

RIVER RIDGE

**COMMUNITY DEVELOPMENT
DISTRICT**

August 22, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

River Ridge Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-free: (877) 276-0889

August 15, 2023

Board of Supervisors
River Ridge Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the River Ridge Community Development District will hold a Public Hearing and Regular Meeting on August 22, 2023 at 1:00 p.m., in the Sound Room at the River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard, Estero, Florida 33928, and via Zoom at <https://us02web.zoom.us/j/82086246862>, Meeting ID: **820 8624 6862** or telephonically at **1-929-205-6099**, Meeting ID: **820 8624 6862**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items (*5 minutes per speaker*)
3. Update: Premier Lakes, Inc. [Alex Kurth]
4. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
6. Continued Discussion: Safety Hazard Request Letter [Pelican Sound Dr. and Pelican Sound Blvd. Intersection]
 - Discussion: Traffic Calming
 - Consideration of Quote to Conduct Traffic Count During Season

7. Discussion/Consideration of Collier Paving & Concrete, Estimate #23-481 for Asphalt Repairs at Turnberry
8. Acceptance of Unaudited Financial Statements as of July 31, 2023
 - A. Budget Variance
 - B. Breakdown
 - C. Proposed Budget 2023-2029 [5 Year Plan]
9. Approval of July 25, 2023 Regular Meeting Minutes
 - Active Action and Agenda Items
10. Staff Reports
 - A. District Counsel: *Woodward Pires & Lombardo, P.A.*
 - B. District Engineer: *Hole Montes, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Key Activity Dates
 - II. NEXT MEETING DATE: September 26, 2023 at 1:00 PM

○ QUORUM CHECK

SEAT 1	JAMES (JIM) GILMAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	BOB SCHULTZ	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	KURT BLUMENTHAL	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	TERRY MOUNTFORD	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	BOB TWOMBLY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

11. Supervisors' Requests and Public Comments (*5 minutes per speaker*)
12. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 989-2939.

Sincerely,



Cleo Adams
 District Manager

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

4A

Attn:

RIVER RIDGE CDD
2300 GLADES RD STE 410
BOCA RATON, FL 33431

State of Wisconsin, County of Brown:

Before the undersigned authority personally appeared

K Felty

_____ who on oath says that

he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice Public Hearing

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated or by publication on the newspaper's website, if authorized, on:

08/04/2023, 08/11/2023

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 17th of August 2023, by legal clerk who is personally known to me.

[Signature]

Affiant

[Signature]

Notary State of Wisconsin, County of Brown

10-25-26

My commission expires

RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the River Ridge Community Development District ("District") will hold a public hearing on Tuesday, August 22, 2023 at 1:00 p.m., at the River Club Conference Center Sound Room, 4784 Pelican Sound Boulevard, Estero, Florida 33928 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://riverridgecdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
AD # 5785261

8/4, 8/11/2023

RYAN SPELLER
Notary Public
State of Wisconsin

of Affidavits: 1

This is not an invoice

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

4B

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the River Ridge Community Development District a proposed budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the River Ridge Community Development District for the Fiscal Year Ending September 30, 2024”.
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$1,335,324 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 250,850
SPECIAL REVENUE FUND – PELICAN SOUND PROGRAM	<u>\$1,084,474</u>
TOTAL ALL FUNDS	\$1,335,324

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2023.

ATTEST:

**RIVER RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A: Fiscal Year 2023/2024 Budget

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
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**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					
General	\$ 247,406				\$ 247,396
Allowable discounts (4%)	(9,896)				(9,896)
Assessment levy: on-roll - net	237,510	\$ 226,923	\$ 10,587	\$ 237,510	237,500
Interest and miscellaneous	750	15	735	750	750
Total revenues	<u>238,260</u>	<u>226,938</u>	<u>11,322</u>	<u>238,260</u>	<u>238,250</u>
EXPENDITURES					
General					
Professional services					
Supervisors	10,918	4,091	6,827	10,918	10,918
Management/accounting	51,408	25,704	25,704	51,408	51,408
Audit	7,100	1,280	5,820	7,100	7,100
Special assessment preparation	6,500	-	6,500	6,500	3,250
Legal	10,000	1,783	8,217	10,000	10,000
Engineering	10,000	4,864	5,136	10,000	10,000
NPDES report filing	13,000	2,760	10,240	13,000	13,000
Telephone	400	200	200	400	400
Postage	1,000	591	409	1,000	1,000
Insurance	7,800	7,480	-	7,480	8,228
Printing & binding	750	375	375	750	750
Legal advertising	1,000	786	214	1,000	1,000
Contingencies	3,880	82	1,500	1,582	2,500
Subscriptions & memberships	175	175	-	175	175
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Property taxes	-	9	-	9	9
Total Professional Services	<u>124,846</u>	<u>50,885</u>	<u>71,352</u>	<u>122,237</u>	<u>120,653</u>
Field Services					
Other contractual - field management					
Q & A	2,601	1,300	1,301	2,601	2,601
Contingencies	1,000	-	1,000	1,000	1,000
Other contractual	40,000	20,734	19,266	40,000	40,000
Street lighting	4,500	1,628	2,872	4,500	4,500
Plant replacement	4,000	-	4,000	4,000	4,000
Debt service (prin & int) 2022 note	19,500	-	19,500	19,500	36,283
Street sweeping	15,000	3,375	11,625	15,000	15,000
Roadway repairs	2,500	-	2,500	2,500	2,500
Aquascaping	20,000	2,270	17,730	20,000	20,000
Hurricane clean up (Ian Recovery)	-	4,850	-	4,850	-
Total Field Services	<u>109,101</u>	<u>34,157</u>	<u>79,794</u>	<u>113,951</u>	<u>125,884</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Other Fees and Charges					
Property appraiser	1,725	-	1,725	1,725	1,725
Tax collector	2,588	2,278	310	2,588	2,588
Total Other Fees and Charges	<u>4,313</u>	<u>2,278</u>	<u>2,035</u>	<u>4,313</u>	<u>4,313</u>
Total Expenditures	<u>238,260</u>	<u>87,320</u>	<u>153,181</u>	<u>240,501</u>	<u>250,850</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	139,618	(141,859)	(2,241)	(12,600)
Fund balance - beginning (unaudited)					
Unassigned	124,847	128,463	214,306	128,463	126,222
Fund balances - ending					
Assigned					
Working capital	59,565	53,775	-	-	59,563
Unassigned	65,282	214,306	126,222	126,222	54,060
Fund balance - ending (projected)	<u>\$ 124,847</u>	<u>\$ 268,081</u>	<u>\$ 126,222</u>	<u>\$ 126,222</u>	<u>\$ 113,622</u>

Units	Number of ERU's	Fiscal Year			Total Revenue
		2022	2023	2024	
Pelican Sound	1,299.0000	\$ 129.41	\$ 143.39	\$ 143.39	\$ 186,262
The Meadows	262.0000	129.41	143.39	143.39	37,568
Commercial along US 41	164.3534	129.41	143.39	143.39	23,566
	<u>1,725.3534</u>				<u>247,396</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

General

Professional Services

Supervisors	\$ 10,918
<p>The amount paid to each Supervisor for the time devoted to the District's business and monthly meetings. The amount permitted is \$200 plus payroll taxes per meeting for each board member.</p>	
Management/accounting	51,408
<p>Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financing's and finally operate and maintain the assets of the community.</p>	
Audit	7,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Special assessment preparation	3,250
<p>The District has a contract with AJC Associates, Inc., to prepare the annual assessment roll.</p>	
Legal	10,000
<p>Woodward, Pires & Lombardo, P.A., provide on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyance and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.</p>	
Engineering	10,000
<p>Hole Montes, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
NPDES report filing	13,000
<p>As mandated, the District must participate in the National Pollutant Discharge Elimination System Program. It is designed to improve storm water quality through construction activity monitoring, periodic facility review and inspection, public education, etc.</p>	
Telephone	400
<p>Telephone and fax machine.</p>	
Postage	1,000
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	8,228
<p>The District carries public officials and general liability insurance with policies written by Preferred Government Insurance Trust. The limit of liability is set at \$1,000,000.</p>	
Printing & binding	750
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	1,000
<p>The District advertises in The News Press for monthly meetings, special meetings, public hearings, bidding, etc.</p>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Contingencies	2,500
Bank charges, automated AP routing and other miscellaneous expenses that are incurred during the year.	
Subscriptions & memberships	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Website maintenance	
Hosting	705
ADA compliance	210
Field Services	
Other contractual - field management	
As part of the consulting manager's contract, the District retains the services of a field manager. The field manager is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implementing field operating budgets, a quality assurance program, providing information/education to the public regarding District programs and attending Board meetings. This service is provided by Wrathell, Hunt and Associates LLC	
Q & A	2,601
Contingencies	1,000
These expenditures are for unforeseen costs that may arise in relation to the District's landscaping needs.	
Other contractual	40,000
The District contracts with qualified companies to perform landscape, hardscape and lighting maintenance along Pelican Sound Drive between US 41 and the Pelican Sound guardhouse.	
Street lighting	4,500
These expenditures are for the maintenance of the street lights along Pelican Sound Drive from US 41 to the Pelican Sound guardhouse as well as the seasonal holiday lighting program. The District has an agreement with Florida Power & Light (FPL) for this service.	
Plant replacement	4,000
Provides for the replacement and renovation of landscape material.	
Debt service (prin & int) 2022 note	36,283
For annual repayment of portion of note related to the Pelican Sound Blvd from US 41 to Gatehouse. This section of road received 19.4% of the total proceeds of the tax exempt financing note for landscape and irrigation upgrades. This financing will mature May 1, 2027.	
Street sweeping	15,000
The District anticipates providing this service on a bi-weekly basis and through an interlocal agreement with a neighboring a District.	
Roadway repairs	2,500
The District anticipates continuing a routine repair and maintenance program during the fiscal year to include structural integrity items related to asphalt, curb and gutter repairs/replacement and re-striping on an as needed basis for the section of Pelican Sound Drive from US 41 to the gatehouse.	
Aquascaping	20,000
These expenditures relate to the ongoing replacement and augmentation of the District's aquatic plantings within the water management system.	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Other Fees and Charges

Property appraiser	1,725
The property appraiser charges \$1.00 per parcel.	
Tax collector	2,588
The tax collector charges \$1.50 per parcel.	
Total Expenditures	<u><u>\$ 250,850</u></u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					
Pelican Sound program	\$ 1,129,147				\$ 1,129,140
Allowable discounts (4%)	(45,166)				(45,166)
Assessment levy: on-roll - net	1,083,981	\$ 1,025,468	\$ 58,513	\$ 1,083,981	1,083,974
Interest and miscellaneous	500	57	443	500	500
Total revenues	<u>1,084,481</u>	<u>1,025,525</u>	<u>58,956</u>	<u>1,084,481</u>	<u>1,084,474</u>
EXPENDITURES					
Pelican Sound Program (Lake & Wetland Maintenance/Roadway Resurface)					
Professional Services					
Audit	3,400	720	2,680	3,400	3,400
Legal	5,000	-	5,000	5,000	5,000
Engineering	20,000	12,017	7,983	20,000	21,000
Contingencies	600	-	600	600	600
Total Professional Services	<u>29,000</u>	<u>12,737</u>	<u>16,263</u>	<u>29,000</u>	<u>30,000</u>
Debt Service					
Interest expense	-	3,398	-	3,398	-
Total Debt Service	<u>-</u>	<u>3,398</u>	<u>-</u>	<u>3,398</u>	<u>-</u>
Other Contractual					
Field management	5,000	2,500	2,500	5,000	5,000
Lake and wetland operations	101,000	35,998	65,002	101,000	100,000
Drainage pipe annual inspection and cleaning	50,000	875	49,125	50,000	60,000
Drainage pipe repair	100,000	-	100,000	100,000	100,000
Lake bank remediation/dry retention enhance	50,000	-	50,000	50,000	55,000
2019 Note - capital outlay	90,000	-	90,000	90,000	90,000
Debt service (prin & int) 2022 note	370,500	-	370,500	370,500	342,113
Roadway RM/traffic calming	35,000	67,211	-	67,211	50,000
Aeration repair	-	988	(988)	-	-
Capital outlay	-	-	-	-	194,480
Contingencies	50,000	298	49,702	50,000	35,000
Total other contractual	<u>851,500</u>	<u>107,870</u>	<u>775,841</u>	<u>883,711</u>	<u>1,031,593</u>
Total Expenditures	<u>880,500</u>	<u>124,005</u>	<u>792,104</u>	<u>912,711</u>	<u>1,061,593</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	203,981	901,520	(733,148)	171,770	22,881
OTHER FINANCING SOURCES/(USES)					
Transfer Out	-	(26,725)	-	(26,725)	-
Total other financing sources/(uses)	-	(26,725)	-	(26,725)	-
Net change in fund balances	203,981	874,795	(733,148)	145,045	22,881
Fund balance - beginning (unaudited)					
Committed					
Unassigned	327,516	391,550	1,266,345	391,550	536,595
Fund balances - ending					
Assigned					
Working capital	271,120	-	-	-	271,119
Unassigned	260,377	1,266,345	533,197	536,595	288,357
Fund balance - ending (projected)	<u>\$ 531,497</u>	<u>\$ 1,266,345</u>	<u>\$ 533,197</u>	<u>\$ 536,595</u>	<u>\$ 559,476</u>

Assessment Summary

Units	Number of ERU's	Fiscal Year			Total Revenue
		2022	2023	2024	
Pelican Sound	1,299.0000	\$ 869.24	\$ 869.24	\$ 869.24	\$1,129,140

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND EXPENDITURES**

EXPENDITURES

Pelican Sound Program (Lake & Wetland Maintenance/Roadway Resurface)

Professional Services

Audit	\$	3,400
Legal		5,000
Engineering		21,000
Contingencies		600

Field Services

Other Contractual		
Field management		5,000
Lake and wetland operations		100,000

Cover the costs of hiring a qualified contractor to maintain the lakes and wetlands free of noxious, invasive and unwanted plant materials that would otherwise impede the flow of water or place the CDD in a position of non compliance with it's permits. Additionally, this account covers mowing of River 6, E7 dye treatments January-April, H1-B periodic water testing and the Annual Nano Bubbler lease/purchase which will mature July 2026.

Drainage pipe annual inspection and cleaning		
Covers costs of annual inspection and cleanout of the CDD's drainage pipes and control structures.		60,000

Drainage pipe repair		100,000
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Lake bank remediation/dry retention enhance		55,000
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Covers costs of lake bank erosion repairs as identified and prioritized annually. Also, includes \$20k for dry retention area enhancements for 2024.

2019 Note - capital outlay		90,000
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In fiscal year 2019, the District secured financing for implementing additional drainage improvement projects and paver brick replacements program. This appropriation will be used to offset the annual cost of a loan to undertake these projects with repayment beginning October 2019 and ending April 2024.

Debt service (prin & int) 2022 note		342,113
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Covers the costs annual cost of financing the landscape renovation costs for the common areas and right-of-way as well as an overhaul and upgrade to the golf course sprinkler systems and controllers. Repayment is based upon 80.6% of the tax exempt Landscape renovation Note as well as 100% of the taxable golf course irrigation upgrades Note. Both five year Notes will mature May 1, 2027.

Roadway RM/traffic calming		50,000
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Cover costs of repairs and maintenance as well as traffic calming initiatives with the

Capital outlay		194,480
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Contingencies		35,000
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Intended to cover the costs of either partial funding of Corkscrew entry roundabout paver/enhancement project or paying down existing loan debt.

Total Expenditures		<u>\$ 1,061,593</u>
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**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the River Ridge Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operation and maintenance special assessments and previously levied debt service special assessments shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the River Ridge Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the River Ridge Community Development District.

PASSED AND ADOPTED this 22nd day of August, 2023.

ATTEST:

**RIVER RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

6



June 6, 2023

Mr. Robert Schultz
Chair, River Ridge Community Development District
9220 Bonita Beach Road. Suite 214
Bonita Springs, FL 34135

Dear Mr. Schultz,

Recently the Pelican Sound Public Affairs Advisory Panel (PAAP) has been involved in reviewing a few safety-related issues that relate to our community. One of the issues discussed was the intersection of Pelican Sound Blvd. at Pelican Sound Drive. This intersection was discussed because some residents believe making this location a three-way stop would be safer than under current conditions.

Traffic traveling along Pelican Sound Blvd. is not required to stop and has the right of way. Often vehicles stop as a courtesy to cyclists or golf carts. At times there seems to be confusion as to who has the right of way. This matter was raised to the PAAP and the Panel wishes to transmit a request to River Ridge to consider this issue and perhaps retain the services of a traffic engineer. There is a considerable mix of traffic at this intersection including owner's cars, visitors, vendors, cyclers, golf carts, golf course maintenance vehicles and pedestrians.

On behalf of the PAAP, I am pleased to transmit a request that the RRCDD consider undertaking an appropriate review of safety and traffic at the intersection of Pelican Sound Blvd. and Pelican Sound Drive.

Sincerely,

Eric Long, GM/COO
Pelican Sound Golf & River Club

Cc: Cleo Adams, District Manager RRCDD
Jim McGivern, Board President, Pelican Sound Golf & River Club

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

7



Divisions of Southern Striping Solutions, LLC.

239.591.5903 office
 239.719.7087 cell
 239.280.0762 fax

www.collierpave.com

PROPOSAL

Date: 7/31/2023
 Estimate #: 23-481
 Project: Pelican Sound Turnberry Asphalt Repair
 Contractor: Hole Montes
 Location: Turnberry, Estero
 Scope: Asphalt

Item No.	Description	Quantity	Unit	Unit Price	Extension	
	Mobilization, General Conditions	1	LS	\$ 1,381.50	\$ 1,381.50	
	D Curb	18	LF	\$ 166.32	\$ 2,993.76	
	Saw Cut, Prep Existing Limerock & Pave Asphalt Type S-III, 1.50"	36	SY	\$ 155.81	\$ 5,609.16	
	Pavement Markings & Car Stop Installation	1	LS	\$ 502.00	\$ 502.00	
	L&S Car Stall w/ Traffic Paint	2	EA			
	Reset Existing Car Stops	2	EA			
				Total:	\$ 10,486.42	

TERMS AND CONDITIONS

30% Deposit Due Prior to Mobilization and Final Payment Due at Completion
 Price excludes all full depth repair to Sub-base
 Price excludes all replacement of any Wheel Stops
 Price excludes all concrete repairs or replacements
 No Permits, Fee's or Bond
 No traffic control or devices
 No Testing
 No Q/C Plan or Services
 No Fine Grade of sub-base
 Progress invoicing based on work completed
 Price submitted is good for 30 days from date of proposal
 Excludes all Asphalt over-runs due to yielding sub-grade or Base
 Asphalt material costs subject to (Fuel Cost Adjustment) base on market pricing after 90/days form contract.
 Final Prices Based on Field Measurements


 Eddie Rey
 Estimator/Project Manager

Date of Acceptance _____
 by: _____



**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31,2023**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2023**

	General Fund	Special Revenue Fund	Series 2022A Note	Series 2022B Note	Total Governmental Funds
ASSETS					
Cash					
SunTrust					
Operating	\$ 228,762	\$ -	\$ -	\$ -	\$ 228,762
Loan account 2019	-	75,316	-	-	75,316
SRF - Pelican Sound	-	692,704	-	-	692,704
Series 2022A note	-	-	71,448	-	71,448
Series 2022B note	-	-	-	112,173	112,173
Note reserve 2019	-	10,004	-	-	10,004
Prepaid expense	-	1,789			1,789
Undeposited funds	2,742	-			2,742
Total assets	<u>\$ 231,504</u>	<u>\$ 779,813</u>	<u>\$ 71,448</u>	<u>\$ 112,173</u>	<u>\$ 1,194,938</u>
LIABILITIES					
Accounts payable	\$ 9,747	\$ 19,257	\$ 9,005	\$ -	\$ 38,009
Total liabilities	<u>9,747</u>	<u>19,257</u>	<u>9,005</u>	<u>-</u>	<u>38,009</u>
FUND BALANCE					
Assigned					
Working capital	59,565	271,120	-	-	330,685
Restricted for					
Debt service	-	-	62,443	112,173	174,616
Unassigned	162,192	489,436	-	-	651,628
Total fund balance	<u>221,757</u>	<u>760,556</u>	<u>62,443</u>	<u>112,173</u>	<u>1,156,929</u>
Total liabilities and fund balance	<u>\$ 231,504</u>	<u>\$ 779,813</u>	<u>\$ 71,448</u>	<u>\$ 112,173</u>	<u>\$ 1,194,938</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 401	\$ 238,345	\$ 237,510	100%
Interest & miscellaneous	10	61	750	8%
Total revenues	<u>411</u>	<u>238,406</u>	<u>238,260</u>	100%
EXPENDITURES				
Administrative				
Supervisors	2,153	9,473	10,918	87%
Management/accounting	4,284	42,840	51,408	83%
Audit	-	4,544	7,100	64%
Special assessment preparation	-	-	6,500	0%
Legal fees	2,203	9,104	10,000	91%
Engineering	2,430	14,107	10,000	141%
NPDES reporting filing	900	9,260	13,000	71%
Telephone	33	333	400	83%
Postage	235	1,269	1,000	127%
Insurance	-	7,480	7,800	96%
Printing & binding	62	625	750	83%
Legal advertising	-	786	1,000	79%
Office expenses & supplies	-	80	-	N/A
Contingencies	60	330	3,880	9%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	705	705	100%
ADA website compliance	-	-	210	0%
Property taxes	-	9	-	N/A
Total administrative	<u>12,360</u>	<u>101,120</u>	<u>124,846</u>	81%
Field services				
Other contractual - field management				
Q & A	217	2,168	2,601	83%
Contingencies	-	-	1,000	0%
Other contractual	4,035	37,687	40,000	94%
Electricity	697	1,532	-	N/A
Street lighting	-	2,611	4,500	58%
Plant replacement	-	-	4,000	0%
Debt service (prin & int) 2022 note	-	-	19,500	0%
Street sweeping	-	3,375	15,000	23%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	2,270	20,000	11%
Hurricane clean-up (Ian Recovery)	-	4,850	-	N/A
Total field services	<u>4,949</u>	<u>54,493</u>	<u>109,101</u>	50%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Property appraiser	-	-	1,725	0%
Tax collector	-	2,278	2,588	88%
Total other fees and charges	-	2,278	4,313	53%
Subtotal expenditures: general	17,309	157,891	238,260	66%
OTHER FINANCING SOURCES				
Transfers In	-	10,000		
Total other financing sources	-	10,000	-	N/A
Net change in fund balances	(16,898)	90,515	-	
Fund balances - beginning				
Unassigned	238,655	131,242	108,879	
Fund balances - ending				
Assigned				
Working capital	59,565	59,565	59,565	
Unassigned	162,192	162,192	49,314	
Fund balances - ending	<u>\$ 221,757</u>	<u>\$ 221,757</u>	<u>\$ 108,879</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - PELICAN SOUND PROGRAM
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: Pelican Sound	\$ 1,832	\$ 1,077,605	\$ 1,083,981	99%
Interest & miscellaneous: Pelican Sound	-	57	500	11%
Total revenues	<u>1,832</u>	<u>1,077,662</u>	<u>1,084,481</u>	99%
EXPENDITURES				
Professional services				
Audit	-	2,556	3,400	75%
Legal	-	-	5,000	0%
Engineering	255	14,162	20,000	71%
Contingencies	-	296	600	49%
Total professional services	<u>255</u>	<u>17,014</u>	<u>29,000</u>	59%
Field services				
Capital Outlay	-	2,241	-	N/A
Total Field services	<u>-</u>	<u>2,241</u>	<u>-</u>	N/A
Debt Service				
Principal expense	-	398,994	-	N/A
Interest expense	-	38,025	-	N/A
Total debt service	<u>-</u>	<u>437,019</u>	<u>-</u>	N/A
Other contractual				
Field management	416	4,167	5,000	83%
Lake/wetland	(521)	57,626	101,000	57%
Drainage pipe annual inspection and cleaning	-	6,175	50,000	12%
Drainage pipe repair	21,150	49,000	100,000	49%
Lake bank remediation	-	4,000	50,000	8%
2019 Note - capital outlay	-	-	90,000	0%
Debt service (prin & int) 2022 note	-	-	370,500	0%
Roadway RM/traffic calming	-	77,231	35,000	221%
Aeration repair	-	4,294	-	N/A
Water Management	2,174	2,174	-	N/A
Contingencies	1,450	1,450	50,000	1%
Hurricane Ian recovery	9,540	9,540	-	N/A
Total other contractual	<u>34,209</u>	<u>215,657</u>	<u>851,500</u>	25%
Other fees and charges				
Total expenditures	<u>34,464</u>	<u>671,931</u>	<u>880,500</u>	76%
OTHER FINANCING SOURCES				
Transfer out	-	(36,725)	-	N/A
Total other financing sources	<u>-</u>	<u>(36,725)</u>	<u>-</u>	N/A
Net change in fund balances	(32,632)	369,006	203,981	
Fund balances - beginning				
Unassigned	793,188	391,550	327,516	
Fund balances - ending				
Assigned				
Working capital	271,120	271,120	271,120	
Unassigned	489,436	489,436	260,377	
Fund balances - ending	<u>\$ 760,556</u>	<u>\$ 760,556</u>	<u>\$ 531,497</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - SERIES 2022A
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Cap Outlay	<u>-</u>	<u>187,196</u>
Total Field services	<u>-</u>	<u>187,196</u>
 Debt Service		
Interst expense	<u>-</u>	<u>11,890</u>
Total debt service	<u>-</u>	<u>11,890</u>
Total expenditures	<u>-</u>	<u>199,086</u>
 OTHER FINANCING SOURCES		
Transfer in	<u>-</u>	<u>11,890</u>
Total other financing sources	<u>-</u>	<u>11,890</u>
 Net change in fund balances	-	(187,196)
Fund balances - beginning		
Unassigned	<u>62,443</u>	<u>249,639</u>
Fund balances - ending	<u>\$ 62,443</u>	<u>\$ 62,443</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - SERIES 2022B
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt Service		
Interest expense	-	14,835
Total debt service	<u>-</u>	<u>14,835</u>
 Other contractual		
Capital outlay	-	462,142
Total other contractual	<u>-</u>	<u>462,142</u>
Total expenditures	<u>-</u>	<u>476,977</u>
 OTHER FINANCING SOURCES		
Transfer in	-	14,835
Total other financing sources	<u>-</u>	<u>14,835</u>
 Net change in fund balances	-	(462,142)
Fund balances - beginning		
Unassigned	112,173	574,315
Fund balances - ending	<u>\$ 112,173</u>	<u>\$ 112,173</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
JULY 31, 2023**

River Ridge CDD Check Detail July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	07/25/2023	FEDEX	151.002 · Suntrust Operating Account		-43.04
Bill	8-194-96150	07/24/2023		519.410 · Postage	-15.60	15.60
Bill	8-125-00605	07/24/2023		519.410 · Postage	-13.47	13.47
Bill	8-202-40325	07/24/2023		519.410 · Postage	-13.97	13.97
TOTAL					-43.04	43.04
Bill Pmt -Check	CBI	07/25/2023	FPL	151.002 · Suntrust Operating Account		-697.32
Bill	55697-04520 072...	07/24/2023		538.430 · Electricity	-349.57	349.57
Bill	67220-91268 072...	07/24/2023		538.430 · Electricity	-347.75	347.75
TOTAL					-697.32	697.32
Check	DD	07/05/2023	KURT BLUMENTHAL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/05/2023	JAMES E. GILMAN JR.	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/05/2023	TERRY MOUNTFORD ...	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/05/2023	ROBERT SCHULTZ {E...	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/05/2023	ROBERT TWOMBLY	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70

River Ridge CDD
Check Detail
 July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-184.70	184.70
Check	DD	07/31/2023	ROBERT SCHULTZ {E...	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/31/2023	TERRY MOUNTFORD ...	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/31/2023	JAMES E. GILMAN JR.	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/31/2023	KURT BLUMENTHAL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/31/2023	ROBERT TWOMBLY	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	6310	07/11/2023	FEDEX	151.003 · SRF - Pelican Sound		-191.67
Bill	8-174-56606	07/10/2023		519.410 · Postage	-183.17	183.17
Bill	8-182-48451	07/10/2023		519.410 · Postage	-8.50	8.50
TOTAL					-191.67	191.67
Bill Pmt -Check	6311	07/11/2023	FL GIS SOLUTIONS, L...	151.003 · SRF - Pelican Sound		-1,500.00
Bill	1194	07/10/2023		519.320 · Engineering	-1,500.00	1,500.00

**River Ridge CDD
Check Detail
July 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-1,500.00	1,500.00
Bill Pmt -Check	6312	07/11/2023	HOLE MONTES, INC.	151.003 · SRF - Pelican Sound		-935.00
Bill	91373	07/10/2023		519.320 · Engineering 519.320 · Engineering	-680.00 -255.00	680.00 255.00
TOTAL					-935.00	935.00
Bill Pmt -Check	6313	07/11/2023	JOHNSON ENGINEER...	151.003 · SRF - Pelican Sound		-300.00
Bill	20044471-021 6	07/10/2023		538.300 · NPDES Program	-300.00	300.00
TOTAL					-300.00	300.00
Bill Pmt -Check	6314	07/11/2023	LAZS LAWN SERVICE...	151.003 · SRF - Pelican Sound		-4,035.20
Bill	7021	07/10/2023		538.340 · Other Contractual Services	-1,606.60	1,606.60
Bill	7132	07/10/2023		538.340 · Other Contractual Services	-2,428.60	2,428.60
TOTAL					-4,035.20	4,035.20
Bill Pmt -Check	6315	07/11/2023	LYKINS SIGNTEK, INC.	151.003 · SRF - Pelican Sound		-9,540.00
Bill	203554	07/10/2023		539.467 · Hurricane Ian Recovery	-9,540.00	9,540.00
TOTAL					-9,540.00	9,540.00
Bill Pmt -Check	6316	07/11/2023	M.R.I. CONSTRUCTIO...	151.003 · SRF - Pelican Sound		-19,300.00
Bill	75	07/10/2023		539.025 · Drainage Pipe Repairs	-6,800.00	6,800.00
Bill	77	07/10/2023		539.025 · Drainage Pipe Repairs	-12,500.00	12,500.00
TOTAL					-19,300.00	19,300.00
Bill Pmt -Check	6317	07/11/2023	PRECISION CLEANIN...	151.003 · SRF - Pelican Sound		-725.00
Bill	84734	07/10/2023		539.040 · Contingencies	-725.00	725.00
TOTAL					-725.00	725.00
Bill Pmt -Check	6318	07/11/2023	PREMIER LAKES	151.003 · SRF - Pelican Sound		-850.00

River Ridge CDD
Check Detail
 July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	1112	07/10/2023		539.021 · Lake/Wetland	-850.00	850.00
TOTAL					-850.00	850.00
Bill Pmt -Check	6319	07/11/2023	UNIVEST CAPITAL	151.003 · SRF - Pelican Sound		-3,962.62
Bill	77543	07/10/2023		539.027 · Water Management 155.000 · Prepaid Expense	-2,173.81 -1,788.81	2,173.81 1,788.81
TOTAL					-3,962.62	3,962.62
Bill Pmt -Check	6320	07/11/2023	WOODWARD, PIRES ...	151.003 · SRF - Pelican Sound		-875.05
Bill	35096	07/10/2023		514.310 · Legal Fees	-875.05	875.05
TOTAL					-875.05	875.05
Bill Pmt -Check	6321	07/11/2023	WRATHELL, HUNT AN...	151.003 · SRF - Pelican Sound		-5,013.25
Bill	2021-4045	07/10/2023		513.311 · Management 519.411 · Telephone 519.470 · Printing and Binding 539.020 · Field Management 538.336 · Q & A	-4,284.00 -33.33 -62.50 -416.67 -216.75	4,284.00 33.33 62.50 416.67 216.75
TOTAL					-5,013.25	5,013.25
Bill Pmt -Check	6322	07/25/2023	FL GIS SOLUTIONS, L...	151.002 · Suntrust Operating Account		-250.00
Bill	1221	07/24/2023		519.320 · Engineering	-250.00	250.00
TOTAL					-250.00	250.00
Bill Pmt -Check	6323	07/25/2023	JOHNSON ENGINEER...	151.002 · Suntrust Operating Account		-600.00
Bill	20044471-021 7	07/24/2023		538.300 · NPDES Program	-600.00	600.00
TOTAL					-600.00	600.00
Bill Pmt -Check	6324	07/25/2023	WOODWARD, PIRES ...	151.002 · Suntrust Operating Account		-1,328.32
Bill	35794	07/24/2023		514.310 · Legal Fees	-1,328.32	1,328.32
TOTAL					-1,328.32	1,328.32

River Ridge CDD
Check Detail
July 2023

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Bill Pmt -Check	6325	07/25/2023	M.R.I. UNDERWATER ...	151.003 · SRF - Pelican Sound		-1,850.00
Bill	4098	07/24/2023		539.025 · Drainage Pipe Repairs	-1,850.00	1,850.00
TOTAL					-1,850.00	1,850.00
Bill Pmt -Check	6326	07/25/2023	PRECISION CLEANIN...	151.003 · SRF - Pelican Sound		-725.00
Bill	84835	07/24/2023		539.040 · Contigencies	-725.00	725.00
TOTAL					-725.00	725.00

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

A

River Ridge CDD
Pelican Sound Program Updated 8.15.23

	<u>Budget</u>	YTD <u>Actual</u>	Planned/ <u>Encumbered</u>	<u>Total</u>	<u>Variance</u>
Drainage Pipe Inspections & Cleaning	50,000	6,175	86,350	92,525	-42,525
Drainage Pipe Repair	100,000	33,151	39,900	73,051	26,949
Roadway	35,000	111,193		111,193	-76,193
Lake Bank Remediation	50,000	7,775		7,775	42,225
Aeration Repairs	0	8,965		8,965	-8,965
Lakes/Wetlands	<u>101,000</u>	<u>5,023</u>	<u>85,508</u>	<u>90,531</u>	<u>10,469</u>
	<u>336,000</u>	<u>172,282</u>	<u>211,758</u>	<u>384,040</u>	<u>-48,040</u>
Contingencies	50,000	298		298	49,702
Grand Total					1,662

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

B

River Ridge Breakdown August 15, 2023

Summary:

Drainage Pipe Annual Inspection & Cleaning Projects:

- Florida Painters – Outfall Structure Painting - \$875.00
- MRI, Inspection – Annual Storm Structure Inspections - \$5,300.00 (and includes Hammock Greens)
- MRI, Inspection – Annual Storm Structure Cleaning (includes Hammock Greens) - \$86,350 (completed 8/4/23)

Total: \$92,525.00

Planned Drainage Pipe Repair:

- MRI Construction – May/June 2023 Repair Projects (approved 5/24/22 by the Board)
 1. CB103 – 6” crack in 18” Pipe - \$12,850.00
 2. CB213 – Replacement of 2 grates - \$1,850.00 (completed 7/12/23)
 3. CB132 – Sink hole around box – \$1,200.00
 4. CB104 & CB105 – Replacement of riser on man-hole - \$2,800.00
 5. CB96 – Crack at first two sections of Pipe; replacing two, eight-foot sections of the pipe - \$10,000.00
 6. CB4 – Lining the pipe due to pipe broken - \$11,200.00

Total: \$39,900 (Work to be completed during the months of May thru July)

- MRI Construction:
 7. Dry Retention @ River 4 drain repair - \$8,200.00
 8. E-2 Weir Structure Repair adjacent to River Course #7 - \$9,827.00
 9. Pinehurst CB-166 Swale Repair - \$5,823.91
 10. Structure CB-255 Rip/Rap Drain Structure - \$6,800.00 (approved 5.23.23)
 11. CB 96 – C/O #2 – Removal & Replacement of an additional 8’ section of 24” RCP Pipe located @ H1-A/Turnberry Lake Drive (7/6/23) - \$2,500.00

Total: \$33,150.91

Overall Total: \$73,050.91

Roadway Maintenance & Traffic Calming:

- Collier Paving – October \$63,744.00 (Sidewalk/Grinding/Valley Gutter Curbs/Roots/& Asphalt)
- Collier Paving – January - \$3,467.25 (Sidewalk Replacement)
- Lykins Sign-Tek - Hurricane Ian Sign Repairs/Replacements - \$9,540.00

- Collier Paving – December - \$10,020.00 (Turnberry Repairs approved October 2021)
- Collier Paving – May – \$24,422.16 - (Sidewalk Grinding/Repairs/Replacements)

Total: \$111,193.16

Lake Bank Remediation/Dry Retention Enhance:

- Solitude Lake Management – November – Cord Grass Trimming Along River Course #4, #6 - #8 - \$2,275.00
- Premier Lakes – February – Hurricane Ian Debris Removal Project – Dry Retention & FPL Flowway - \$4,000.00
- Premier Lakes – June – Sound 9 Conservation Trimming - \$650.00
- Premier Lakes – May – Mowing of River 6 - \$850.00

Total: \$7,775.00

Lake/Wetland:

- Current Contract - \$69,060.00
- Nano Bubblers Lease Equipment w/ Solitude - \$16,448.00 – (\$8,224.00 represents six months reimbursement request (H1-A, H1-B & E7-A))
- Nano Bubbler Lease Agreement w Univest Capital Monthly Installments + Doc Fee - \$3,577.62 represents invoices for the months of July/August & \$385.00 Doc Fee. \$3,962.62
- E1-C Talapia - Fish Kill Cleanup Project (July 17th) \$1,060.00.

Total: \$90,530.62

Aeration Repairs:

- E4-A & H1-B Bio-Generator Repairs - \$500.00
- H1-B, E4-A, H1-C, H2-A, E7-A, E3-C & E1-E - \$2871.00
- E4-A, E7-A, E3-C & E1-E - \$3,306.00
- H1-A - \$350.00 (insulation and quiet muffler install)
- E8-A - \$838.00 (Compressor Replacement – July)
- E1-C \$1,100.00 (replacement of burnt panel and meter can/permitting and inspections)

(Repairs include broken diffuser bases, diffuser stone replacements, compressor)

Total: \$8,965.00

Contingencies:

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

C

RIVER RIDGE CDD - PROPOSED BUDGET 2023-2029

8/4/2023

	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
COSTS:									
PROFESIONAL SVS	17,293	32,807	30,000	30,000	35,000	40,000	40,000	45,000	45,000
ALL OTHER COSTS:									
Lakes/Wetlands	96,152	91,013	101,000	100,000	110,000	115,000	115,000	120,000	120,000
Pipe inspection	108,950	107,141	150,000	160,000	160,000	170,000	170,000	180,000	180,000
Lake Banks remediation	5,345	18,675	50,000	55,000	55,000	60,000	60,000	65,000	65,000
Roadways	40,406	33,508	35,000	50,000	50,000	55,000	55,000	60,000	60,000
Other	21,236	26,602	5,000	5,000	5,000	5,000	5,000	5,000	5,000
CONTINGENCIES	0	0	50,000	35,000	35,000	35,000	40,000	45,000	45,000
	289,382	309,746	421,000	435,000	450,000	480,000	485,000	520,000	520,000
DEBT SERVICE									
2016									
2017	126,608								
2019	89,966	89,739	90,000	90,000					
2022			342,115	342,115	342,115	342,115	342,115		
LOAN PROCEEDS									
			(1,680,750)						
CAPITAL OUTLAYS									
	505,956	399,485	(827,635)	867,115	792,115	822,115	827,115	520,000	520,000
FY22		583,853							
FY23 IRRIGATION			850,000						
FY23 LANDSCAPE			850,000						
FY23/24 WELL IMPROVEMENTS			142,000	125,000					
FY24/25 STORM WATER MGMT				300,000	300,000				
FY25/26/27 GATE/MONUMENTS					220,000	460,000	460,000		
FY28 GATE ACCESS & TRAFFIC CALMING								200,000	
FY28/29 PHASE III/IV PAVERS								275,000	275,000
FY29 FUTURE PROJECTS									380,000
TOTAL CASH OUTLAY	505,956	983,338	1,014,365	1,292,115	1,312,115	1,282,115	1,287,115	995,000	1,175,000
ASSESSMENT NET	578,713	1,085,569	1,083,980	1,083,980	1,083,980	1,209,629	1,165,982	1,165,982	1,165,982
INTEREST	39	102	500	500	500	500	500	500	500
TOTAL	578,752	1,085,671	1,084,480	1,084,480	1,084,480	1,210,129	1,166,482	1,166,482	1,166,482
EXCESS/SHORTFALL	72,796	102,333	70,115	(207,635)	(227,635)	(71,986)	(120,633)	171,482	(8,518)
BEGINNING BALANCE	219,329								
CUMMULATIVE	292,125	394,458	464,573	256,938	29,303	(42,683)	(163,316)	8,166	(352)
ASSESSMENT GROSS									
	602,600	1,129,146	1,129,146	1,129,146	1,129,146	1,214,565	1,214,565	1,214,565	1,214,565
1299									
ASSESSMENT	463.90	869.24	869.24	869.24	869.24	970.00	970.00	970.00	970.00
INCREASE		405.35	0.00	0.00	0.00	100.76	0.00	0.00	0.00
PERCENT INCREASE		87.4%	0.0%	0.0%	0.0%	11.6%	0.0%	0.0%	0.0%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on July 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 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	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. (Premier)
Ed Nowak (via telephone)	Resident
Jim Swanger (via telephone)	Resident
Larry Fiesel	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:02 p.m.

Supervisors Mountford, Twombly, Blumenthal and Gilman were present. Supervisor Schultz attended via phone/Zoom.

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

42
43
44 **SECOND ORDER OF BUSINESS**

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

46
47 Resident Ed Nowak stated he is glad to see roadway safety on the agenda and asked for
48 increased vigilance. He discussed his concerns about golf cart safety on public roadways, noting
49 that teenage operation requirements changed recently. He asked for the CDD's plan to ensure
50 compliance with the law and CDD policies. He urged the Board and Staff to increase enforcement
51 and penalties for violations.

52
53 **THIRD ORDER OF BUSINESS**

Update: Premier Lakes, Inc. [Alex Kurth]

54
55 • **Discussion/Consideration of One-Time Work Order Agreement [Sound 9 Conservation
56 Area Trimming]**

57 Mr. Kurth reported the following:

- 58 ➤ A fish kill in The Masters' Lake E1-C was seemingly caused by a combination of low
59 dissolved oxygen and high lake temperatures. Multiple fish kills have occurred in neighboring
60 communities, all affecting tilapia. The electrical supply to the lake was out for some time due to
61 a fire. Two cleanups were performed and no dead fish remain. The last dissolved oxygen test
62 showed a significant increase. The Club installed a generator to run the aerator; it is hoped that
63 no further loss of fish will occur. Lake temperatures have been as high as 96°, which is very high.
- 64 ➤ Torpedo grass throughout the community lakes is being treated as needed. Most broad-
65 based weeds are well controlled.
- 66 ➤ Algae is increasing slightly on the lakes, mostly inside beneficial littoral plants. This will be
67 monitored and treated conservatively to avoid collateral damage. No algae blooms were
68 observed.
- 69 ➤ The Sound 9 Conservation Area was trimmed to the maximum extent allowable, as The
70 Club is concerned about visibility.

71 Mr. Blumenthal opined that it was not cut nearly enough. Mr. Kurth stated one invasive
72 tree was trimmed but crews are limited by what is permitted in the conservation area. Special
73 permission is required to trim native trees.

74 Discussion ensued about photographs, completed work and the remaining plantings in
75 the conservation area.

76 Mr. Kurth stated, in the past, it took several months to receive permission from the South
77 Florida Water Management District (SFWMD) to prop up fallen Silver Buttonwood trees along
78 the conservation area.

79 Mr. Willis thanked Mr. Kurth and noted that the first fish cleanup was invoiced and the
80 second cleanup was provided as a courtesy service.

81 ➤ A compressor on Lake E8-A will be replaced today.

82 Discussion ensued regarding trimming fallen buttonwoods so that they can be restored.

83 Mr. Krebs will follow up with the SFWMD.

84 This item will remain on the agenda.

85

86 **FOURTH ORDER OF BUSINESS**

**Continued Discussion/Update: Reclaim
Water/Three Oaks**

87

88

89 Mr. Long stated the information in the agenda was discussed at the last meeting. He
90 presented an updated packet that was electronically distributed to the Board and Staff.
91 Renovations at Three Oaks are expected to continue until June 2024 or beyond; well water
92 provided to the CDD’s effluent lake is currently being used and long-term opportunities to use
93 reclaimed water are being researched. A request to utilize disinfected reclaimed water was sent
94 to the Florida Department of Environmental Protection (FDEP) but it might take months to
95 receive a response. The drought this year is severe, with rainfall 18” less than last year despite it
96 being the rainy season. He discussed water usage supported by the current well and the CDD’s
97 ongoing water needs and stated planned maintenance might be delayed because of difficulties
98 related to the current drought.

99 Mr. Long presented the Well Services & Plumbing proposal for testing the well adjacent
100 to Golf Hole Lakes 9, which has a 30-horsepower pump and supplies 400 gallons per minute.

101 Upsizing the pump to 75 horsepower would provide 1,000 gallons per minute, as permitted by
102 the SFWMD permit. He discussed the CDD’s water needs and noted the importance of ensuring
103 adequate pumping and water capacity to protect the CDD’s interests.

104 Discussion ensued regarding the proposals and the Scope of Work, current and future
105 water needs, specific capacity testing, water testing, etc.

106 Mr. Long stated he obtained an additional estimate to drill a second well, at a cost of
107 \$124,400, for consideration as a possible future project.

108

109 **On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor,**
110 **McCullers Construction Services and Consulting LLC estimate #0012081, in a not-**
111 **to-exceed amount of \$105,000, was approved.**

112

113

114 **On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor,**
115 **the Water Science Associates proposal for water use permitting, in a not-to-**
116 **exceed amount of \$37,000, was approved.**

117

118

119 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: Irrigation Supply
Options**

120

121

122 This item was discussed during the Fourth Order of Business.

123

124 **SIXTH ORDER OF BUSINESS**

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

125

126

127

128 Mr. Schultz recalled that Mr. Krebs was asked to develop a plan to address this situation
129 and suggest solutions to overall traffic calming to address Mr. Nowak’s earlier public comments
130 and concerns.

131 Mr. Krebs requested a proposal from T.R. Transportation to perform a traffic count to
132 evaluate the patterns at that intersection. He understands resident concerns about the
133 intersection and stated it sounds like residents might be allowing traffic to turn as a courtesy.
134 Given the short distance of only 200’ to 300’ from that intersection to the roundabout, he does
135 not suggest adding stop signs. He recommends waiting for the results of the traffic count.

136 Mr. Blumenthal asked if it will need to wait until season. Mr. Krebs replied affirmatively
137 and noted that, when first designed, the roundabout had “YIELD” signs and residents complained
138 about failures to yield, so stop signs were installed. When drivers failed to stop, speed bumps
139 were installed but drivers drive around the speed bump to the north.

140 Mr. Krebs discussed the numerous modifications, which resulted in only minor
141 improvements and have not alleviated all complaints. He advised against installing a roundabout
142 and noted that the data from the traffic count will be most informative.

143 Discussion ensued regarding vehicles yielding to golf cart traffic and stop signs.

144 Mr. Krebs believes the traffic count will show the breakdown of vehicles and golf carts
145 entering from various locations and will help all parties develop a suitable solution.

146 Mr. Blumenthal supports drivers stopped at Pelican Sound Drive letting pedestrians cross
147 or make left hand turns. He recalled that this was studied years ago and it was determined that
148 there is inadequate space exiting the roundabout to install a stop sign for westbound traffic;
149 therefore, he does not support installing stop signs at that location.

150 Mr. Pires asked if it is Mr. Krebs’ opinion that the traffic control devices at the intersection
151 are compliant with the manual for Uniform Traffic Control Devices. Mr. Krebs stated the traffic
152 control devices at the intersection of Pelican Sound Drive and the roundabout are compliant.

153 With regard to the recent law change related to golf carts, Mr. Pires stated numerous
154 newspapers misrepresented the effective date of the change as July 1, 2023; however, the new
155 legislation will go into effect on October 1, 2023. Mr. Twombly noted that, regardless of the
156 legislation, the CDD requires drivers to have a valid driver’s license. Mr. Pires stated the CDD will
157 be stricter than the law provides, beginning on October 1, 2023.

158 Discussion ensued regarding the legislation and utilizing law enforcement, if necessary.

159 Mr. Schultz discussed the need to address “Traffic Calming” and noted that The Club
160 suggested installing effective signs, accordingly.

161 This item will be included on the next agenda.

162

163 **SEVENTH ORDER OF BUSINESS**

**Continued
Crosswalk**

Discussion:

Pedestrian

164

165

166 Mr. Willis recalled the Board directing him to evaluate solar activated crosswalks. The
 167 company that installed the crosswalks on Marco Island is no longer in business. Collier Paving
 168 receives numerous requests for this type of work and is having a crew member trained in the
 169 installation, which could take one or two months. A proposal will be requested when appropriate.

170
 171 **EIGHTH ORDER OF BUSINESS** **Consideration of First Amendment to the**
 172 **District Management Services Agreement**
 173 **for Lien Roll Services**
 174

175 Mr. Adams stated Ms. Alice Carlson, of AJC Associates, who currently performs this work
 176 for the CDD is retiring. Mr. Adams stated WHA proposes to seamlessly assume the responsibilities
 177 when the current contract expires on September 30, 2023.

178 Mr. Blumenthal expressed support for the change and noted that Ms. Carlson was
 179 charging \$6,500. Mrs. Adams stated WHA will charge \$3,250. Mr. Adams stated Ms. Carlson will
 180 prepare and submit the current year lien roll since it must be transmitted by mid-September.

181 Mr. Pires will make minor revisions to the original contract.

182
 183 **On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor,**
 184 **the First Amendment to the District Management Services Agreement for Lien**
 185 **Roll Services, was approved.**

186
 187
 188 **NINTH ORDER OF BUSINESS** **Discussion: Fiscal Year 2024 Budget**
 189

190 • **Proposed Budget 2023-2029**

191 Mr. and Mrs. Adams reviewed the proposed Fiscal Year 2024 budget, highlighting any
 192 increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained
 193 the reasons for any changes.

194 The following changes were made to the proposed Fiscal Year 2024 budget:

195 Page 1, "Special assessment preparation": Decrease to \$3,250

196 Mr. Adams reviewed a reconciliation of what was spent outside of the gate for landscape
 197 and irrigation upgrades for which all units in the CDD participated. Approximately 19.4% of the
 198 \$850,000 was spent outside the gate, or approximately \$165,000. He adjusted the repayment

199 obligation for the General Fund from \$19,500 for the prior year up to \$36,283 based on the
200 amortization schedule for the two notes this year.

201

202 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
203 Statements as of June 30, 2023**

204

205 **A. Budget Variance**

206 **B. Breakdown**

207 These items were included for informational purposes.

208 Mrs. Adams reviewed ongoing drainage pipe repairs and noted that the replacement of
209 two grates for CB213 is delayed.

210 Mr. Krebs stated the sidewalk grinding, repairs and replacements are not completed and,
211 due to power washing and rain, pavement markings will need to be re-done.

212 In response to Mr. Blumenthal’s question about remaining balances in the Special
213 Revenue Funds from the two notes, Mrs. Adams stated she will email Mr. Blumenthal the
214 spreadsheets.

215 The financials were accepted.

216

217 **ELEVENTH ORDER OF BUSINESS**

**Approval of June 27, 2023 Regular Meeting
218 Minutes**

219

220

221 **On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in**
222 **favor, the June 27, 2023 Regular Meeting Minutes, as presented, were approved.**

223

224

225 • **Active Action and Agenda Items**

226 Items 9, 16, 18, 19 were completed.

227 Item 7: Per Mrs. Adams, Staff is still negotiating. SOLitude sent a check for approximately
228 \$2,700. Staff is trying to determine if SOLitude owes for one more month. It was noted that the
229 nano-bubblers are still on site.

230 Item 10: Mr. Pires sent the Agreement to Mr. Long. It was noted that PSGRC pays
231 electricity for the aerators.

232 Item 15: Mr. Willis will have a proposal on Friday and email it to Staff.

233 Item 17: Change “Krebs” to “Willis”

234 It was noted that 214 homes are planned with entrance and exit to Pelican Sound Drive.
235 Mr. Pires stated, to the extent that the development will impact CDD facilities or infrastructure,
236 the CDD can provide input and might monitor development in case there is a need to object.

237 Mr. Krebs stated the development is within the CDD’s drainage basin and their
238 calculations are included in the CDD’s maximum flow.

239

240 **TWELFTH ORDER OF BUSINESS**

Staff Reports

241

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

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

244 There were no District Counsel or District Engineer reports.

245 Mr. Schultz recalled concerns about water flowing on Pinehurst Court. Mr. Krebs stated
246 he reviewed the area with the homeowner and advised that the repair is the homeowner’s
247 responsibility and suggested the homeowner make the necessary repairs.

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

249 **I. Key Activity Dates**

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

251 **II. NEXT MEETING DATE: August 22, 2023 at 1:00 PM [Fiscal Year 2024 Budget**
252 **Adoption Hearing]**

253 **o QUORUM CHECK**

254 Mr. Gilman, Mr. Blumental and Mr. Mountford confirmed their in-person attendance at
255 the August 22, 2023 meeting. Mr. Schultz will attend via phone/Zoom. Mr. Twombly will not
256 attend.

257

258 **THIRTEENTH ORDER OF BUSINESS**

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

260

261 There were no Supervisors’ requests or public comments.

262

263 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

264

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**On MOTION by Mr. Mountford and seconded by Mr. Twombly, with all in favor,
the meeting adjourned at 2:51 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**ACTIVE
ACTION AND
AGENDA
ITEMS**

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS

From 7.25.23 Meeting – for 8.22.23 Agenda

1. **CONTINUING** Speakers to identify themselves.
2. **ACTION/AGENDA** **10.26.21** Mr. Childers: Follow up on request for FPL to install street light at Pelican Sound Dr & Southern Hills Dr. **03.22.22** Travis waiting for FPL to call. **12.13.22** Mr. Long: Ask FPL to repair & relocate street light to new preferred location. **02.28.23** FPL started repair work. **ONGOING**
3. **ACTION** **12.14.21** PSGRC: Send periodical e-blast communications. **ONGOING**
4. **ACTION** Mr. Long: Continue sending e-blasts that CDD might take action if drivers do not adhere to stop signs and if violations increase. **07.25.23** MRI to provide proposal. Work is not completed. **ONGOING**
5. **ACTION** **12.13.22** Mr. Krebs: Continue addressing Pinehurst drainage concerns. **06.27.23** Waiting for MRI to confirm if pipe was sealed. **ONGOING**
6. **ACTION** **01.24.23** Mr. Krebs: Inspect SE corner of The Masters and request quotes for work. **02.28.23/03.28.23** Obtain quotes from MRI for stormwater management project, such as inspect inlet and grout the pipe in DRA. Email Mrs. Adams location of Master Circle inlet and include more details in stormwater improvement write up. **07.25.23** Project is on the surveyors' schedule to complete. **ONGOING**
7. **ACTION** **03.28.23** Mr. Pires/Mrs. Adams: Review/incorporate add'l language to Mrs. Adams' cancellation notice to SOLitude **COMPLETED after 03.28.23 meeting.** **05.23.23** Mr. Pires: Follow up if equip removed after 06.11.23 deadline expires. **06.27.23** Mr. Pires: Send follow up letter to SOLitude to remove equipment. District Counsel & Staff: Prep & file Statement of Claim in small claims court for money owed to CDD. **07.25.23** Send letter to advise that nanobubblers were not removed. **ONGOING**
8. **ACTION** **03.28.23** Mr. Krebs: Speak to SFWMD about ability to remove vegetation debris in conservation area. **07.25.23** Mr. Krebs will call regarding cutting back and removing 50%. **ONGOING**
9. **ACTION** **03.28.23** Ms. Adams: Reconcile final costs of landscaping outside Pelican Sound Dr. gate project & ensure it is coded to General Fund. **COMPLETED**
10. **ACTION** **05.23.23** Mr. Adams: For lakes, fountains and aerators, review/confirm Consent to Use Agreement is in order. **06.27.23** All completed except fountains. Mr. Pires: Provide Mr. Long with License Agreement template for the four fountains. **06.27.23** Mr. Pires sent the Agreement to Mr. Long. **ONGOING**

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS

From 7.25.23 Meeting – for 8.22.23 Agenda

- 11. ACTION** **05.23.23** Mr. Krebs: Inspect asphalt around west side of Island Sound circle and 4-story buildings. If warranted, obtain proposal to coat damaged area. **06.27.23** Mr. Krebs: Email Collier Paving opinion that seal coating is a waste of money to Mrs. Adams to forward as necessary. Sketch & legal pending from golf course before it can be conveyed to CDD. **07.25.23** Mr. Krebs inspected pavement with Collier Paving; no work is required at this time. **ONGOING**
- 12. ACTION** **06.27.23** Mrs. Adams: Advise Admin Dept that Mr. Schultz did not receive email with digital agenda. **COMPLETED after 06.27.23 mtg**
- 13. ACTION** **06.27.23** Mr. Krebs: Evaluate gutters at 4511 & 4515 Pinehurst Greens Ct in relation to pavers & provide opinion at nxt mtg. **07.25.23** Mr. Krebs: Met with homeowners to review pavers. No repair by CDD required. **ONGOING**
- 14. ACTION** **06.27.23** Mr. Krebs: Sound #9 conservation area: SFWMD to advise if 12 Silver Buttonwood trees can be staked. **07.25.23** Mr. Krebs received approval from SFWMD to prune trees and stake them. **ONGOING**
- 15. ACTION** **06.27.23** Mr. Willis: Obtain proposals for lake bank restoration & add costs into FY 2024 budget. Obtain separate proposal & prep letter to homeowner to reimburse CDD for littorals removed. Mr. Pires to review before sending. **07.25.23** Mr. Willis to forward proposal to Staff upon receipt. **ONGOING**
- 16. ACTION** **06.27.23** Mr. Krebs: Pelican Sound Dr & Pelican Sound Blvd intersection letter-inspect/ensure it is in compliance. Recommend proper study, ways to improve safety, traffic flow, costs and timeline. **COMPLETED**
- 17. ACTION** **06.27.23** Mr. Willis: Obtain proposal for alternate crosswalk signage option & review requirements to alter crosswalk. **ONGOING**
- 18. ACTION** **06.27.23** Mr. Krebs: Present quote from Hydrologist Kirk Martin for ways to increase the CCD's water allocations to offset deficiency due to reduction by Three Oaks Water Reclamation Facility. **COMPLETED**
07.25.23 Mr. Krebs will work with Eric L. to reduce costs.
- 19. ACTION** **06.27.23** Mrs. Adams: Email today's notes to the Board. **COMPLETED**
- 20. ACTION** **07.25.23** Mrs. Adams: Email Mr. Blumenthal the two Special Revenue Funds spreadsheets. **COMPLETED after 07.25.23 mtg**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
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RIVER RIDGE CDD

Key Activity Dates

Updated: August 2023

Description	Reference	Submit To	Due Date	MONTH/DATE
FPL and Outfall Ditch	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance performed/completed June 12th.	Jan/May/July/Oct
Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Retention	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance performed/completed June 12th.	Jan/April/July/Oct
Control Structure CB-166 adjacent to Pinehurst Greens Drive	SOP	N/A	Quarterly reviews and maintenance of any required debris removal. Completed June 12th.	March/June/September/December
Dry Retention River Course #6	SOP	N/A	50% Mowing of Zone 1 completed in the Spring 2022; 50% mowing of Zone 1 was completed June 9, 2023; with no mowing in the Spring of 2024.	Spring 2025
Dry Retention Cord Grass Trimming	SOP	N/A	Annual Cord Grass trimming was completed November 21, 2022. Cord Grass trimming has been scheduled for October 23, 2023.	10/1/2023
River (8) Tee Box Harvesting & H1-B Canna Lilly trimming	SOP	N/A	Harvesting completed May 2023. Staff to mow Canna Lilly at this location, as well as H1-B (resident side of pond) Completed in October, 2022; on an annual basis and may be necessary twice per year. May 2023 Not Needed.	October/May
Lake & Dry Retention Audit Report	SOP	N/A	Annual inspection and report of all District owned Lakes & Dry Retention. Report includes review of specific items related to water quality, lake maintenance deficiencies, littoral plant health and population, structural integrity of lake banks and pipework, aerator operation and any unauthorized activities in or adjacent to the lakes. Audit Completed on Monday, May 22,2023.	6/1/2024
Aeration Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspections were completed in April.	October 2023/May 2024
Lake Littoral Plantings	SOP	N/A	Review of ponds for littoral supplemental planting during annual audit. The following lakes have been identified: E1-B, E3-A, E3-C, E4-A (removed by H/O); E7-A, E8-A, H1-A, H1-B and H2-A.	6/1/2023
Lake Bank Remediation	SOP	N/A	Continue to monitor H1-A for future repairs.	6/1/2024
Lake Bank Remediation	SOP	N/A	E8-A identified June 2023 for required bank restoration.	Will be scheudled under 2023/24 fiscal year budget

Street Sweeping @ 5 MPH		N/A	Weekly December 1 through February & 2 x's per week March thru April 31, Bi weekly remainder of the year. Street Sweeper provides their gate pass to the Foreman with each visit.	January thru December
Additional Street Sweeping by Precision Cleaning	SOP	N/A	Street Sweeping of all Roadways within the Boundaries of the District. Precision Cleaning is under contract for the weeks: Sep 15 & 29, Oct 13 & 27, Nov 10 & 24	Sep/Oct/Nov annually
Annual Letter to the Residents to include quarterly Letters submitted by Bob Twombly.	SOP	All Residents as well as PSGRC Staff & mailed to Estero Property Owners Association	Annual news letter to be distributed to all residents during the February time frame providing past projects & accomplishments as well as upcoming events. Board of Supervisors to provide information to District Staff in a timely manner in order to be included in the Newsletter. Newsletters are to be emailed to Pelican Sound GM, Meadows Representative and Mailed to Estero Property Owners Association only.	2/25/2024
Water Quality Sampling of Lake H1-B	SOP	N/A	Premier Lakes to provide a water quality analysis in order to see the parameters when the lake looks good, so if it goes bad again, we can compare what changed by obtaining an additional sample	January 2022 first sample
Lake E7-A Dye Treatments	SOP	N/A	Approved and budgeted commencing 2023 - Premier (new contractor) - Lake E7-A - Dye treatments January thru April - Premier Lakes, Inc. will commence at no charge for these services.	January through April 2024
Culvert/Interconnecting Drain Pipe Inspection and cleanout	SOP	N/A	Annual inspection and report of all District roadside catch basins, interconnect piping and outfall structures. Proposal approved at the April meeting to clean at 25%. To include Hammock Greens. Project completed mid August.	4/1/2024 thru 7/15/24
NPDES Report Filing	SOP	N/A	As mandated, the District must participate in the National Pollutant Discharge Elimination System Program. It is designed to improve storm water quality through construction activity monitoring, periodic facility review and inspection, public education, etc.	10/1/2023 - Agenda Item - Presentation in October
Certificate of District Registered Voters	190(3)(a)(d)	District receives annually from the local Supervisor of Elections	Due April 15th of each year and must be read into the record at a regularly scheduled meeting (no additional filing is required)	4/1/2024
Road & Gutter Inspections & Inspections of asphalt depressions	SOP	N/A	Annual Inspection to be completed by the District Engineer during the month of October. Including review of asphalt depressions in the event we need to ROV a pipe - MRI to inspect if necessary. Repairs completed in November 2022	Oct-23
Sidewalk & Line of Sight Inspections	SOP	N/A	Inspection completed in August & October by the PSGRC & by the District Engineer. Note: Sidewalk grinder to be rented @ a cost of \$750.00 per week as necessary. Last inspection May 2023.	October/May
Annual Financial Report	190.008/218.32 & 39	Florida Department of Financial Services	45 days after the completion of the Annual Financial Audit but no more than 9 month's after the end of Fiscal Year.	6/1/2024

Proposed Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by June 15 each year. Long Range Capitol Improvements forecast to include landscape plans from the PSGRC.	6/15/2024
2023 Proposed Budget to include Golf Course Irrigation System Cost	SOP	N/A	Draft Budget to include updated Golf Course Irrigation Cost	5/1/2023
2022 Budget & Other Events	SOP	N/A	Filter & Install - Metro Pumping - \$141,287. Maxicon Wire & Ground Rod Install - Irrigation Concepts - \$195K. Controller Install - Global Irrigation Solutions - \$55,978. Landscape Renovation Projects - Hannula Landscape - \$598,432.	Commenced 6/1/2022
Assessment Roll Certification	Local County Requirement	Local County Tax Collector	For most counties, submission and certification of the annual assessment roll is due by September 15th of each year.	9/15/2023
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal year with an effective of October 1st thru September 30th	10/1/2023
Adopted Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by October 1st each year.	10/1/2023
Qualified Public Depositor Annual Report to CFO	280.17	Department of Financial Services - Division of Treasury - Collateral Management	By November 30 of each year, file annual report for the period ending September 30th.	11/30/2023
Fiscal Year Annual District Filing Fee and Update Form	190, 189.064 & 189.018 & Chapter 73C-24, F.A.C.	Florida department of Economic Opportunity (Special District Accountability Program)	Annual filing fee of \$175.00 is paid to the Florida Department of Economic Opportunity. The filing of the Update Form is required to verify the status of the Special District and to update any changes (including changes to the registered agent). Filing Fee invoice and Update Form is mailed out by the State on October 1st of each year. The fee and form are due and must be postmarked by the following December 3rd.	12/1/2023
Letter of Explanation for the Assessment Levels	SOP	All Residents as well as PSGRC Staff	BOS requested staff to develop a letter to be sent to Residents explaining the increase in their assessments and is required to be distributed (30) days before the Public Hearing and received by WHA, Corporate forty days in advance of the hearing date.	To be mailed no later than July 20th annually, and received by WHA, Corporate 6/26/24 as maybe necessary.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
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RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

¹Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928
River Club Conference Center, Sound Room (Second Floor of Fitness Center),
4784 Pelican Sound Boulevard, Estero, Florida 33928

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 25, 2022¹	Regular Meeting	1:00 PM
¹ Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928 Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
November 8, 2022*¹ CANCELED	Regular Meeting	1:00 PM
¹ Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928 Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
December 13, 2022*¹	Regular Meeting	1:00 PM
¹ Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928 Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
January 24, 2023	Regular Meeting	1:00 PM
¹ Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928 Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
February 28, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
March 28, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
April 25, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
May 23, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 27, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
July 25, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
August 22, 2023	Public Hearing & Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
September 26, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/82086246862 Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		

Exceptions

¹Meeting Location: October, November, December, January:

(Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928)

**November meeting is two weeks earlier to accommodate the Thanksgiving holiday.*

**December meeting is two weeks earlier to accommodate the Christmas holiday.*