

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on October 24, 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	Chair
Terry Mountford	Vice Chair
Robert Twombly	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
John Baker	District Engineer
Jordan Bardwell	Johnson Engineering
Eric Long	PSGRC General Manager
Alex Kurth	Premier Lakes

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m.

Supervisors Schultz, Blumenthal, and Twombly were present. Supervisor Mountford was not present at roll call. Supervisor Gilman was not present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Mr. Long stated that resident Jenny O’Hare requested a status update on the Turnberry Parking Area 1, the sod, Seagrapes irrigation repairs, curb stops and striping. Mr. Baker stated the curb stops have not been installed; he sent Collier Paving a text with a photograph of the area prior to the meeting.

Mr. Mountford arrived at the meeting.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. [Alex Kurth]

- **Update: Canna Lilly Trimming of River 7 and River 8**

Mr. Kurth reported the following:

- The canna lilies were trimmed on October 12, 2023 and both T-boxes should look much better.

A Board Member stated the canna lilies in front of the River 7 T-box were not trimmed but the ones on River 8 were. Mr. Kurth will check and have the crews revisit and trim the canna lilies on River 7.

Mrs. Adams stated River 7 will be an add-on and requested a work order.

- The B-2264 preserves planting behind the tennis courts was completed at the end of September and a monitoring event by the Club Consultant occurred in early November. Staff is awaiting the results in the Consultant’s report.

- Maintenance-wise, everything is progressing nicely; Staff is monitoring weed growth and torpedo grass in most lakes and treating where necessary.

- The algae in the lakes have lessened, which is common for this time of year. Crews are spot treating when necessary.

- Crews completed a large section of preserve maintenance in September.

- The CDD’s semi-annual aeration maintenance is scheduled for tomorrow. Staff received a report that the aeration system in Lake E1-E is down. It will be inspected, assessed and repaired as quickly as possible.

- Everything else is standard maintenance moving forward.

Mr. Long stated he emailed the Preserves Planting Monitoring Report to Mr. Kurth.

Mr. Kurth stated that the Monitoring Report was submitted to the South Florida Water Management District (SFWMD); hopefully, there will not be a need for any additional monitoring. The only comment the Consultant noted was to continue spot treatment of base and exotic vegetation and Virginia creeper and muscadine grapes. Mr. Kurth will give the Monitoring Report to his team so that special attention can be given to the exotic vegetation noted.

Asked for the difference between trimming and harvesting, Mr. Kurth stated harvesting is physically removing some of the root base and trimming is cutting them down for height purposes.

▪ **Ratification of NPDES Year 6 Annual Report**

This item, previously the Sixth Order of Business, was presented out of order.

Mr. Bardwell presented a cover letter and Annual Report and stated his firm submitted the NPDES Annual Report for Year 6 to Lee County; it is fairly straightforward. Every cycle must have five years for the permit and it is currently Year 6. The DEP is slow in getting a new permit and, until then, Staff will keep submitting the NPDES Annual Report.

Mr. Pires pointed out that the cover letter states that “RR CDD is a completed residential development” but it is not complete and the CDD has commercial and residential land uses combined, which he thinks needs to be clarified. Mr. Bardwell will make the adjustment in next year’s report. A Board Member pointed out that the cover letter states that the Annual Report is for Year 5. Mr. Bardwell stated it should read “Year 6” and will be corrected.

On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, the NPDES Year 6 Annual Report, submitted by Johnson Engineering, was ratified.

FOURTH 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**

A Board Member asked if there is an action item for the quote to conduct the traffic survey. Mr. Baker stated he conferred with Mr. Krebs about it prior to the meeting and Staff is still waiting for Mr. Ted Treesch with TR Transportation to submit a proposal. He believes a traffic count will be conducted during peak hours during the season.

This item will remain on the agenda.

FIFTH ORDER OF BUSINESS

Continued Discussion/Consideration of Proposals to Install Geo-Filter Tube Erosion Barrier System and Sod at Lake E-8A

Mr. Willis presented Anchor Marine Services Proposal #2295 to install a geo-filter tube erosion barrier system and sod at Lake E-8A, in the amount of \$51,980. He stated additional clarification is needed from Mr. Long and asked if pine straw should be installed on the golf course after the lake bank restoration is completed. Mr. Long stated sod should be installed in that area; he will provide the specifications after the meeting.

Discussion ensued regarding sod installation, project timeline and pricing.

This item will remain on the agenda.

SIXTH ORDER OF BUSINESS

Ratification of NPDES Year 6 Annual Report

This item was presented following the Third Order of Business.

SEVENTH ORDER OF BUSINESS

Continued Discussion/Update: Irrigation Water Resource [Eric Long – PSGRC]

Mr. Long provided the following update:

- He has been monitoring the gate/valve replacement project; he outlined the challenges.
- Water had to be shut off for a few days but progress is being made.
- There might be a change order for some of the sizing of the pipes.
- Once the project is completed, it will be great to be able to turn off these areas when there are irrigation breaks.

- Regarding the challenges with Florida Power & Light (FPL), a new transformer is needed. The current transformer is incorrectly-sized and a new transformer must be added. FPL has staffing issues.
- Mr. Krebs previously completed a site map for the FPL easement area and a new diagram must be submitted to FPL.
- Regarding water quality, Water Science was on site to test the water and a report of the findings is pending.
- The Three Oaks water being used on the golf course is well water, which is causing a dramatic impact to the turf.

Mr. Long responded to questions regarding effluent water, the new pumps, DEP approval and golf course issues.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2023

- A. Budget Variance**
- B. Breakdown**
- C. Proposed Budget 2023-2029 [5 Year Plan]**

Mrs. Adams presented the Unaudited Financial Statements as of September 30, 2023.

Regarding the debt service 2022 note, on Page 2 of the General Fund, Mr. Adams stated it is identified under debt service for auditing purposes and will be reflected the same way. He noted that the “Street lighting” line item, on Page 4, is for lighting outside of the gate.

Mr. Adams responded to questions regarding capital outlay, debt service, a payment from McCullers on the check detail and the status of the cash sweep account with BankUnited, The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of September 26, 2023 Regular Meeting Minutes

Mrs. Adams presented the September 26, 2023 Regular Meeting Minutes.

The following change was made:

Line 163: Insert “annually” after “plants”

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the September 26, 2023 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 8, 10 and 14 were completed.

Item 5: Mr. Baker stated Staff requested an update from MRI but has yet to receive a response. For the survey portion, a request for an update was sent and is pending.

The Board and Staff discussed renewing the street sweeping contract.

TENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer: Hole Montes, Inc.

Mr. Baker presented a change order from Collier Paving for Gleneagles Links Drive valley gutter and root barrier work. The new amount is significantly higher than the original proposal because the price per grind is a lower price and is per linear foot but if a panel must be replaced, it becomes more expensive than simply grinding. The change order needs to be slightly reduced because Mr. Baker and Mr. Long identified some work as being part of the health and pelican sound work. The full amount of grinding was completed and the remainder of the work is sidewalk panel replacement.

In response to Mrs. Adams’ question, Mr. Baker confirmed that this amount is in addition to the \$24,000 that was previously approved. Mr. Baker noted that no grinds are proposed in the new proposal because and grinds needed were treated and grinds under the original proposal.

Discussion ensued regarding the change order, a previous Collier Paving proposal for \$19,000, the unit price for sidewalk replacement, cause of the gutter issues on Gleneagles, root barriers, Tory Pines, the need for a revised proposal, funding source for the work and not to exceed amounts for both projects.

On MOTION by Mr. Schulz and seconded by Mr. Blumenthal, with all in favor, Collier Paving Proposal Estimate #23-655 and a previous Collier Paving proposal in a total not to exceed amount of \$60,000, were approved.

Mr. Schulz requested the following items:

- A stormwater management plan with specifics and exhibits that can be followed and tracked should be ready to be presented at the next meeting. Mrs. Adams will include a Stormwater Management Plan item on the next agenda.
- The infrastructure planning on the CDD website needs to be updated by Staff.
- A traffic calming meeting needs to be set up for Mr. Schulz, Mr. Krebs and Mr. Long.

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

I. Key Activity Dates

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

II. NEXT MEETING DATE: November 28, 2023 at 1:00 PM

○ QUORUM CHECK

All Supervisors present confirmed their in-person attendance at the November 28, 2023 meeting.

ELEVENTH ORDER OF BUSINESS

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

There were no Supervisors’ requests or public comments.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Schultz and seconded by Mr. Mountford, with all in favor, the meeting adjourned at 2:09 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Kurt D Blumenthal
Secretary/Assistant Secretary

Robert E Schuy
Chair/Vice Chair