

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on May 23, 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 (via telephone)	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
Jim McGivern (via telephone)	PSGRC President
Alex Kurth	Premier Lakes, Inc. (Premier)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:02 p.m. Supervisors Mountford, Twombly, Gilman and Blumenthal were present. Supervisor Schultz attended via telephone.

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

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. Kurth reported the following:

- Each lake is being maintained and spot treatment for bank weeds is on-going.
- Results controlling torpedo grass are good and the lakes should be in great shape prior to the rainy season, which is when it becomes more difficult to control.
- Plankton algae growth increased slightly, which is being treated, specifically in Lake E4-A.
- Submersed vegetation growth is minimal. Lakes were treated for bladderwort and Lake H1-A will be treated for Chara during the next visit.
- The second dry retention quarterly maintenance is scheduled for the first week in June.
- Aeration repairs were completed yesterday. The replacement kit for Lake E1-E arrived and will be installed later this week. A proposal to replace the Lake E1-C compressor will be presented soon.
- Nano-bubblers: The manufacturer's anticipated ship date is May 30th; installation will occur the first or second week of June. SOLitude's existing equipment is still on site.
- Dry Retention River Course #6: Mowing is scheduled for the first week of June.

Regarding SOLitude, Mr. Pires advised that the Termination Service letter was sent to Mr. Moding on May 22, 2023, who advised that the letter was circulated. In response to that, Mr. Pires sent the demand letter that advises SOLitude to remit \$8,224 payment to the CDD and remove all equipment from the CDD no later than June 11, 2023; otherwise, the CDD reserves the right to exercise all available remedies, including removing the non-functioning equipment and deeming it abandoned. The CDD must wait until the deadline expires to decide if any further action is necessary.

FOURTH ORDER OF BUSINESS

Discussion: Lakes, Fountains and Aerators

Mr. Adams noted that the GIS map is on the CDD website. He identified the locations of CDD-owned aeration systems in the CDD, Island Sound and the Pelican Sound Golf & River Club (PSGRC), the basin areas and explained how the stormwater systems operate. Island Sound and the PSGRC are researching to determine who is responsible for replacing the fountains in Lake E7-A. He believes the PSGRC owns the fountain in Lake E1-C.

A Board Member asked if approval from the CDD is required before installing a new fountain. Mr. Adams will review the terms of the current Consent to Use Agreement.

Mr. Adams noted that his class on the stormwater system qualifies for National Pollutant Discharge Elimination System (NPDES) educational credits.

FIFTH ORDER OF BUSINESS

Consideration of Collier Paving and Concrete, Divisions of Southern Striping Solutions, LLC, Estimate #23-292 to Grind and Replace Sidewalks

Mr. Krebs presented Estimate #23-292 to grind and replace sidewalks. It was noted that the paint washed away in some of the areas marked. He will review the punch list and make sure Collier assesses any areas that belong to Seaside.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, Collier Paving and Concrete, Divisions of Southern Striping Solutions, LLC, Estimate #23-292 to grind and or replace sidewalks, in the amount of \$24,422.16, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mrs. Adams presented Resolution 2023-02. She reviewed the proposed Fiscal Year 2024 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year

2023 budget, and explained the reasons for any changes. Changes will be made to the following line items:

Page 1, Field Services, Contingences: Increase amount to offset the slight increase in assessments.

Page 8, Field Services, Lake/wetland: Insert a new description.

Mr. Adams will research why \$9 was billed to the Property taxes budget line item.

Mr. Twombly and Mr. Schultz will not attend the August meeting in person.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, Resolution 2023-02, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 22, 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; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Mrs. Adams presented Resolution 2023-03. The following change was made:

August 27, 2024, Potential Discussion/Focus: Insert “Public Hearing and” before “Regular Meeting

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, Resolution 2023-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2023

A. Budget Variance

B. Breakdown

These items were included for informational purposes.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of April 25, 2023 Regular Meeting Minutes

Mrs. Adams presented the April 25, 2023 Regular Meeting Minutes.

The following changes were made:

Line 30: Insert "Jim McGivern" and "PSGRC President"

Mr. Mountford asked Mr. McGivern if the PSGRC Board discussed the Capital Improvement Plan (CIP) for monuments and guardhouses. Mr. McGivern replied not yet.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the April 25, 2023 Regular Meeting Minutes, as amended, were approved.

• Active Action and Agenda Items

Items 6, 8, 10, 12, 14, 15, 16, 19 and 21 were completed

Item 9: Updated to include new June 11, 2023 deadline.

Item 13: South Florida Water Management District (SFWMD) will advise Mr. Krebs if the HOA permit request to clean out dead vegetation in the conservation area will be approved.

Item 20: The Precision street sweeping contract will be executed soon.

TENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Pires had nothing further to report.

B. District Engineer: Hole Montes, Inc.

Mr. Krebs distributed and presented the M.R.I. Construction Inc., proposal #394 to repair the inlet north of Torrey Pines.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, M.R.I. Construction Inc., proposal #394 to repair the inlet north of Torrey Pines, in a not-to-exceed amount \$6,800, was approved.

Mr. Schultz stated that a resident reported an asphalt issue around the west side of the circle at Island Sound and the four-story buildings and suggested installing a coating on the pavement to prevent having to pave it ahead of the tentative schedule. Mr. Krebs will inspect the area and, if warranted, present a proposal at the next meeting.

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

I. Key Activity Dates

The May 2023 Key Activity Dates list was included for informational purposes.

II. NEXT MEETING DATE: June 27, 2023 at 1:00 PM

o QUORUM CHECK

ELEVENTH ORDER OF BUSINESS

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

Regarding a homeowner email about prioritizing CDD projects circulated to the Board, Mr. Schultz provided verbiage for Mrs. Adams to include in her response. Mrs. Adams will draft the response and email it to Mr. Schultz to review before emailing it to the homeowner.

Mr. Schultz asked for an update on removing the tree stump on Pelican Sound Drive near the commercial property. Mr. Willis will contact Johnson Tree Service, since his attempts to have the original vendor do it have been unsuccessful.

Mr. Krebs stated that Hole Montes, Inc., officially joined Bowman Inc., on May 17, 2023; the change in name is not expected to occur for a while.

Regarding an earlier item, Mr. Adams stated the \$9 billed to the Property taxes line item is the trash assessment on the gatehouse.

Mr. Willis read the questions from Mr. Long's email directed to Mr. Krebs regarding the outflow permit and update on filling the pipe with the flow material.

Mr. Willis stated he conducted the lake audit yesterday; the report will be included in next month's agenda.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the meeting adjourned at 2:12 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair