island Sound Aerator: A different filter with muffler to lower the sound is being installed.
- All bio-generators are fully operational.
- The dry retention quarterly maintenance treatments are completed.
- Accessed and treated Lake E3-A, near the driving range, for weed control.
- There is concern about Lakes H1-B, H1-A and E7-A going into the summer due to the nanobubbler systems breaking. Premier is maintaining the algae that is starting to grow.

Mrs. Adams stated Mr. Pires is reviewing the cancellation notice of the Lease Agreement with SOLitude due to SOLitude’s lack of responsiveness; it will be presented at the next meeting.

**FOURTH ORDER OF BUSINESS**

**Discussion/Consideration: Nanobubbler Replacement Lakes H1-A, H1-B and E7-A**

Mr. Bill Kurth, of Premier Lakes, presented the \$56,000 One-Time Work Order Agreement to purchase and install nanobubblers for Lakes H1-B, H1-A and E7-A to replace the outdated equipment leased by the prior vendor. The new equipment is stainless steel, easier to maintain and less prone to failure.

In response to a question about leasing the equipment, in lieu of purchasing, Mr. Bill Kurth stated he can provide a proposal to just maintain the nanobubbles; however, if the CDD accepts the option presented, Premier will submit a five-year proposal to maintain the equipment, with first-year free maintenance and escalating pricing starting in the second year. Mr. Adams recommended and will seek lease-to-purchase options for the nanobubblers.

Discussion ensued regarding the terms of SOLitude’s contract, termination clause, Mr. Pires adding language to the letter and sending it to Mrs. Adams and the lead time to deliver and install the new equipment.

**FIFTH ORDER OF BUSINESS**

**Consideration of M.R.I. Construction, Inc., Proposal #377 for Excavation of Swale Near Pinehurst Greens Drive (CB-166)**

Mr. Krebs stated that cleanup is necessary due to debris build-up and to reinstate the swale to its original condition and allow water to flow freely.

**On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, M.R.I. Construction, Inc., Proposal #377 for Excavation of Swale Near Pinehurst Greens Drive (CB-166), in the amount of \$5,823.91, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of M.R.I. Inspection, LLC, Estimate #3932 for Hammock Greens Storm System Inspection**

Mrs. Adams noted a typographical error in the description of work on the proposal in that M.R.I. entered “Heritage Palms Golf & Country Club” instead of “Hammock Greens”. This site will be added, via a change order, to M.R.I.’s annual inspection program scheduled to commence next week.

**On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, M.R.I. Inspection, LLC, Estimate #3932 for Hammock Greens Storm System Inspection, in the amount of \$800, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Stormwater Management System Analysis**

**A. Stormwater Improvements**

Mr. Krebs asked to defer this item as he needs to speak to the South Florida Water Management District (SFWMD) about removing vegetative debris from the conservation area and obtain a proposal from M.R.I. to grout in place the pipe connecting those inlets to the dry retention areas (DRA) in Pinehurst. He discussed the information related to the proposed

Stormwater Improvement Plan associated with the Phase II Long-Range Infrastructure Plan. He will email the location of the Masters Circle inlet to Mrs. Adams and include more details.

**B. Storm Preparation and Response Plan**

The Board approved the updated version of the Hurricane & Tropical Storm Emergency Plan distributed in the meeting and directed Mrs. Adams to post the final version on the CDD website. Mr. Long will attach it as an exhibit to the PSGRC’s plan and post it on the PSGRC website. Mrs. Adams emailed the word document to Mr. Long during the meeting.

**EIGHTH ORDER OF BUSINESS**

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

Mr. Schultz stated the Eighth, Ninth and Tenth Orders of Business should be considered as one item.

Mrs. Adams thanked Mr. Blumenthal for working with Staff on the spreadsheet, which is behind Tab 12.

Mr. Adams stated the goal of the revised, updated Phase II Infrastructure Plan is to spread costs over a five or six-year period and to keep assessments unchanged, which was accomplished, except for Fiscal Year 2027. He thinks the \$55,000 cumulative deficient can be absorbed under the operating budget. Stormwater Management and Gate/Monuments costs were split over a two-year period.

The Board directed Mr. Willis to prepare and email the draft Phase II package, similar to Phase I, and Mr. Krebs’ information and include them in the next agenda.

The amounts will be incorporated into the proposed Fiscal Year 2024 budget.

**NINTH ORDER OF BUSINESS**

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

This is a duplicate agenda item and will be removed from future agendas.

**TENTH ORDER OF BUSINESS**

**Discussion: Infrastructure Plan Phase II**

This is a duplicate agenda item and will be removed from future agendas.

**ELEVENTH ORDER OF BUSINESS**

**Discussion/Consideration: American Infrastructure Services - Pedestrian Crosswalk Signs**

Mr. Willis did not include the generic proposals he received in the agenda; updated proposals to include the scope of work should be received in time to present them at the next meeting. The repair cost is about \$3,000 more than the replacement cost.

**TWELFTH ORDER OF BUSINESS**

**Discussion: Proposed Budget for Fiscal Year 2023 through Fiscal Year 2029**

This is a duplicate agenda item and will be removed from future agendas.

**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2023**

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

The Accounting Department was advised to reclassify the \$4,850 Special Revenue Fund “Other contractual-Hurricane Ian recovery” line item costs to the General Fund.

Mrs. Adams will research the (\$26,725) “Other Financing Sources-Transfer out” line item entry, on Page 4, and report her findings at the next meeting.

Mr. Blumenthal did not see where the costs for landscaping outside the Pelican Sound Drive gate was coded to the General Fund. Mrs. Adams will reconcile the final costs.

Discussion ensued regarding outstanding landscape project punch list items, gate valve replacement contract, landscape warranty terms, Check Register review and late Supervisor compensation payments.

The financials were accepted.

**FOURTEENTH ORDER OF BUSINESS**

**Approval of February 28 2023 Regular Meeting Minutes**

Mrs. Adams presented the February 28, 2023 Regular Meeting Minutes.

**On MOTION by Mr. Schultz and seconded by Mr. Gilman, with all in favor, the February 28, 2023 Regular Meeting Minutes, as presented, were approved.**

- **Active Action and Agenda Items**

Items 5, 7, 8, 9, 11, 14, 15 and 16 were completed.

Mr. Krebs stated he was advised that the asphalt at 21832 Masters Circle is damaged. Mr. Krebs will copy Mrs. Adams on the email to Collier Paving.

Item 13: Mr. Krebs will email the map of the six drains/pipes to M.R.I. and copy Mrs. Adams on the email.

Item 16: Mr. Gilman stated Ms. Dawn Mayer, of AJS, the management company for the commercial property, advised that she negotiated with a vendor to replace the hurricane-damaged wall, which should commence in June 2023. Regarding the downed trees Lifecare Center claimed no responsibility. Ms. Mayer advised him that they will not paint the CDD's side of the wall. He distributed a \$10,000 proposal for power washing.

## **FIFTEENTH 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***

Regarding the earlier directive, Mr. Adams stated the "Transfer In" entries to offset the (\$26,725) Special Revenue Fund "Transfer out" line item, on Page 4, are found on Pages 5 and 6 and relate to the first interest expense.

**I. Key Activity Dates**

➤ Street Sweeping: Mr. Twombly asked when the street sweeping project starts. Mrs. Adams advised this is underway. Mr. Willis will obtain the schedule from the vendor.

➤ Control Structure CB-166: Revised description to remove “(Owned by others)”. Mr. Krebs will have the GIS map updated.

**II. NEXT MEETING DATE: April 25, 2023 at 1:00 PM**

- **QUORUM CHECK**

**SIXTEENTH ORDER OF BUSINESS**

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

Board Members commended Mr. Willis on the great job on the newsletter.


There were no public comments.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor,  
the meeting adjourned at 2:06 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair