

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on September 26, 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
Jim McGivern (via phone/Zoom)	PSGRC President
Neil Collins (via phone/Zoom)	PSGRC Vice President
Alex Kurth	Premier Lakes
Bill Kurth	Premier Lakes
Larry Fiesel	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, Gilman and Twombly were present. Supervisor Schultz attended via telephone.

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

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

There were no public comments.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. [Alex Kurth]

Mr. Alex Kurth and Mr. Bill Kurth reported the following:

- Lakes with minimal grass and algae were treated this month. Those with a small amount of algae growth will be treated this week. Overall, the lakes look good.
- The wetland crews completed treatment of the conservation areas.
- The flow ways were treated again and most of the spike rush was eradicated to ensure proper drainage.
- Repairs to the bio-generator in Lake E4-A and the aeration system in Lake E1-C were completed and both are in working condition.
- The downed buttonwoods in Conservation Area B2194-#9 were trimmed and are staked and upright.
- The wetland crews are on site today treating Conservation Area B2264, by the tennis court, in preparation of the scheduled replanting of native plants damaged by Hurricane Ian.
- Prior to the meeting, all the nano-bubbler equipment was inspected and is operational.
- Lakes H1-B and H1-C do not have algae, submersed vegetation or grasses and look as good as they can possibly look. The problem lakes seem to be staying in good condition.

Asked about canna lilies by Rivers 7A and 8 being trimmed, Mrs. Adams stated that the project will be scheduled during October and will include Lake H1-B; maintenance is performed twice a year in May and October.

Asked about power to the Masters Lake, it was noted that Florida Power & Light (FPL) installed the replacement meter and crews will be rewiring and replacing damaged parts of the fountain and running tests before turning it on.

Mr. Long indicated that, after much effort, they were able to submit the wet well application to FPL’s portal and is in FPL’s que, under review.

A Board Member stated that the lake fountain east of the Edgewater community is not working. It was noted that FPL has planned several power outages for that area; the next one is scheduled for this Thursday. It will inspected it after the meeting.

FOURTH ORDER OF BUSINESS

Consideration of Anchor Marine Services Proposal #2295 to Install Geo-Filter™ Tube Erosion Barrier System at Lake #E8A

Mr. Willis presented the Anchor Marine Services proposal for lake bank remediation at Lake E8-A, on the residential side and a portion of the golf course side. He recalled that, during the annual audit, this is one of the lakes identified to monitor for the last four years.

Discussion ensued regarding the cause of the erosion, cost, 2024 budget, having the proposal also include replacing of sod on the residential side and coordinating grass installation with the Golf Club.

This item was deferred to the next meeting to clarify outstanding items on the proposal.

Mr. Pires pointed out that the proposal, if approved, is contrary to the legislative Prompt Payment Act. Mrs. Adams stated that the proposal will be an exhibit to the CDD’s standard contract, which covers all CDD statutory requirements.

Regarding when the work will commence, once the proposal is approved, Mr. Willis will schedule the project for May 2024, once the season ends. The map and littoral planting proposal will be presented at the next meeting. It was noted that the littoral costs will be coded under a separate budget line item.

FIFTH ORDER OF BUSINESS

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**

Mr. Schultz stated that he, Mr. Long and Mr. Krebs discussed and agreed to proceed with the Traffic Survey. Mr. Krebs stated that Mr. Ted Treesch plans to do the survey during the season, over multiple days. He discussed the process and stated that a proposal will be submitted once they finalize the dates. Mr. Long noted that the in season is February, March and April and the highest traffic count days are Monday through Friday.

SIXTH ORDER OF BUSINESS

Discussion/Update: Operating Funds Investment Options

Mr. Adams reviewed investment options for the CDD’s surplus funds. He thinks that the BankUnited Insured Cash Sweep (ICS) deposit program is the best option, as it is fully backed beyond FDIC limits, has no set minimum deposit requirement, rates are flat across the board, it is 100 basis points below the Federal Funds Rate and will automatically adjust monthly. He responded to questions about the ICS program and BankUnited and noted that BankUnited included the State Certificate of Qualified Public Depository (QPD) in the proposal package.

A Board Member noted the FDIC protection and BankUnited’s mediocre credit rating. Mr. Pires stated that the public depository is part of a collateral pool with a number of banks and that it is the State’s Chief Financial Officer that makes the determination for designating a bank as a QPD.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, authorizing Staff and the Chair to take all steps necessary to open an ICS account with BankUnited, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 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 August 31, 2023.

Asked if the Page 4, "Debt service (prin & int) 2022" note should be offset under Debt Service, Mr. Adams stated he will ask Accounting and also ask if opening multiple ICS accounts by fund is preferred for auditing purposes.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of August 22, 2023 Public Hearing and Regular Meeting Minutes

The following change was made:

Line 226: Delete "climate"

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the August 22, 2023 Public Hearing and Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 8, 10 and 14 were completed.

Item 6: Mr. Krebs will follow up on the status of the proposal.

Item 10: Mr. Willis noted the Board's decision for the letter to the homeowner to exclude the request to reimburse the CDD approximately \$1,200 to replace the littorals.

Item 13: Regarding the well program, Mr. Long stated that Water Science still has some testing to do once the contract is signed, thinks the CDD is moving in the correct direction of upsizing the current well and adding an additional well and confirmed that the CDD only has to update the South Florida Water Management District (SFWMD) permit to include the additional well. He is waiting for FPL to upgrade the power before commencing installation.

Asked about the condition of the new planting, Mr. Long stated that Hannula Landscaping replaced about 150 plants that were past life expectancy at no charge and is still working on the irrigation valves.

NINTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer: Hole Montes, Inc.

Mr. Krebs stated that Collier is on site grinding and replacing sidewalks and will submit a change order, as certain areas have deteriorated to the point that grinding is no longer an option and the pad will need to be repaired. Mrs. Adams suggested proceeding with the work and ratifying it at the next meeting

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

I. Key Activity Dates

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

Mr. Schultz asked for confirmation that street sweeping commenced.

The following questions/items were answered and/or discussed:

- Ask if the apartment complex 10-acres is part of the CDD, Mr. Adams replied affirmatively.
- Regarding how assessments will be billed to the Developer, the bill will be submitted to the apartment complex owner, who will collect payments from the 219 tenants.
- The current assessment amount for the apartment and commercial property is \$164.35; 219 units will be added to the General Fund, which will reduce the overall Operation and Maintenance (O&M) costs.
- Regarding the CDD’s responsibility once it is developed, the CDD will continue to maintain the landscape and lighting off US 41, as usual; the only addition is drainage from the parcel, which was already modeled into the permit.

Mr. Pires asked Mr. Krebs if he is monitoring the construction permit. Mr. Krebs stated he will add the CDD as an interested party to the permit.

- Regarding if the entrance and exit is just off Pelican Sound Drive, it is. The Florida Department of Transportation (FDOT) will need to conduct a Traffic Study once the parcel on the other side of the street, east of US 41, is developed.

II. NEXT MEETING DATE: October 24, 2023 at 1:00 PM

- **QUORUM CHECK**

Mr. Schultz, Mr. Twombly, Mr. Blumenthal and Mr. Mountford confirmed their in-person attendance at the October 24, 2023 meeting. Mr. Gilman will not attend.

TENTH ORDER OF BUSINESS

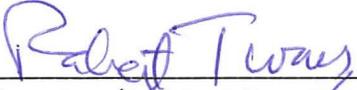
**Supervisors' Requests and Public
Comments (5 minutes per speaker)**

There were no Supervisors' requests or public comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the meeting adjourned at 2:06 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair