

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on June 27, 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 telephone at 1-929-205-6099, Meeting ID: 820 8624 6862 for both.

**Present were:**

Bob Schultz (via phone/Zoom)	Chair
Terry Mountford	Vice Chair
Robert Twombly	Assistant Secretary
Jim Gilman	Assistant Secretary
Kurt Blumenthal (via phone/Zoom)	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
Eric Long	PSGRC General Manager
Alex Kurth	Premier Lakes, Inc. (Premier)
Tony Grau (via telephone)	Grau & Associates
Pat Weiss	Resident & NVR of Pinehurst
Ed Nowak (via telephone)	Resident
Scott Gallagher	Resident
Shari Perkins	Resident
Larry Fiesel	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 1:04 p.m.

Supervisors Mountford, Twombly, and Gilman were present. Supervisor Schultz attended via phone/Zoom. Mr. Blumenthal was not present at roll call.

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

**SECOND ORDER OF BUSINESS****Public Comments: Agenda Items (5 minutes per speaker)**

Resident and NVR of Pinehurst Pat Weiss, distributed and presented the concerns of the 4511 and 4515 Pinehurst Greens Court residents about drainage issues from water overflowing from the pond on Lakes Hole #1 to the street drains, due to Hurricane Ian. Before and after photographs were provided. He thinks the conditions will worsen if not addressed. Mr. Krebs stated it is normal driveway “wear and tear” from heavy storms over the years. Mr. Adams agreed that it is a paver issue and the photographs do not show any hairline fracture in the curb so it is the homeowner’s responsibility. Mr. Krebs will evaluate the condition of the gutters in relation to the pavers and advise accordingly.

Resident Ed Nowak asked about plugging the abandoned transverse drain. Mr. Krebs stated that M.R.I. Construction, Inc. (MRI) is researching its records to confirm whether they patched the drain coming from the dry retention area to the Corkscrew Road roundabout entrance. Mrs. Adams stated the document behind Agenda Item 11B supports that MRI completed the project and will commence work on the remaining two tomorrow. Mr. Nowak asked about the South Florida Water Management District (SFWMD) issuing a permit to remove vegetative debris in the conservation area. Mrs. Adams stated hurricane debris removal was completed in the dry retention areas (DRAs) and Florida Power & Light (FPL), to the outflow project. Mr. Krebs stated SFWMD’s last email indicates a permit was not issued to the PSGRC to remove debris from the preserves.

Regarding the riprap project, it was noted that MRI cleaned and repaired the inlet drainage structure to enable better flow.

**THIRD ORDER OF BUSINESS****Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates**

Mr. Grau presented the draft Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2022. There were no findings, irregularities or instances of noncompliance. It was an unmodified opinion, otherwise known as a clean audit. No changes are anticipated.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2022**

**On MOTION by Mr. Mountford and seconded by Mr. Twombly, with all in favor, Resolution 2023-04, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2022, was adopted.**

**FIFTH ORDER OF BUSINESS**

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

Mr. Kurth reported the following:

- The newer nano-bubbler equipment installation was completed and better water clarity was observed. It was noted that SOLitude has not removed the old equipment, which was relocated to the PSGRC maintenance facility.

**Mr. Blumenthal joined the meeting at 1:30 p.m., via phone/Zoom.**

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

Regarding the Lake H1-A aerator, Mr. Willis has not received any noise complaints. The newer equipment is quieter because it runs on lower pounds per square inch (PSI) pressure.

- 50% of the dry retention River Course #6 was mowed on June 9, 2023.
- Replaced the Lake E1-C aeration compressor.
- Treated each lake for grass except Lake E1-C, which is scheduled for this week.
- Lakes H1-A and H1-B will be treated for submersed weeds this week.
- Algae growth is minimal and will be treated as needed.
- Completed the second DRA quarterly maintenance plan. Used two types of treatments to address submersed vegetation and debris removal in the flow-ways and DRAs. The areas will be reinspected and retreated as needed in the next two to three weeks to ensure proper drainage, in preparation of the upcoming hurricane season.
- The semi-annual treatment plan in the conservation areas commenced and is expected to be completed in early July.

Regarding why the ponds are murky, it was noted that it might be due to water quality changes from Hurricane Ian salt water intrusion. Tests will be necessary for a definitive answer.

Regarding the Pelican Sound #9 trimming project, Mrs. Adams will be executing the proposal that she just received. Regarding the Sound #9 conservation area request, Mr. Krebs is waiting for the SFWMD to advise if the 12 downed live Silver Buttonwood trees can be staked.

**SIXTH ORDER OF BUSINESS**

**Presentation of Annual Quality Assurance Audit: Lake Maintenance and Dry Retention**

Mr. Willis highlighted portions of the Audit, as follows:

**A. Memorandum: Lake Maintenance**

- Lake E8-A: Proposals will be obtained for lake bank restoration and added to the Fiscal Year 2024 budget.
- Lake H1-A: Lake bank restoration work will be necessary in the next three or four years.
- Littoral shelf planting will be necessary in various lakes noted in the Audit. Work is expected to commence in late-July, when water levels rise.

**B. Evaluation Sheets/Photos**

**C. Memorandum: Dry Retention**

- The new maintenance vendor, Premier, is doing a great job clearing debris and returning the DRAs back into compliance. The project is about 70% complete.

Regarding Lake #E4-A, Mr. Willis stated he sent a letter to the HOA explaining the purpose of the littorals and why they should not have removed them; he will email the letter to Mr. Schultz and Mrs. Adams. Mr. Willis stated that he will obtain a separate proposal and prepare a second letter to the HOA seeking reimbursement. Mr. Pires will review the letter before it is sent.

**D. Photos**

**SEVENTH ORDER OF BUSINESS**

**Discussion: Safety Hazard Request Letter [Pelican Sound Dr. and Pelican Sound Blvd. Intersection]**

Mr. Schultz suggested Mr. Krebs evaluate this, ensure compliance, determine if safety and traffic flow at the intersection can be improved, determine an appropriate study to proceed with and provide the time and cost involved. He suggested responding to Mr. Long’s letter, sent on behalf of the Pelican Sound Public Affairs Advisor Panel’s requests.

Board Members voiced their opinion that this intersection and the monument sign are dangerous areas that should be addressed but drivers should follow the rules of the road. It was noted that the monument will not be relocated for a couple of years.

This item will remain on the agenda.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Collier Paving and Concrete, Divisions of Southern Striping Solutions, LLC, Estimate #23-284 for Solar Pedestrian Crosswalk Street Signage**

Mr. Willis presented Estimate #23-284. The replacement cost is \$5,000 less than to repair the crosswalk at the Meadows of Estero. New sensor-activated technology being used at Mediterra CDD and in Marco Island, Naples and Pelican Bay, was discussed. Mr. Willis will obtain a quote for the alternate option and Mr. Krebs will review requirements to alter a crosswalk.

This item will remain on the agenda.

**NINTH ORDER OF BUSINESS**

**Discussion: Fiscal Year 2024 Budget**

Mr. Long distributed and discussed supporting documents to address Lee County Utilities (LCU) cutting back 50% to 60% of the reclaimed water to the CDD and other communities due to the Three Oaks Water Reclamation Facility (WRF) expansion project. This will affect the Fiscal Year 2024 budget. He discussed permit constraints and presented options to pull water from Lakes 9 and 1 and the recharged well, which requires other options to offset the overall deficit.

Option 1 is quoted to be approximately \$300,000, as the Labell Well Drilling proposal of \$213,317 excludes the costs for electrical and the permit requirements.

Mr. Krebs will present a quote from Hydrologist Kirk Martin to increase the CDD's allocation, at the next meeting, which will require SFWMD approval to proceed with the additional draw down. If approved, Mr. Martin will need to address salinity concerns.

Mr. Long stated that the pipe in the abandoned well is being repaired and a cost estimate is pending to upsize the existing well from 35 to 40 HP, 75 HP will require upsizing the existing 8" casing to 12". Mr. Long asked for other references. Suggestions included Bullseye Drilling, Golden Gate Well Drilling and Youngquist Brothers. Mr. Blumenthal thinks projects on the 5-Year Plan might need to be deferred due to irrigation concerns. He suggested keeping the proposed Fiscal Year 2024 budget as is and repurpose funds accordingly.

This item will remain on the agenda.

Mrs. Adams will email her notes to the Board by the end of the week.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2023**

**A. Budget Variance**

**B. Breakdown**

These items were included for informational purposes.

The financials were accepted.

**ELEVENTH ORDER OF BUSINESS**

**Approval of May 23, 2023 Regular Meeting Minutes**

**On MOTION by Mr. Mountford and seconded by Mr. Gilman, with all in favor, the May 23, 2023 Regular Meeting Minutes, as presented, were approved.**

• **Active Action and Agenda Items**

Items 8, 10, 12, 14, 15, 16, 17 and 18 were completed.

Item 5: Mr. Krebs is waiting for MRI to confirm that the pipe was sealed.

Item 6: Mr. Krebs is waiting on a sketch and the legal to get the easement from the golf course before conveying it to the CDD.

Item 7: Mr. Pires will send a follow up letter to SOLitude and copy the Sherriff's Department, allowing for SOLitude another 30 days to remove its equipment from the maintenance facility; after which, the CDD will depose of it accordingly.

Mrs. Adams stated SOLitude has not reimbursed the CDD the approximately \$8,000 owed. Mr. Pires recommended filing a small claims action in County court.

**On MOTION by Mr. Twombly and seconded by Mr. Mountford, with all in favor, authorizing District Counsel and his Associates and District Staff to prepare and file a Statement of Claim in small claims court against SOLitude for no more than \$8,000, was approved.**

Item 13: This is mostly completed, except for the CDD needing License Agreements for the fountains. Mr. Pires will email a template to Mr. Long to prepare one for The Masters and

Edgewater and two for Island Sound. The Island Sound fountains are not working and an agreement is not needed if the PSGRC does not plan to repair them.

Item 16: Mr. Krebs stated Collier Paving inspected and did not recommend seal coating the damaged area. He will email the information to Mrs. Adams to forward as necessary.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

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

There were no District Counsel or District Engineer reports.

Asked about MRI working around Lake 9, Mr. Krebs stated that, before the golf course can start pulling water from Lake 9, they needed to make sure the inlet is 100% clear of debris. MRI is not expected to finish the CDD pipe cleaning project until mid-July.

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

**I. Key Activity Dates**

Mrs. Adams provided additional updates to the June 2023 Key Activity Dates list, including when certain tasks were or are expected to be completed.

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

**o QUORUM CHECK**

Mr. Gilman, Mr. Blumental and Mr. Twombly confirmed their in-person attendance at the July 25, 2023 meeting. Mr. Schultz and Mr. Mountford will attend via phone/Zoom.

**THIRTEENTH ORDER OF BUSINESS**

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

Mr. Gilman stated that Ms. Major advised that the wall fabrication is completed and expects it to be installed at the shopping center in two to three weeks.

Mr. Schultz stated that he did not receive the email with the digital version of the agenda. Mrs. Adams will advise the Admin Department.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Mountford and seconded by Mr. Twombly, with all in favor, the meeting adjourned at 2:55 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair