

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on November 28, 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/83318572513> and telephone at 1-929-205-6099, Meeting ID: 833 1857 2513 for both.

**Present were:**

Bob Schultz	Chair
Terry Mountford	Vice Chair
Robert Twombly	Assistant Secretary
Kurt Blumenthal	Assistant Secretary
Jim Gilman	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis (via telephone)	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Bill Kurth (via telephone)	Premier Lakes
Alan Atkinson	Resident
Pat Weiss	Resident & NVR of Pinehurst

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

Resident Alan Atkinson discussed his diminished view and voiced his opinion that the mangroves at the rear of the block need trimming. He referred to a map of the area in question.

Mr. Krebs stated that the area highlighted in green is a conservation easement dedicated to the South Florida Water Management District (SFWMD) and the State; the CDD is only allowed to remove exotic plants so that they do not flourish. The CDD cannot remove dead or fallen trees; trimming of mangroves or trees in conservation areas is prohibited.

Discussion ensued regarding the documents, why riparian rights do not apply and Mr. Atkinson’s option to petition the State for permission to perform such trimming, which would likely be at his personal expense because the benefit would be his own private benefit and not a public benefit. The parcel on which the mangroves are located and restrictions on conservation easements were discussed.

Mr. Krebs stated the CDD sought to trim other trees at other times and permission has always been refused; trimming would only be permitted in cases that endanger public health, such as overhanging foliage, as determined by the SFWMD.

**THIRD ORDER OF BUSINESS**

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

Mr. Bill Kurth reported the following:

- Wind has hampered spraying efforts somewhat this month; however, algae, grass and submersed vegetation were treated. All lakes were inspected. Overall, the lakes look very good.
- All canna lilies were trimmed.
- Aeration repairs on Lakes H-1-A, H-1-B and E-1-E occurred on November 15, 2023. The diffusers and valves were replaced and the compressor was rebuilt on Lake H-1-A; it might be necessary to replace the compressor as it was difficult to get all of the lake’s diffusers running.

Mr. Blumenthal appreciated the canna lilies being trimmed in front of the River 7 T-box and noted that they grow very rapidly; they are now half the size that they were before they were cut down. Mr. Kurth noted that canna lilies do not thrive during the winter months; he believes the growth will be significantly slowed for the rest of the winter.

Referring to the map, Mr. Blumenthal stated that he received a call regarding Lake E1-A; it was reported that lake grasses are encroaching on the lake body. Mrs. Adams stated the area can be inspected and grasses can be removed only if they are invasives. Mr. Kurth discussed the large littoral shelf in that very south or southwest area; he will inspect the area and report his findings.

Discussion ensued regarding crabs and shellfish in Lake E7-A following the hurricane.

Mr. Kurth stated the presence of a large population of blue crabs in that lake leads him to believe that saltwater flooded the area during the hurricane. He noted that water that is salty enough to grow barnacles can also have a negative impact on freshwater fish.

Mr. Schultz asked if replacing the canna lilies with another littoral that requires less maintenance would be more cost-effective. Mr. Kurth stated, in an area where canna lilies are thriving, other littorals will likely grow similarly large and others types of littorals would not be as visually appealing. He will work with Staff to ensure that trimming times are maximized.

**FOURTH ORDER OF BUSINESS**

**Consideration of My AV-Tech LLC Estimate 23138 to Install Electrical Pedestrian Crosswalk**

Mrs. Adams presented My AV-Tech LLC Estimate 23138 for \$24,250 to install an electrical pedestrian crosswalk. She noted that the General Fund includes \$4,500 budgeted for such work but unassigned fund balance can also be utilized if the Board wishes to proceed.

Mr. Willis noted the damage to the pedestrian crosswalk following the hurricane and discussed the proposed scope of work. He stated there have been no calls about the crosswalk since the hurricane.

The Board and Staff discussed the expenditure, whether the crosswalk is needed and cost sharing with the nearby neighborhood.

Mr. Willis noted that the proposal pertains to repair of an existing crosswalk, not a new one. The Board Members decided against proceeding with the project at this time.

This item will be removed from the agenda.

**FIFTH ORDER OF BUSINESS**

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

- **Continued Discussion: Traffic Calming**
- **Consideration of TR Transportation Consultants, Inc. Proposal to Conduct Traffic Count During Peak Season**

Mr. Schultz stated that he, Mr. Krebs and Mr. Long met to brainstorm ideas for traffic calming. Proposed solutions include installing double yellow lines on some main streets to reduce passing and speeding and installing radar signs and cameras. Mr. Krebs will obtain cost estimates and develop a plan.

Mr. Krebs discussed the Exhibits and stated he will work with Mr. Long to coordinate conducting the traffic study on peak days during season. He discussed the solutions presented, including cameras, double yellow lines, raised pavement markers (RPMs) and cautionary signs to warn drivers to be aware of golf cart and bicycle traffic.

Discussion ensued regarding increased traffic flow, enlisting law enforcement assistance, the need to implement enforcement and penalties, installation of speed tables, etc.

Mr. Mountford noted that visitors are often unaware of how busy the roads are and, in those areas without sidewalks, the pedestrians, bicycles and golf carts share the roadways with vehicles and construction trucks.

Asked if the Agreement with the Lee County Sheriff is still active, Mr. Adams replied affirmatively. A Board Member suggested engaging the Sheriff's Department from January through April.

Discussion ensued regarding engaging off-duty Sheriff details to address habitual speeding. This item will be included on the next agenda.

The Board and Staff discussed the TR Transportation Consultants, Inc. Proposal.

**On MOTION by Mr. Schultz and seconded by Mr. Mountford, with Mr. Schultz, Mr. Mountford, Mr. Twombly and Mr. Gilman in favor and Mr. Blumenthal dissenting, the TR Transportation Consultants, Inc. Proposal, in the lump sum amount of \$1,200, was approved. [Motion passed 4-1]**

**SIXTH ORDER OF BUSINESS**

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

Mr. Willis recalled that the Anchor Marine Services Proposal presented last month for installation of a geo-filter tube erosion barrier system at Lake E8-A totaled approximately \$52,000, not including sod. He presented Landshore Enterprises, LLC estimate #4111 for approximately \$73,000, which includes sod. Anchor Marine asked to meet with Mr. Long to

ensure they install the sod that the community prefers around the lake and Anchor Marine will provide an updated proposal. Mr. Willis predicted that the bids will be within \$8,000 or \$9,000 of each other; the bids will be presented at the next meeting.

In response to a question, Mr. Willis described the Geotube installation procedure and stated he will email additional information for the Board Members to consider.

Discussion ensued regarding restoration of the lake bank slope, installation of sod, closure of the golf course, preference to begin the project in May and the need to revisit the proposals in March. This item will be included on the agenda in the spring of 2024.

Asked if other ponds might need the same type of remediation, it was noted that Lake H1-A was targeted for monitoring for possible future restoration in two to four years, as indicated on the Key Activity Dates Report. The presence of alligators in the pond was noted.

**SEVENTH ORDER OF BUSINESS**

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

Mr. Long provided the following update:

➤ The irrigation valves project was completed; now most of the community areas can be isolated in the event of an issue. Some sidewalk damage occurred. Mr. Krebs will obtain a proposal for concrete restoration and minor landscaping restoration.

Discussion ensued regarding project cost and the amount remaining in fund balance. Mrs. Adams will review the proposal and Change Orders and advise accordingly.

➤ Work with Florida Power & Light (FPL) on the well project is underway; a new transformer is needed to increase the horsepower. It is in the design phase now and should be ready today or tomorrow, which will upsize the current well, doubling the capacity.

➤ The water study and testing the new additional well is underway. When the report is received, paperwork to be filed with the SFWMD will be presented for Board review.

➤ While some rain was received, water levels are approximately 20" low, year to date. It is still a challenge but the golf course is doing well due to action taken to keep the golf course in good shape.

Asked about fresh water from the Three Oaks reclaim facility, Mr. Long stated the facility provides well water, which has slightly more salinity than reclaimed water. The supply is adequate now; pumps have not been shut down since September 2023. They have not used

effluent water in eight months; he believes the construction timetable estimates completion in June or July 2024. Water usage will remain a challenge.

**EIGHTH ORDER OF BUSINESS**

**Discussion: Stormwater Management Plan**

Mr. Krebs stated the two projects on the long-term plan are the area behind Sea Side and the drainage improvements in The Masters neighborhood. Sea Side is scheduled for Fiscal Year 2024 and the improvements in The Masters are scheduled for Fiscal Year 2025. To proceed with Sea Side, field surveys and plans are needed and the Village must be notified due to the size of the work. A notice to the SFWMD will be needed to advise that there are no impervious areas being proposed, rather than a permit modification, to avoid a Stop Work notice in the event of an inspection. Then the plans can be put out to contractors to obtain bids and accurate pricing for Board consideration. As the Sea Side project is wrapped up, plans for The Masters will begin, following a similar process.

Mr. Schultz noted that the plan is for Sea Side and the golf course to be completed in the spring. Mr. Krebs stated the time to start putting everything together is now so it can begin in the spring. The surveying information will be used to complete the legal description and to determine the areas for which an easement is needed.

Mr. Schultz stated Mr. Willis revised the five-year Long-Range Infrastructure Plan; he and Mr. Long and Mr. Krebs reviewed it and found it to be adequate and correct for planning purposes. With Board approval, he suggests Kara send it to the community for consideration.

Mr. Krebs stated, to stay on schedule, he would like to send surveyors out; he estimated a cost of approximately \$2,000. The survey is a necessary first step to determine elevations that contractors will use to generate fill, prepare the sketch and legal description needed for the easement agreement, etc.

**On MOTION by Mr. Twombly and seconded by Mr. Schultz, with all in favor, authorizing a survey, in the amount of approximately \$2,000, was approved.**

A Board Member expressed concern about the cost of the project. Mr. Krebs stated, once the survey data is obtained, he can determine the best way to get the water to the lakes.

Various options and considerations, including grading, placement of pine trees, fill, etc., were discussed.

Mr. Krebs noted the preference is to minimize any type of piping to reduce maintenance.

Mrs. Adams will forward an edit to Mr. Willis, Mr. Willis will send the final draft of the communication to Mr. Long and Mr. Long will e-blast the information to the community.

**NINTH ORDER OF BUSINESS**

**Discussion/Review of Updated Long Range Infrastructure Plan**

This item was discussed in conjunction with the Eighth Order of Business.

**TENTH ORDER OF BUSINESS**

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

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

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

Regarding the "Street sweeping" line item, on Page 2, Mrs. Adams stated \$15,000 is budgeted and the contract with Precision is \$32,625. Some unassigned fund balance will be needed to cover the expense, unless the expense is offset throughout the year by reducing aquascaping, plant replacements, etc.

Mr. Blumenthal stated that the street sweeper does not pick up the acorns in the middle of the street. It was noted that the previous vendor made two passes and then a third pass in the middle of the street. Mr. Willis will address this matter with the contractor.

Mr. Schultz asked if there is a schedule for the valley gutter work to be done. Mr. Krebs stated the proposal was signed but the work is not scheduled yet. Another proposal is needed for the sidewalk. Mr. Krebs will request the proposal this week.

Mr. Krebs responded to questions regarding erosion control, pervious pavers, demolition of driveways in the community,

The financials were accepted.

**ELEVENTH ORDER OF BUSINESS**

**Approval of October 24, 2023 Regular Meeting Minutes**

Mrs. Adams presented the October 24, 2023 Regular Meeting Minutes.

The following changes were made:

Line 27: Delete “(via phone/Zoom)”

Line 182: Change “health and sound” to “Pelican Sound”

Line 187: Delete “and”

**On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the October 24, 2023 Regular Meeting Minutes, as amended, were approved.**

- **Active Action and Agenda Items**

Items 7, 8, 10, 19 and 20 were completed.

Item 5: Mr. Krebs will follow up with Brenda.

Item 6: Mr. Pires will follow up with Mr. Long.

Item 12: Mr. Willis will revisit in spring.

Item 18: Update to include next phase of work.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Pires discussed the new requirement for Supervisors to complete a four-hour ethics continuing education course every year. The course must be completed by December of 2024 but he recommends completing the requirement by July of 2024 so that, when the Form 1 is filed with the Supervisor of Elections, the box can be checked to indicate the requirement was met. He provided links to two online options. One course costs \$79 and another costs \$75; the CDD will pay for it as a legitimate expenditure.

Mr. Adams noted that, if a Supervisor whose seat is up for election does not plan to run again, it is not necessary to meet the requirement.

Mrs. Adams noted that Mr. Blumenthal’s seat, Mountford’s seat and Mr. Twombly’s seat are up for election at the November 2024 General Election.



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

Mr. Krebs stated he has been working with Lykins to have the signs installed; as one of the only sign companies, Lykins has extensive delays.

A Board Member asked Mr. Krebs to email Mr. Fiesel with an update in this matter.

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

**I. Key Activity Dates**

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

**II. NEXT MEETING DATE: December 12, 2023 at 1:00 PM**

**o QUORUM CHECK**

The December 12, 2023 meeting was canceled. All Supervisors confirmed their attendance at the January 23, 2024 meeting.

**THIRTEENTH ORDER OF BUSINESS**

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

Mr. Mountford asked if security officers can issue warnings. Mr. Pires stated the roving patrols cannot stop vehicles, issue warnings or issue tickets. The approach by some communities has been to prohibit certain activities in the bylaws or covenants.

Discussion ensued regarding letters sent for violating club rules and fining committee actions versus moving violations, verbal warnings, etc.

Mr. Pires noted that every County treats warnings differently; he will ask the Sheriff's Department how Lee County treats warnings.

Resident Pat Weiss asked if the CDD can issue fines to offenders in conjunction with tickets issued by the Sheriff. Mr. Pires stated it cannot.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned at 2:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair