

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

The River Ridge Community Development District Board of Supervisors held 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), 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 telephone)	Chair
Terry Mountford	Vice Chair
Robert Twombly (via telephone)	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
Scott Gallagher	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Mountford, Blumenthal and Gilman were present, in person. Supervisors Schultz and Twombly attended via telephone.

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

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

There were no public comments.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. [Alex Kurth]

Mr. Kurth reported the following:

- Currently, there is minimal grass and the water levels are starting to increase. Staff is not seeing too much of an increase in algae, but will continue to monitor.
- A work order to replace one of the aeration compressors on Lake-E8A was prepared.
- Chara in Lake-H1A will be treated by boat within the next week or two, before it becomes obtrusive.
- Crews are consistently following up on the flow way, to ensure that any debris and growth are under control; it is currently free and clear, resulting in good water flow.
- It is a standard maintenance cycle and crews will continue following up with any treatments that need to be done.

Mrs. Adams asked if the aeration and fountain repair project, located at Lake E1-C, is completed. Mr. Kurth stated the power is still absent. He emailed Florida Power & Light (FPL) multiple times requesting a replacement meter; a response is pending. The aerator on a generator is still being run but not the fountain because it is not needed for the fish. An email from SOLitude was received stating that SOLitude will retrieve the three nano-bubblers. Mr. Willis asked Mr. Kurth to request a receipt for that transaction.

Discussion ensued regarding the fountain in the Masters Lake, the Island Sound Lake, FPL and Bentley Electric.

FOURTH ORDER OF BUSINESS

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

Mrs. Adams presented Resolution 2023-05 and read the title.

Mr. Pires asked if any written resident comments were sent by email, U.S. mail or fax regarding the budget. Mrs. Adams replied no.

Mrs. Adams reviewed the Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

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

Page 6: Change “2019 Note – capital outlay” line item to “Debt service (prin & int) 2019 note”

Page 3, “Special assessment preparation” definition: Change “AJC Associates, Inc.” to “Wrathell, Hunt and Associates, LLC”

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, 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, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

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

Mrs. Adams presented Resolution 2023-06 and read the title.

Mr. Pires asked if any written resident comments were sent by email, U.S. mail or fax regarding the special assessments. Mrs. Adams replied no.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, 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, was adopted.

SIXTH ORDER OF BUSINESS

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

• **Discussion: Traffic Calming**

Mr. Schultz stated the CDD already has traffic calming in its infrastructure plan and proposed that he, Mr. Eric Long and Mr. Krebs develop a structure of how to proceed with it and then present it to the Board for consideration. Asked to be more specific about his proposal, Mr.

Schultz stated that he is proposing that the team come up with specifics. There were written and spoken comments from a few members of the public at previous meetings and his suggestion is that the team coordinate and take appropriate actions to create a traffic calming plan; nothing would be implemented without the Board’s approval. His point is that there is not a definition of traffic calming in the infrastructure plan and this will be an attempt to define what the plan will be several years of after implementation.

Discussion ensued regarding traffic calming specifics, whether traffic calming will delay stormwater management efforts, the evaluation of a stop sign at the intersection of Pelican Sound Boulevard and Pelican Sound Drive, replacing one of the three radar signs, The Club, a traffic study and a traffic subcommittee.

This item will remain on the agenda.

Mr. Schultz will meet with Mr. Long and Mr. Krebs.

• **Consideration of Quote to Conduct Traffic Count During Season**

Mr. Krebs stated a quote for this item is pending.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration of Collier Paving & Concrete, Estimate #23-481 for Asphalt Repairs at Turnberry

This item was not addressed and will not be on future agendas.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2023

A. Budget Variance

B. Breakdown

C. Proposed Budget 2023-2029 [5 Year Plan]

These items were included for informational purposes.

Mrs. Adams presented the Unaudited Financial Statements as of July 31, 2023.

Discussion ensued regarding the General Fund, how much SOLitude owes the CDD, street signs and whether to file a claim in small claims court against SOLitude.

Mr. Pires stated Staff’s recommendation is to make sure SOLitude removes the nano-bubblers and provides a receipt and report the status at the next meeting.

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, resolving the SOLitude issue upon removal of the nano-bubblers and authorizing the deposit of a \$1,370 check from SOLitude, was approved.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of July 25, 2023 Regular Meeting Minutes

The following changes were made:

Line 31: Insert “Scott Gallagher” and “Resident”

Line 32: Insert “Don Jancin” and “Resident”

Lines 156 and 157: Change “CDD will” to “Association of the River Club could”

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

• **Active Action and Agenda Items**

Items 9, 11, 12, 13 and 14 were completed.

Item 7: This item to be completed this week.

Item 8: Approval for Sound 9 of Button Woods; duplicate of Action Item #14.

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

Item 15: Partially completed; to be carried over to the September agenda.

Item 16: Change “Completed” to “Ongoing”

Add new Item: Pinehurst oil spill.

TENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer: Hole Montes, Inc.

Staff is monitoring the signs.

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

I. Key Activity Dates

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

II. NEXT MEETING DATE: September 26, 2023 at 1:00 PM

o QUORUM CHECK

Mr. Gilman, Mr. Blumenthal and Mr. Mountford confirmed their in-person attendance at the September 26, 2023 meeting. Mr. Schultz and Mr. Twombly will attend via phone/Zoom.

ELEVENTH ORDER OF BUSINESS

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

Asked if MRI finished cleaning the pipes, Mrs. Adams replied affirmatively. Mr. Krebs stated the system is ready for hurricane season.

Mr. Long reported the following:

- Well-testing occurred Monday through Wednesday. The CDD can pull 800 gallons per minute at a minimum, which is double the current capacity. The total drawdown depth is 181'.
- The vendor is preparing a proposal and is finalizing the additional expenses related to FPL and sizing of the horsepower.
- The goal is to have a redundant well with a target of 1,000 gallons per minute.

Discussion ensued regarding drawdowns, water quality testing, a 75-horsepower pump, proposals and the South Florida Water Management District (SFWMD).

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the meeting adjourned at 2:00 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair