

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on April 25, 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
Jim McGivein	PSGRC President
Alex Kurth	Premier Lakes, Inc. (Premier)
Bill Kurth	Premier, Vice President
Brenda Radford	M.R.I. Construction, Inc. (MRI)

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:

- Due to lack of rain, algae is minimal and treatments have been minimal.
- Submersed vegetation growth has been slow; lakes will be treated when appropriate.
- Semi-annual aeration maintenance is ongoing.
- There is a pending work order for repairs to diffuser bases; backordered parts shipped on Monday and work will be completed within the next few weeks.
- The River 8 T-box Canna Lilies portion of the maintenance contract will be completed within the next few weeks.
- Torpedo grass and shoreline grass are minimal.

Mr. Schultz stated some Canna Lilies are growing back at Sound 3.

Mrs. Adams noted that Mr. Willis will be conducting the annual audit soon. She stated a Termination Notice was sent to SOLitude on April 4, 2023. Reimbursement was requested for the past six months, totaling approximately \$8,200, and she asked for the nanobubblers to be removed; removal is pending.

Mr. Long stated he received a complaint about the Island Sound aerator. Mr. Kurth stated a noise reducing muffler was added; the cabinet is newly insulated and the muffler is approximately one month old. Nothing further can be done other than moving the cabinet. Mr. Willis stated he believes it is not a matter of decibels but of low tone penetrating into the unit and sound dampening equipment was added. Mr. Alex Kurth will address the issue.

Mr. Blumenthal asked what recourse the CDD has if SOLitude does not remove the nanobubblers and send the reimbursement. Mr. Pires stated, absent any term in the contract requiring mediation or arbitration, small claims court proceeds fairly quickly. He suggested sending a draft letter of claim with a deadline date of May 15, 2023.

FOURTH ORDER OF BUSINESS

Continued Discussion: Nanobubbler Replacement Lakes H1-A, H1-B and E7-A

- **Consideration of Navitas Credit Corp., Quote and Credit Application**

Mr. Adams presented the Navitas Credit Corp. lease-to-purchase options for the nanobubbler machines proposal submitted by Premier.

Discussion ensued regarding the lease terms and interest.

Mr. Adams stated there is no penalty for early buyout.

Mr. Alex Kurth stated the \$56,000 includes free maintenance for one year; after the first year, maintenance of all three nanobubblers is \$210 per month.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the Navitas Credit Corp. Lease Agreement, with a 36-month term, was approved.

Mr. Adams will add this to the proposed Fiscal Year 2024 budget.

Mr. Alex Kurth stated, per the manufacturer, delivery will take two to four weeks.

FIFTH ORDER OF BUSINESS

Update: MRI Inspection Report for Stormwater System

Ms. Radford presented the MRI Inspection Report and Estimates #4057 and #4058 to utilize the divers and vac truck to clean and remove sand and debris from structures that have 25% and more of sand and debris.

Discussion ensued regarding the estimates, the map, Lake E1-B and whether to increase the 25% blockage threshold to reduce the cost.

Ms. Radford estimated that work can be scheduled for mid-May.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, MRI Estimates #4057 and #4058 clean and remove sand and debris from structures that have 25% and more of sand and debris, in a combined total amount of \$86,350, were approved.

SIXTH ORDER OF BUSINESS

Continued Discussion: Stormwater Management System Analysis

- **Stormwater Improvements**

Mr. Willis distributed an updated budget and five-year plan newsletter.

Mr. Schultz asked about the benefit of the Control Structures Modification revisions. Mr. Krebs stated he will add clarification in this area.

Mr. Blumenthal suggested "Seaside" be changed to "Seaside 1 and 2".

Mr. Mountford expressed concern about the cost and a need for more detail.

Mr. Schultz noted the general concept is to have the monuments throughout the community consistent with recent upgrades; preliminary work will help in estimating for decision-making.

Mr. Willis noted that nothing is being approved now; the costs shown are approximate figures based on previous projects and are being presented for the purpose of informing the community of what the Board is considering. Mr. Long noted that this Report was previously received from Hole Montes and the updated proposal includes additional details and reflects current market pricing.

Discussion ensued regarding projects, market conditions and recent cost increases.

Mr. Long noted that the Report states “The Plan is a guide intended for planning purposes only. Funding for projects will be evaluated and may be accelerated or delayed based upon available funding. If there are significant changes involving scope, cost, and/or schedule to a recommended project, the River Ridge Board of Supervisors will reevaluate it. All projects require approval by the River Ridge Community Development District Board of Supervisors.”

Mr. Pires recommended adding a sentence at the very beginning, such as “The numbers in this Report are preliminary estimates based upon experience to date.”

The purpose and rationale of the Long-Range Plan were discussed.

Mr. Long discussed similar efforts in other communities and noted the benefits of planning monuments with an eye toward consistency.

Mr. Gilman returned to the meeting after stepping out briefly.

On MOTION by Mr. Twombly and seconded by Mr. Blumenthal, with all in favor, distributing the Long-Range Infrastructure Plan to the community, as amended, was approved.

SEVENTH ORDER OF BUSINESS

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

- A. Phase II Package**
- B. Engineer’s Write-Up**

This item was presented during the Sixth Order of Business.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration: American Infrastructure Services – Pedestrian Crosswalk Signs

Mr. Willis stated only generic proposals were received. Updated proposals to include the scope of work are pending.

This item will be included in the next agenda.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

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

“Other contractual-2019 Note- capital outlay” will be adjusted during the budget process.

Mr. Blumenthal expressed dissatisfaction with financial reporting he believes is not reflected in the Unaudited Financial Statements. Mrs. Adams will meet with him individually to address the matter.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of March 28, 2023 Regular Meeting Minutes

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

The following changes were made:

Line 44: Change “compiled” to “completed”

Line 106: Change “Master” to “Masters”

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

- **Active Action and Agenda Items**

Items 6, 7, 8, 9, 10, 11, 14 and 15 were completed.

Item 5: Mr. Krebs stated the inlets are in the Report and showed as clean. He is awaiting a response regarding permission to remove dead vegetation from the conservation areas. Mr. Long stated he submitted a permit request for tree removal and South Florida Water Management District (SFWMD) approval is pending; he will email the information to Mr. Krebs.

Item 6: Mr. Krebs stated Collier Paving will perform the repairs at their cost; he is trying to schedule the work.

Mr. Krebs stated additional work for Collier Paving remains. Mr. Long reported an incident in which a person fell on the sidewalk; the sidewalk was marked. Approximately 30 locations to be ground were marked with orange or red paint; four spots were marked off at River 3.

Mr. Schultz asked when the inlet from the Corkscrew roundabout to the dry retention area will be plugged. Mr. Krebs discussed the recommendation to plug the pipe.

Item 20: Mr. Willis stated he received the proposal from Precision Cleaning. The Pelican Landing street sweeper has been out of service for several months. Mr. Willis will arrange for additional weekly street cleaning in River Ridge.

Mr. Long stated installation of 23 irrigation gate valves will begin within the next two weeks. Cones will be placed and orange markings were made. Gate valve sizes must be verified before placing the orders. The project might take one month to complete.

Mr. Long stated the owner of Hannula will inspect the landscaping one more time, as there is a one-year warranty on the trees. He asked if the dead oak tree 300 yards to the right of the main entrance can be removed. Mr. Willis stated it will be removed.

Mr. Schultz asked for the Turnberry stormwater piping repair schedule. Mr. Krebs believes the collapsed pipe near the entrance, listed as CB4 on Mrs. Adams' report, was repaired. Mrs. Adams will review the invoice to confirm the work was completed.

Mr. Schultz stated MRI performed the work on the weir. Mr. Long displayed photographs of the completed work. Mr. Schultz stated an additional pothole in the area that needs to be repaired must be added to the list of work to be completed.

ELEVENTH 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

- Dry Retention River Course #6: Mr. Krebs is clarifying the location for the schedule of mowing.
- Lake & Dry Retention Audit Report: The Report would be started by May 15, 2023.
- Lake Littoral Plantings and Lake Bank Remediation: Mr. Willis will review them following the Lake & Dry Retention Audit Report.

II. 1,482 Registered Voters in District as of April 15, 2023

III. NEXT MEETING DATE: May 23, 2023 at 1:00 PM [Presentation of Fiscal Year 2024 Budget]

○ QUORUM CHECK

Supervisors Gilman, Blumenthal, Mountford and Twombly confirmed their attendance at the May 23, 2023 meeting. Supervisor Schultz will attend via telephone.

TWELFTH ORDER OF BUSINESS

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

Mr. Blumenthal stated a resident asked about the CDD’s responsibility relative to the Island Sound Lake fountain. The subject of installing a new fountain between The Masters and Southern Hills was raised at The Masters Board Meeting and Mr. Long was said to have indicated he will cover the cost of the fountain but then changed his mind. Mr. Blumenthal wants the Supervisors to know the areas of responsibility. Mr. Long will speak with Mr. Blumenthal following the meeting. Mr. Adams stated a “Lakes, Fountain and Aerator” discussion will be included on the next agenda and educational credits will be awarded.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the meeting adjourned at 2:24 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair