

# **RIVER RIDGE**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**January 23, 2024**

**BOARD OF SUPERVISORS**

**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**

January 16, 2024

Board of Supervisors  
River Ridge Community Development District

<p><b>ATTENDEES:</b> 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 Regular Meeting on January 23, 2024 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/89848208244>, Meeting ID: **898 4820 8244** or telephonically at **1-929-205-6099**, Meeting ID: **898 4820 8244**. 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]
  - A. Discussion/Consideration of Proposal to Relocate the Nanobubbler for Lake E7-A
4. Continued Discussion: Safety Hazard Request Letter [Pelican Sound Dr. and Pelican Sound Blvd. Intersection]
  - Continued Discussion: Traffic Calming
  - Consideration of Proposal for Off-Duty Sheriff Detail
5. Continued Discussion/Consideration of Proposals to Install Geo-Filter Tube Erosion Barrier System and Sod at Lake E8-A
6. Continued Discussion/Update: Irrigation Water Resource [Eric Long – PSGRC]
7. Update/Discussion: Indigenous Preserve and Mangrove Assessment
8. Continued Discussion: Stormwater Management Plan
9. Consideration of Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

- 10. Acceptance of Unaudited Financial Statements as of December 31, 2023
  - A. Budget Variance
  - B. Breakdown
  - C. Proposed Budget 2023-2029 [5 Year Plan]

- 11. Approval of November 28, 2023 Regular Meeting Minutes
  - Active Action and Agenda Items

- 12. 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: February 27, 2024 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

- 13. Supervisors' Requests and Public Comments (*5 minutes per speaker*)
- 14. 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**

**3A**



## **One-Time Work Order Agreement**

**Customer Name:** River Ridge CDD

**Management Company (if applicable):** Wrathell, Hunt, & Associates, LLC. Cleo Adams

**Work Order Description:** Island Sound Aeration & Nano Relocation

**Premier Lakes Consultant:** Alex Kurth

**Consultant Phone Number:** 239-707-1575

This Agreement, dated **January 11th, 2024**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **River Ridge CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as **Island Sound (Lake E7-A) Aeration System & Nanobubbler.**
3. **One-Time Services:** Premier Lakes will **relocate the Aeration System & Nanobubbler to be centrally located between the townhomes in the district's easement for noise ordinance compliance. Materials and labor cost below:**
  - a. 100 ft weighted tubing **Price:** \$128.00
  - b. New Valve Box, Valve Manifold, & Valves **Price:** \$415.00
  - c. 100 ft of 3" Schedule 40 PVC **Price:** \$442.00
  - d. 3" PVC Couplings & Elbows **Price:** \$129
  - e. NanoBubbler Viton Fittings **Price:** \$75.00
  - f. Labor **Price:** \$2,990.00
  - g. Total Price: \$4,179.00
  - h. Note: All prices are quoted at 15% above cost.
4. **Payment Terms:** The total agreement amount is **\$4,179.00**. The total agreement amount will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.



5. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
6. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
7. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
9. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
10. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
11. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
12. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
13. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



**Total Agreement Amount:** \$4,179.00

**Accepted and Approved:**

**River Ridge CDD**

**Signature:**

**Printed Name:**

**Title:**

**Date:**

**Customer Address for Notice Purposes:**

**Premier Lakes, Inc.**

**Signature:**

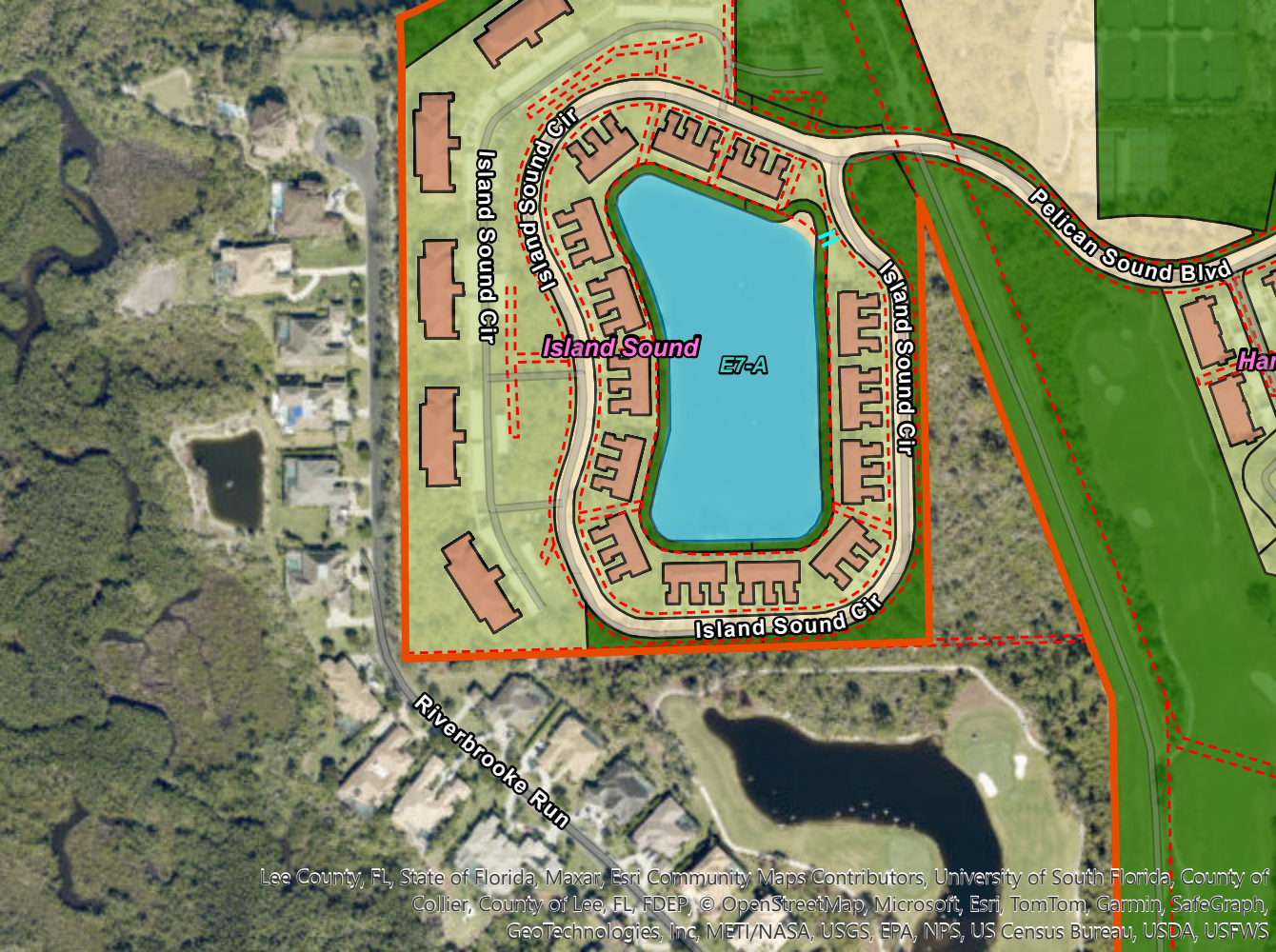
**Name:** Alex Kurth

**Title:** President

**Date:** 01/11/2023

**Please Remit All Payments & Contracts to:** 25551 Technology Blvd, Unit 6, Punta Gorda, FL  
33950







# Island Sound

Aeration and Nano Relocation

Island Sound Cir

Island Sound Cir

Island Sound Cir

Aeration/Nano Currently

Aeration/ Nano New Location






300 ft



**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

LEGEND SYMBOLS:

-  INSTALL DOUBLE YELLOW / RPM'S
-  SPEED RADAR SIGNS w/ CAMERAS
-  CAUTION SIGNS @ ENTRANCE

NOTES:

1. TRAFFIC STUDY AT PELICAN SOUND DRIVE & PELICAN SOUND BLVD.
2. INSTALLATION OF DOUBLE YELLOW LINES w/ RPM'S FOR PELICAN SOUND DRIVE, PELICAN SOUND BLVD & SOUNDWAY.
3. ELECTRIC SIGNS w/ CAMERAS
4. CAUTION SIGNS AT US41 ENTRANCE & CORKSCREW RD.



DRAWING CURRENT AS OF: 11/20/23



6200 Whiskey Creek Drive  
Fort Myers, FL. 33919  
Phone : (239) 985-1200  
Florida Certificate of  
Authorization No.1772

RIVER RIDGE CDD  
TRAFFIC CALMING EXHIBIT

FIGURE NO.

1



**Carmine Marceno**  
**Sheriff**



**State of Florida**  
**County of Lee**

**“Proud to Serve”**

**Exhibit A**  
**Detail Request Form**

Please review all information on this request form for accuracy and as the vendor, sign at the bottom. All details are a minimum of four (4) hours with the exception of boat details which are a minimum of six (6) hours and a half hour drive time to and from the detail location. When five (5) or more deputies are assigned to an event, a supervisor with the rank of Sergeant or above may be required at an upgraded hourly charge. Depending on the type of event or crowd size, it will be at the discretion of the Sheriff’s Office to determine the number of deputies needed.

**The current detail rates are:**

<b>Security/Funeral</b>	<b>\$55/hr</b>	<b>Traffic</b>	<b>\$65/hr</b>
<b>CSA/Dispatch Holiday</b>	<b>\$55/hr</b>	<b>Detail Supervisor</b>	<b>\$75/hr</b>
<b>CSA/Dispatcher</b>	<b>\$45/hr</b>	<b>Holiday Sup/IC</b>	<b>\$85/hr</b>
<b>Boat</b>	<b>\$65/hr</b>	<b>Civil/Prisoner Trans</b>	<b>\$75/hr</b>
<b>Holiday/Last Minute</b>	<b>\$75/hr</b>	<b>Bomb Sweep</b>	<b>\$65/hr</b>

*Details are charged a \$15 per deputy vehicle rate (when applicable).*  
*All boat details are charged a \$20 per hour boat rate (when applicable).*


Holidays: New Year’s Day, Easter Sunday, Memorial Day, 4<sup>th</sup> of July, Labor Day, Thanksgiving Day, Christmas Eve, Christmas Day, New Year’s Eve

Extra Duty Details will not be provided to any person, firm or organization whose members, business or operations are of questionable nature; or for any event that will discredit the assigned Deputy, Sheriff’s Office or County. The Sheriff’s Office reserves the right to cancel the detail without notice and to recall the deputy(s) when necessary for community safety without penalty. LCSO cannot guarantee detail coverage.

The Lee County Sheriff’s Office will be the only armed personnel at any event where the detail is taking place. Any private security company that is hired to work alongside the Sheriff’s Office will be a reputable, licensed and insured company whose employees are State D licensed unarmed security guards. Proof of the signed contract with private security company will be required.

In order to cancel a detail, notice must be given to the Detail Coordinator twenty-four (24) hours prior to the start of the detail either by phone or email. In the case of weather, notice of cancellation must be received within two (2) hours of the starting time otherwise a two (2) hour charge per deputy will be billed. In the event of a cancellation after business hours, please call 239-477-1000 and ask to have the on-call Detail Coordinator call you. If cancellation notification is not made, and LCSO Detail Deputies show up to the detail, vendor will be billed the four-hour minimum for each deputy.

Unless otherwise specified, full payment of all details must be received one (1) week prior to the start of the event in the form of a cashier’s check, money order, or business check made out to Lee County Sheriff’s Office. Credit card payments can be made via telephone. The Lee County Sheriff’s Office does not accept cash or personal checks.  
**Payments can be sent to: The Lee County Sheriff’s Office 14750 Six Mile Cypress Pkwy., Fort Myers, FL 33912**  
**ATTN: Details Unit.**

Total Deputy(ies) _____	Total Hours _____	Rate per Hour _____	Vehicle Rate _____
Supervisory Deputy(ies) _____	Total Hours _____	Rate per Hour _____	Vehicle Rate _____
			
Entity _____			

*“The Lee County Sheriff’s Office is an Equal Opportunity Employer”*  
**14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000**



Detail Request Form - continued

**LCSO Details Main Phone Number: 239-477-1199**

**Vendor Information**

Business Name: \_\_\_\_\_  
 Street: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Business Contact: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

**Event Information**

Detail Location: \_\_\_\_\_  
 Street: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Contact During Event: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Event Date: \_\_\_\_\_ Event Time: \_\_\_\_\_  
 Anticipated Crowd Size: \_\_\_\_\_ Type of Event: \_\_\_\_\_  
 Additional Security Working Detail:      Yes      No      If Yes, how many? \_\_\_\_\_  
 Permits Attached:      Yes      No                      Alcohol Served:      Yes      No

**Detail Information**

Security/Funeral		Traffic/Boat		Prisoner Trans/Civil	
CSA/Dispatcher		Bomb Sweep		CSA Holiday	
Last Minute/Holiday		Supervisor		Holiday Sup/IC	
Marked Vehicle	Yes	No	Unmarked Vehicle	Yes	No
Uniformed Deputy	Yes	No	Plain Clothes Deputy	Yes	No

Detail Description:

*“The Lee County Sheriff’s Office is an Equal Opportunity Employer”*  
**14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000**



## **AGREEMENT FOR EXTRA-DUTY DETAIL SERVICES**

This Agreement for **Extra-Duty Detail Services** ("The Agreement" or "Agreement"), effective upon the date of LCSO's signature, is made by and between Sheriff Carmine Marceno, in his official capacity as Sheriff in and for Lee County, Florida and the Lee County Sheriff's Office (hereinafter "LCSO"), and River Ridge Community Development District, (hereinafter "Entity"), and collectively as "the parties", hereby agree as follows:

### **WITNESSETH:**

**WHEREAS**, Entity plans to engage in an event as set forth, and at a location set forth, in Exhibit A and desires, as a security measure, a law enforcement presence at said event; and

**WHEREAS**, the LCSO is willing to provide law enforcement personnel, acting in an extra-duty detail capacity, to provide services described herein and set forth in Exhibit A while wearing LCSO uniforms, utilizing LCSO vehicles, and other LCSO property; and

**WHEREAS**, Exhibit A attached hereto is a material part of the Agreement and is incorporated and merged as if fully set forth herein.

**NOW THEREFORE**, in consideration of the mutual covenants and obligations undertaken by the parties as contained herein, and for other good and valuable consideration, the parties hereto agree as follows:

1. **Authority.**

The Entity expressly represents it or they are legally authorized to bind the Entity. The Entity fully comprehends and acknowledges the LCSO is acting in reliance on this, as well as other representations the Entity has made to members of the LCSO. The Entity further expressly represents that it or they has/have acquired all necessary applicable permits to engage in the event for which they are requesting LCSO law enforcement personnel as set forth in **Exhibit A**.

2. **Description and Schedule of Event.**

The description of the event, including the time, place, and duration, are set forth in Exhibit A, which is attached hereto and incorporated as if full set forth herein.

3. **Term of Agreement.**

The term of this Agreement shall begin on the first day of the event and terminate on the last day of the event as set forth in Exhibit A.

4. **Assessment of Security Needs and Authority Retained by LCSO.**

The Entity understands and consents to the LCSO conducting an assessment of the security needs of the Entity for the event location set forth in Exhibit A. The Entity understands the assessment of the referenced security needs by the LCSO is conducted by the LCSO, at their sole and absolute discretion, to allow LCSO to determine the minimum number of extra-duty detail law enforcement personnel adequate for the event. The Entity acknowledges the assessment of security needs by LCSO as set out herein does not constitute a representation, promise, guarantee or warranty by LCSO that LCSO will be able to supply the minimum number of off-duty or extra-duty detail law enforcement personnel which LCSO determines are required.

The Entity understands the extra duty detail services provided to the Entity are intended to offer an immediate presence of uniformed, sworn law enforcement personnel and to, by their presence alone, serve to potentially deter unruly or unlawful behavior. The Entity fully understands and accepts that by LCSO providing extra duty detail services pursuant to this Agreement LCSO is not assuming any duties of protection or care to any persons who may or may not be present at the location of the event as set forth in Exhibit A. The Entity acknowledges the extra-duty detail services provided by LCSO are merely to serve as a supplement to other measures and/or care provided or taken by the Entity and the Entity specifically DOES NOT expect or rely on LCSO to exclusively assume any duties of care.

5. **Scheduling and Command.**

The primary duties and essential functions of law enforcement personnel providing extra-duty detail services shall be as assigned by LCSO command.

The selection and scheduling of the law enforcement personnel providing extra-duty detail services shall be in accordance with the practices and policies of LCSO.

6. **Termination of Agreement.**

As set forth in Exhibit A.

7. **Compensation.**

As set forth in Exhibit A.

8. **Independent Relationships.**

The parties to this Agreement are solely independent of each other and are contracting with each other for the sole purpose of the obligations set forth in the Agreement. Nothing in this Agreement shall create a partnership, joint venture, agency, or employer/employee relationship. Neither party may make, or undertake, any commitments or obligations on behalf of the other.

9. **Waiver of Terms and Conditions.**

The failure of LCSO to insist on any one or more instances of performance of any of the terms and conditions of this Agreement or to exercise any right or privilege contained in this Agreement, or the waiver of any breach of the terms and conditions of this Agreement, shall not be considered as having waived any such terms, conditions, rights or privileges of the Agreement, and the same shall continue and remain in force and effect.

10. **Severability.**

It is the intention of the parties that this Agreement is in compliance with all relevant state and federal statutes, regulations, and governmental agency guidelines governing the relationship between the parties at the time of execution. If any provision of this Agreement is subsequently rendered invalid or unenforceable by any local, state or federal statute or regulation, or declared null and void by any court of competent jurisdiction, the remaining provisions of this Agreement will remain in full force and effect.

11. **Third Party Beneficiaries.**

This Agreement is intended solely for the benefit of the parties hereto and shall not, directly or by implication, create any rights, claims, obligations, or duties to any third party not a signatory to this Agreement.

12. **Assignment.**

This Agreement shall not be assigned in whole or in part by either party without the express prior written consent of the other party.

13. **Binding Effect.**

This Agreement shall be binding upon the parties hereto and shall inure to the benefit of the Entity or the LCSO, as applicable.

14. **Governing Law.**

This Agreement shall be controlled, interpreted, construed, and enforced in accordance with the laws of the State of Florida without regard to conflict of laws. The exclusive venue for any dispute arising out of this Agreement shall be in a court of competent jurisdiction in Lee County, Florida.

15. **Titles or Captions.**

The paragraph titles or captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend, modify, amplify, or describe the scope of this Agreement or the intent of any provision hereof.

16. **Draftsmanship.**

Any conflict in the terms of this Agreement shall be construed in favor of LCSO.

17. **Amendments.**

This Agreement may only be modified or amended by the mutual written agreement of the parties. Any such modification or amendment shall be signed by each party and shall be attached to and become a part of this Agreement.

18. **Indemnification.**

The Entity agrees to indemnify and hold harmless LCSO, and its employees, volunteers, and agents for and from any and all claims (direct or derivative), damages, costs, expenses, demands of whatsoever kind or nature, and causes of action, arising from or related to the Entity's performance, nonperformance, action(s), omission(s), or failure to act related to any duty or obligation imposed upon LCSO pursuant to the Agreement. This indemnification obligation shall not be subject to any limitation as to the amount or type of recovery sought, or, on the amount or type of insurance coverage secured by the Entity. Further, the Entity shall require all their insurance carriers, with respect to all insurance policies to which they are a party, to waive all rights of subrogation against LCSO incidental to the extra-duty detail service described herein.

19. **Sovereign Immunity.**

Nothing herein contained in this Agreement is intended, nor shall be construed, to waive any of the limitations of liability and other defenses provided by sovereign immunity and the strict financial limitations set forth in Florida Statute 768.28.

20. **Extra-Duty Detail Indemnification.**

Nothing contained in this Agreement shall in any way limit or impeded application of the indemnification language in Florida Statute 30.2905.

21. **Recitals/Entire Agreement.**

The recitals above are incorporated herein as if fully restated. This Agreement constitutes the entire agreement between the parties hereto and supersedes all prior oral or written agreements, representations, statements, negotiations, understandings, proposals, and undertakings with respect to the subject matter hereof.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first written above.

**ENTITY**

River Ridge Community Development District  
\_\_\_\_\_

9220 Bonita Beach Rd Suite 214 Bonita Springs FL 34135  
\_\_\_\_\_

**By:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**CARMINE MARCENO, SHERIFF O/BO/  
THE LEE COUNTY SHERIFF'S  
OFFICE**

**By:** \_\_\_\_\_  
Sheriff/Designee

**Print Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

This Instrument Prepared By:  
Lee County Attorney's Office  
2115 Second Street  
Fort Myers, Florida 33901

INSTR # 2010000025654, Pages 6  
Doc Type AGR, Recorded 02/01/2010 at 12:03 PM,  
Charlie Green, Lee County Clerk of Circuit Court  
Rec. Fee \$52.50  
Deputy Clerk GKORTRIGHT  
#1

THIS SPACE RESERVED FOR RECORDING

**AGREEMENT APPROVING AND PROVIDING FOR COUNTY  
TRAFFIC CONTROL JURISDICTION OVER CERTAIN ROADS  
WITHIN THE PELICAN SOUND GOLF AND RIVER CLUB - A PORTION OF THE  
RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT**

This Agreement is made and entered this 19 day of January, 2010, by and among, the **RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT**, a community development district, and special district established under Chapter 190, Florida Statutes (hereinafter referred to as "District") with a mailing address of: 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135, the **LEE COUNTY SHERIFF'S OFFICE** (hereinafter referred to as "Sheriff"), with a mailing address of: 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, and **LEE COUNTY**, a political subdivision of the State of Florida, by and through the Board of County Commissioners (hereinafter referred to as "County"), collectively, "The Parties" hereto.

**WITNESSETH**

**WHEREAS**, none of the streets and roads within the boundaries of the District are either owned or maintained by Lee County; and

**WHEREAS**, all of the roadways depicted on Exhibit "A", attached hereto and incorporated herein, and located within the Pelican Sound Golf and River Club, a portion of the River Ridge Community Development District, are owned or controlled by the District; and

**WHEREAS**, the District, on behalf of the Pelican Sound Golf and River Club Homeowners Association, has requested that the Lee County Sheriff's Office patrol the following District roadways and exercise jurisdiction in the enforcement of state and county traffic laws over said District roadways as listed on Exhibit "A"; and,



**WHEREAS**, the roads described in Exhibit "A" are owned by or have been dedicated to the District and are currently operated and controlled by the District; and

**WHEREAS**, Section, 316.006(3)(b), Florida Statutes, authorizes a county to exercise jurisdiction over any road or roads owned or controlled by a special district and located within the unincorporated area within its boundaries if the county and the party or parties owning and controlling such road or roads provide by written agreement for county traffic control jurisdiction over the road or roads encompassed by such agreement; and

**WHEREAS**, the Lee County Sheriff's Office confirms that there is an enforcement need and has agreed to provide traffic control enforcement upon the roadways listed in Exhibit "A", and

**WHEREAS**, Lee County, through the Lee County Transportation and Engineering Department, reviewed this issue and recommends approval subject to compliance with the Manual on Uniform Traffic Control Devices (MUTCD), approved by the United States Department of Transportation, Federal Highway Administration and adopted by the State of Florida; and applicable Florida Statutes; and

**WHEREAS**, the Board of Commissioners has reviewed this Agreement and determines that it is in the interest of the public's health, safety, and welfare to enter into this Agreement pursuant to Section 316.006(3)(b), Florida Statutes.

**NOW THEREFORE**, in consideration of the premises and the terms and conditions provided herein, the Parties agree as follows:

1. The recitals and Exhibits stated in reference herein above are hereby restated and are made a part of this Agreement.
2. Lee County, through its Board of County Commissioners, does hereby determine and hereby exercises its jurisdiction over the roads owned or controlled by the District listed on Exhibit "A", attached hereto and incorporated herein pursuant to this Agreement, which is pursuant to Section 316.006(3)(b), Florida Statutes. Pursuant to Section 316.006(3)(b)(2), Florida Statutes, the Sheriff hereby expressly waives the statutory requirement concerning the effective date of this Agreement relating to the beginning of the next County Fiscal Year, and agrees that the effective date of this Agreement is as provided herein.

3. The Sheriff shall as of the date January 19, 2010 and thereafter, only upon the request of the District or its designee, include as a part of its normal duties patrol and enforcement of all county and state traffic control regulations and laws on and over the roads described in Exhibit "A", within the District.
4. The Parties recognize that the roads in Exhibit "A" within the District are neither County owned nor County maintained, and the responsibilities for construction, maintenance and repair, including frontage along the roadside do not legally exist with, and are not hereby contractually imposed upon Lee County or the Sheriff. All sign installation, repairs, maintenance and adequacy along the roads is the sole responsibility of the District or its designee. All signs will be maintained by the District or its designee in compliance with the Manual on Uniform Traffic Control Devices (MUTCD) and applicable Florida Statutes.
5. Lee County and the Sheriff, shall be included as "an additional insured" on all the liability insurance policies of the District which relate to ownership, construction, maintenance or repair of the District's road and appurtenances.
6. The Parties agree and understand that this Agreement is being made for the Sheriff to provide normal duties, patrol and enforcement at the same level of service provided to other residential subdivisions with public roads. The Parties hereby agree that for any additional or special services requested by the District, that the District shall enter into separate agreements for such services and any charge for the special services will be on a case by case basis depending upon the time, manner and number of deputies required to perform the additional service(s).
7. This Agreement may only be modified through a written document executed with the same formality as this Agreement. However, this Agreement may be terminated by the County or the District for either's convenience, by adoption of resolution at a regular meeting providing for such termination.

IN WITNESS WHEREOF the Board of County Commissioners has caused this document to be signed on the date and year first above written.

ATTEST: CHARLIE GREEN  
CLERK OF COURTS

BY: Marcia Wilson  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: [Signature]  
Chair



APPROVED AS TO FORM:

BY: [Signature]  
Office of the Lee County Attorney

WITNESSES:

[Signature]  
[1<sup>st</sup> Witness' Signature]

[Signature]  
[2<sup>nd</sup> Witness' Signature]

LEE COUNTY SHERIFF'S OFFICE

BY: [Signature]  
Lee County Sheriff

WITNESSES:

[Signature]  
[1<sup>st</sup> Witness' Signature]

[Signature]  
[2<sup>nd</sup> Witness' Signature]

RIVER RIDGE COMMUNITY  
DEVELOPMENT DISTRICT

BY: [Signature]

## EXHIBIT "A"

### District roads located within **PELICAN SOUND GOLF AND RIVER CLUB PORTION OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT:**

- Classic Court
- Gleneagles Links Court
- Gleneagles Links Drive
- Hammock Green Lane
- Island Sound Circle
- Masters Circle
- Palmetto Dunes Drive
- *Pelican Sound Boulevard, from its eastern most point, westward to a point 1,000 feet west of the intersection with Island Sound Circle, as shown in red on the attached aerial photography.*
- Pelican Sound Drive
- Pinehurst Greens Court
- Pinehurst Greens Drive
- Sound Way
- Southern Hills Court
- Southern Hills Drive
- Torrey Pines Court
- Torrey Pines Way
- Turnberry Lakes Drive





**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**5**





# Landshore Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation  
Environmental Engineering, Erosion Control, Construction Management  
d/b/a Erosion Restoration, LLC

---

## Company Overview

- History:** Founded in 2002, Landshore Enterprises, LLC has over 20 years of experience in the Erosion Control Industry.
- Certificates and Awards:** Certified Florida Stormwater, Erosion and Sedimentation Control Inspectors, Professional Licensed Engineer (FL), Certified General Contractor (FL), South Florida Water Management District Certified, BBB A+, and OSHA-Training.
- Customer Reach:** Proudly serve Homeowners Associations, Golf Courses, Residential, and Governmental Entities in Florida, Georgia, Illinois, North Carolina, South Carolina, Texas and Virginia.
- Services: Engineering**
- Design, Plans and Cross Sections, GPS and Surveys, Bathymetric Surveys, Topographical Surveys, Soil Testing and Analysis, Stability Analysis, Permit Application, and Construction Management
- Construction**
- Structural and Non-Structural Erosion Control, Shoreline Restoration and Stabilization, Dewatering and Sediment Control, Dredging, Earthwork, Grading, and Restoration
- Products:** Eco-Filter Tubes®, Erosion Control Panels®, Riprap, GeoWeb, FlexMSE, Filter-Point Fabric, Articulated Concrete Block Mat, Gabion, Retaining Walls, Sheet Piling, Prolock, Bulkhead, Turf Reinforcement Mats, Drainage Systems, and more.
- Applications:** Lakes, Ponds, Creeks, Riverfront, Stream Bank, Ditches, Canals, Spillways, Reservoirs, Retention and Detention Ponds.
- Locations:**
- |                           |   |
|---------------------------|---|
| Gulf Coast of Florida     | 118 Shamrock Blvd.<br>Venice, Florida, 34293<br>(941) 303-5238                            |
| Atlantic Coast of Florida | 6555 North Powerline Road, Suite 302<br>Fort Lauderdale, Florida, 33309<br>(954) 327-3300 |



# Landshore Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation  
 Environmental engineering, Erosion control, Construction management  
 d/b/a Erosion Restoration, LLC

River Ridge CDD  
 9220 Bonita Beach Rd, Suite 214  
 Bonita Springs, FL 34135

ESTIMATE #4111

Date: 11/10/2023

**Project: Shoreline Restoration for Approximately 1,030 Linear Feet**

**PRODUCT DESCRIPTION**

Eco-Filter Tube (EFT®) construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube is filled with sand by direct coupling to a hydraulic dredge. The tube is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the geotextile allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The Landshore® engineered EFT® system consists of a spun bound polyester filter fabric that is sewn together to form a tube specifically calculated for particular level of service, pressure, strength, stability and safety - is placed along the edge of water on prepared terrace and filled with sand to form an erosion barrier that has the characteristics of a permeable, gravity type retaining wall.

**JOB SCOPE**

Landshore® will install Eco-Filter Tube (EFT®) as follows: One (1) Base Tube to provide stabilization and allow for land reclamation; One (1) Sacrificial Tube to fill voids and for final grading to match existing slope. Sod will be placed on repaired areas to match existing landscape. **Fill material is proposed to be dredged from the lake.**

**ITEMIZED ESTIMATE: TIME AND MATERIALS**

<u>Section</u>	<u>Description</u>	<u>Units</u>	<u>Estimated Quantities</u>	<u>Total</u>
1,030 LF	Mobilization / General preparation	Lump Sum	1	
	Maintenance of Traffic	Lump Sum	1	
	Clearing and Grubbing	Lump Sum	1	
	Installation and maintenance of stormwater pollution prevention measures	Lump Sum	1	
	Grading and Shaping	Square Feet	6,180	
	Installation of EFT®			
	EFT® 1x7.5' Cir. Sacrificial Tube	Linear Feet	1,030	EFT
	EFT® 1x10' Cir. Base Tube	Linear Feet	1,030	
	Erosion Control Blanket	Square Feet	4,120	
	Sod (match to existing)	Square Feet	7,980	
Demobilization	Lump Sum	1		

**TOTAL JOB COST \$73,212.00**

Excluding any permit fees and fees for a payment and performance bond, if any.





# Landshore Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation  
Environmental engineering, Erosion control, Construction management  
d/b/a Erosion Restoration, LLC

## PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

7% Booking Date	\$5,124.84
25% Mobilization Date	\$18,303.00
58% Progress Work	\$42,462.96
10% Completion of project	\$7,321.20

\*\*Terms: Net 15\*\*

\*\*Interest will be charged at 1.5% per month on past due invoices\*\*

## SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities outside of easement along shoreline if as-built drawings or locations are not provided by the Client.
2. **Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date. Work must be scheduled to start no later than 60 days from the original estimate date.**
3. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
4. Landshore® is not responsible for any damages to the work by any natural disaster.
5. This estimate was based on information provided by the Client, if conditions are different and another layer of eco-filter tubes is needed, the cost per layer, per linear feet is \$29.28. Landshore® would not do any changes to the scope of work until an agreement with the Client has been reached.
6. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
7. If there are drainage pipes at shoreline edge, Landshore® will extend the pipes for an additional cost, following an agreement with the Client.
8. **All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
9. **The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

This proposal is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

\_\_\_\_\_  
Client's Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landshore® Enterprises Representative Signature

\_\_\_\_\_  
Date



**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

**From:** [Cleo Adams](#)  
**To:** [Gianna Denofrio](#); [Daphne Gillyard](#)  
**Cc:** [Bob Schultz](#); [shane willis](#)  
**Subject:** Fwd: 20918 island sound 2 trimming of mangroves  
**Date:** Thursday, January 18, 2024 2:04:26 PM

---

Gianna

Here is the email to include.

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** alan atkinson <alanatkinson2003@yahoo.co.uk>  
**Sent:** Wednesday, January 17, 2024 12:13:38 PM  
**To:** Cleo Adams <crismondc@whhassociates.com>  
**Subject:** 20918 island sound 2 trimming of mangroves

[You don't often get email from alanatkinson2003@yahoo.co.uk. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Good morning Cloe Eric Long suggested I send all my questions to you. As you know this problem has been going on for almost 20 years . We have asked for Pelican sound and river ridge to do what they are supposed to do ie maintain everything within PS , both of you have continually declined to even attempt to carry out the work using the excuse that the mangroves cannot be trimmed especially those in the preservation/conservation. I have looked into the 1996 mangroves trimming and preservation act and I can only see encouragement to maintain and trim them even stating that owners views should be maintained indeed views can be grandfathered . Why is it that RR have consistently told everyone that they could not touch them ?? It seems very strange to us that it is not true . I have looked back into the RR minutes of April 2022 and found that Eric did indeed present our case of lack of maintenance to both river front and preservation mangroves Chuck Adams discussed it and then gave Eric permission to get a permit to trim the river front mangroves but then added we the owners should pay for the work to be carried out and if we went ahead with it RR could set a precedent to the rest of PS which we all found insulting. And so disappointed that the board members approved it How he came to this idea is beyond us all, I believe we pay exactly the same as everyone else in PS and probably get the least out of it but you expect us to pay extra for having work done that RR have neglected to do .why. Is there an agenda against 20818 ? Nothing makes any sense. I and the rest of the block would appreciate a proper meeting to find out the facts. Even 2 weeks ago Charlie Krebs stated that RR could not trim mangroves in a preservation area because SWFMD have constantly turned down their requests . We all feel we have been let down by RR and PS and would like to know the truth and what can or can't be done because if the same story is told over and over again even if it's not true it because fact . Thankyou Alan Atkinson Island sound circle #405. 239 710 0349

Sent from my iPhone

# INDIGENOUS PRESERVE AND MANGROVE ASSESSMENT

20918 Island Sound Circle, Estero



Prepared for Pelican Sound Golf & River Club



By

Mighty Mangroves, LLC  
Lori Vogt  
November 23, 2022



## **INTRODUCTION**

A Mighty Mangroves ecologist conducted a field assessment of the preserve area and mangroves adjacent to 20918 Island Sound Circle. The purpose of the assessment was to identify the specific areas of the indigenous preserve and the shoreline mangroves eligible for maintenance or trimming. A review of The Pelican Sound Golf & River Club Indigenous Preserve Management Plan (Management Plan) dated November 23, 2016, and the FDEP Mangrove Trimming Permit (FDEP Permit) number MA-0309040-002, was conducted as well.

## **LOCAL AND STATE AUTHORIZATIONS**

The Management Plan and FDEP Permit are the local and state authorizations currently in place for the preserve maintenance and mangrove trimming maintenance. The management plan suggests that the preserve maintenance occur every 3-5 years, but discretion may be used for the frequency of preserve maintenance events. The FDEP permit allows for 25% foliage removal annually, per tree. The FDEP permit authorizes both view window and hedge trimming configurations, but the hedge trimming is the focus for improved views of the Estero River.

A Village of Estero Vegetation Permit must be applied for and obtained prior to indigenous preserve maintenance. An after-action report including before and after photographs will be submitted to Village of Estero staff for preserve maintenance events. A Village of Estero vegetation permit is not required for the mangrove trimming.

## **MAINTENANCE RESPONSIBILITIES**

The maintenance for the indigenous preserve area will be the responsibility of Pelican Sound Golf & River Club. The trimming of the shoreline mangroves will be the responsibility of 20918 Island Sound Circle (Island Sound II). Maintenance for each area can occur concurrently or separately. No trimming or maintenance will be conducted on the River Ridge CDD property.

## **COST ESTIMATES**

A Mighty Mangroves ecologist met with 2 contractors to provide a cost estimate for the trimming and maintenance work. For either company, the current rate for each area per event was approximately \$7,000, including ecologist or mangrove trimming supervision by Mighty Mangroves. These areas were assessed prior to Hurricane Ian in September, 2022. Below is the estimated cost for the future maintenance. I anticipate that mangrove maintenance at the 6' height will be less intensive. This is an estimation and costs typically don't decrease significantly over time.

	Estimated cost for Pelican Sound (preserve)	Estimated cost for Island Sound II (mangroves)
Year 1	\$7,000	\$7,000
Year 2	Skip per Management Plan	\$7,000
Year 3	Skip per Management Plan	\$7,000
Year 4	\$7,000	\$5,000 (at 6' maintenance height)
Year 5	Skip per Management Plan	\$5,000
Year 6	Skip per Management Plan	\$5,000
Yearly expenses	\$7,000 every 3 <sup>rd</sup> year	\$5,000



## Preserve Maintenance Area – Pelican Sound Golf & River Club



The indigenous preserve trimming area is located within the Pelican Sound Golf & River Club parcel highlighted in violet. The parcel to the northeast is the River Ridge CDD parcel, not included in the preserve maintenance area. The preserve area should be trimmed or maintained to mimic a prescribed fire every 3-5 years according to the Management Plan, although discretion may be used. The most recent preserve maintenance was conducted in November, 2020. The photos below are the ideal results for the preserve area maintenance.





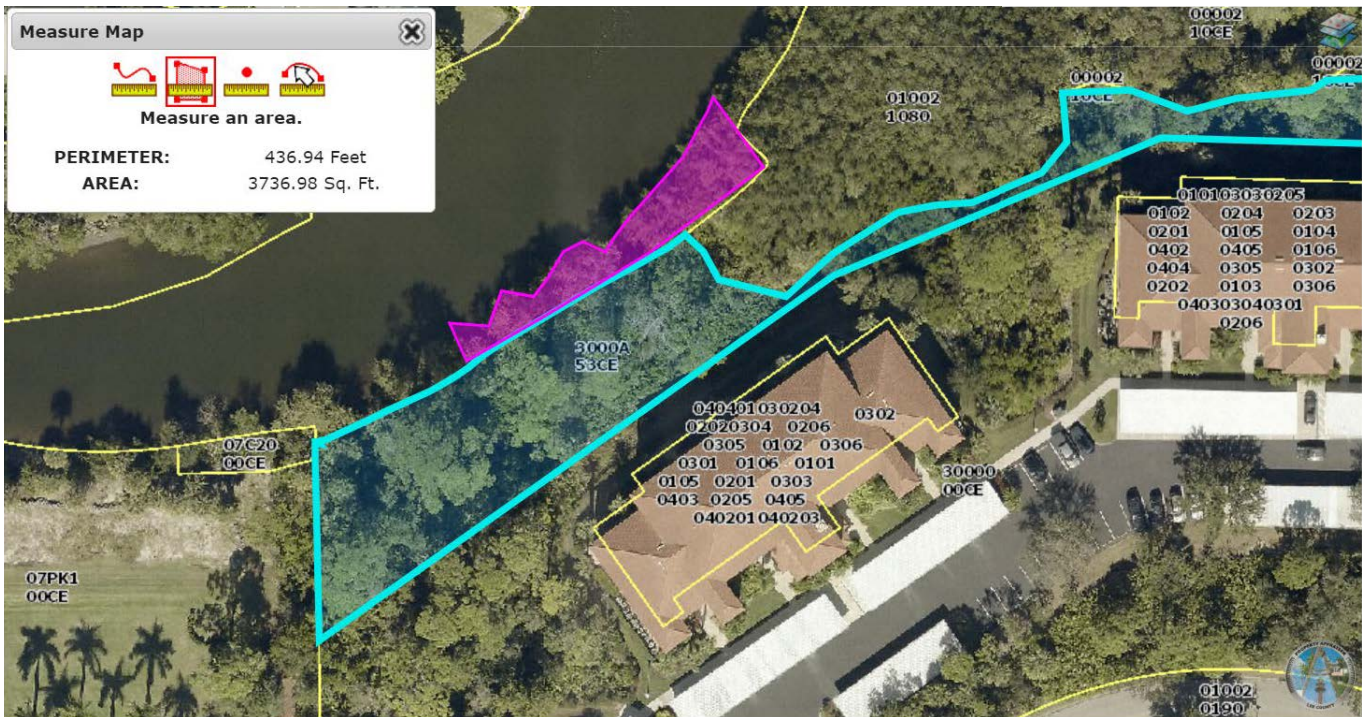
Trimmed Preserve Area (November, 2020).



Trimmed Preserve Area (November, 2020).



## Mangrove Trimming Area – 20918 Island Sound Circle



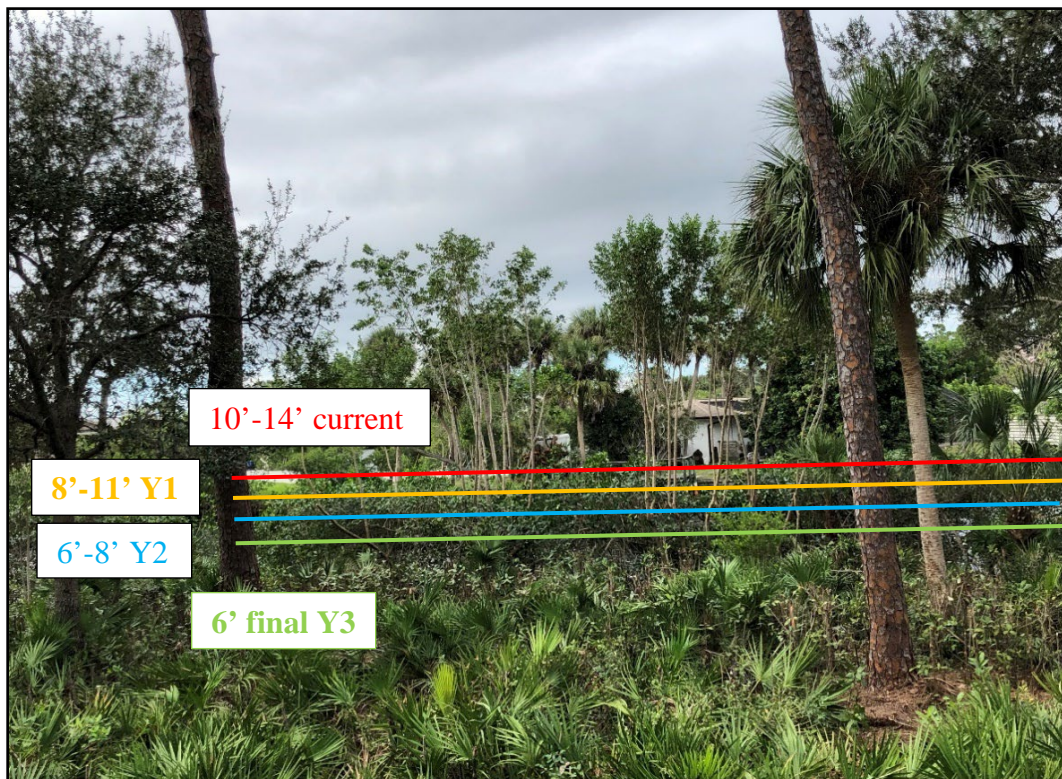
The mangrove area highlighted in violet is the current scope of trimming as one of the trimming areas authorized by the FDEP Permit. Because no trimming will occur within the River Ridge CDD, the mangrove trimming can be reduced in scope to the northeast if no significant views of the river can be accomplished.

The taller mangroves will continue to be window trimmed or trimmed through the middle. The mangroves that were view windowed on the last trimming event will be hedged beginning with the next trimming event. The mangroves that have been previously hedged are approximately 10'-14' in height and will continue to be hedged. It is anticipated that over a period of 3 years of consistent annual trimming, the hedged mangroves can be trimmed to the minimum height of 6', as measured from the substrate. Height reduction will be accomplished by removing 2'-3' from the hedge annually. It is recommended that the project utilize an annual mangrove trimming maintenance contract to secure the cost and for scheduling consistency.





Trimmed and corrected Mangrove view window and hedge (November, 2020).



Proposed hedge trimming in stages, with 25% foliage removal annually.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration: Island Sound II Mangrove Pruning Request

**A. Mighty Mangroves, LLC, Estimate No. 1021**

**B. Pelican Sound Golf and River Club Request for FDEP Permit Modification**

Mr. Schultz, Mr. Long and Mr. Willis conducted a self-guided tour in response to requests from Island Sound II. They reported and discussed the following:

- Residents are concerned about dead, overgrown vegetation at B-2185, B-2186 and other surrounding areas being a fire hazard and residents were upset about the lack of water views.
- Mr. Long provided exhibits of the conservation areas depicting overgrown buttonwood and the square footage of the conservation area and other areas.
- The request is for the CDD to implement a long-term plan. The permit allows for the area to be trimmed every three to five years and 25% of the mangroves can be trimmed annually.

Discussion ensued about the permit requirements, whether concerns are about views or it being fire hazard and the constraints of the mangrove permit versus conservation area permit.

Mr. Blumenthal recalled the Board denied this request in 2005. Mr. Adams stated he did not believe the CDD can sell conservation land.

Mr. Adams suggested placing the cost burden on Island Sound II. In his opinion, if the Board approves this approach, it would set a helpful precedent regarding future requests in that it the CDD is willing assist with pulling the permit but all related costs for permitting and trimming are at the requester's expense.

**On MOTION by Mr. Schultz and seconded by Mr. Gilman, with all in favor, to allow and work with Island Sound II on permitting efforts necessary if they choose to proceed with trimming vegetation within the B2186 preserve, as identified on the Exhibits provided by Mr. Long, and, if Island Sound II receives a permit from the regulatory agency, allow Island Sound II to perform the trimming activities at their cost, subject to there being no cost to the CDD and holding the CDD harmless, was approved.**

Mr. Long will prepare the License Agreement.

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**8**



**FY: 2024 / 2025  
Drainage Improvements**

**FY: 2024**

**FY: 2025**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Sea Side</li> <li>• Prepare Plans</li> <li>• Bid &amp; Permit</li> <li>• Approval by Board</li> <li>• Construction Spring 2024</li> </ul> | <ul style="list-style-type: none"> <li>• Masters Neighborhood</li> <li>• Prepare Plans</li> <li>• Bid &amp; Permit</li> <li>• Approval by Board</li> <li>• Construction Spring 2025</li> </ul> |
|--|--|



DRAWING CURRENT AS OF: 11/15/23



6200 Whiskey Creek Drive  
Fort Myers, FL. 33919  
Phone : (239) 985-1200  
Florida Certificate of  
Authorization No.1772

**RIVER RIDGE CDD**

**2024/2025 DRAINAGE IMPROVEMENTS EXHIBIT**

FIGURE NO.

**2**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the River Ridge Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of River Ridge Community Development District ("Board") seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections ("Supervisor") to conduct the District's General Elections ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Kurl Blumenthal, Seat 4, currently held by Terry Mountford, and Seat 5, currently held by Robert Twombly, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District’s Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 23RD DAY OF JANUARY, 2024.**

**RIVER RIDGE COMMUNITY DEVELOPMENT  
DISTRICT**

---

**CHAIR/VICE CHAIR, BOARD OF SUPERVISORS**

**ATTEST:**

---

**SECRETARY/ASSISTANT SECRETARY**



## Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE  
RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the River Ridge Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The River Ridge Community Development District has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

District Manager  
River Ridge Community Development District

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

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

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

	General Fund	Special Revenue Fund	Series 2022A Note	Series 2022B Note	Total Governmental Funds
<b>ASSETS</b>					
Cash					
SunTrust					
Operating	\$ 1,326,052	\$ -	\$ -	\$ -	\$ 1,326,052
Bank United	5,000	5,000	-	-	10,000
Bank United -ICS*	20,000	295,000	-	-	315,000
Loan account 2019	-	75,316	-	-	75,316
SRF - Pelican Sound	-	273,122	-	-	273,122
Series 2022A note	-	-	71,448	-	71,448
Series 2022B note	-	-	-	112,173	112,173
Note reserve 2019	-	10,004	-	-	10,004
Due from general fund	-	952,522	-	-	952,522
Total assets	<u>\$ 1,351,052</u>	<u>\$ 1,610,964</u>	<u>\$ 71,448</u>	<u>\$112,173</u>	<u>\$ 3,145,637</u>
<b>LIABILITIES</b>					
Accounts payable	25,184	210,365	9,005	-	244,554
Due to SRF - Pelican Sound	952,522	-	-	-	952,522
Total liabilities	<u>977,706</u>	<u>210,365</u>	<u>9,005</u>	<u>-</u>	<u>1,197,076</u>
<b>FUND BALANCE</b>					
Assigned					
Working capital	59,563	271,120	-	-	330,683
Restricted for					
Debt service	-	-	62,443	112,173	174,616
Unassigned	313,783	1,129,479	-	-	1,443,262
Total fund balance	<u>373,346</u>	<u>1,400,599</u>	<u>62,443</u>	<u>112,173</u>	<u>1,948,561</u>
Total liabilities and fund balance	<u>\$ 1,351,052</u>	<u>\$ 1,610,964</u>	<u>\$ 71,448</u>	<u>\$112,173</u>	<u>\$ 3,145,637</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 16,958	\$ 211,556	\$ 237,500	89%
Interest & miscellaneous	12	27	750	4%
Total revenues	<u>16,970</u>	<u>211,583</u>	<u>238,250</u>	89%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,076	1,938	10,918	18%
Management/accounting	4,284	12,852	51,408	25%
Audit	-	-	7,100	0%
Special assessment preparation	271	812	3,250	25%
Legal fees	1,054	1,574	10,000	16%
Engineering	-	-	10,000	0%
NPDES reporting filing	-	4,945	13,000	38%
Telephone	33	100	400	25%
Postage	23	297	1,000	30%
Insurance	451	8,230	8,228	100%
Printing & binding	63	188	750	25%
Legal advertising	-	563	1,000	56%
Contingencies	62	184	2,500	7%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	-	705	0%
ADA website compliance	-	-	210	0%
Property taxes	-	10	9	111%
Total administrative	<u>7,317</u>	<u>31,868</u>	<u>120,653</u>	26%
<b>Field services</b>				
Other contractual - field management				
Q & A	217	650	2,601	25%
Contingencies			1,000	0%
Other contractual	-	-	40,000	0%
Street lighting	-	-	4,500	0%
Plant replacement	-	-	4,000	0%
Debt service (prin & int) 2022 note	-	-	36,283	0%
Street sweeping	-	-	15,000	0%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	-	20,000	0%
Total field services	<u>217</u>	<u>650</u>	<u>125,884</u>	1%



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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees and charges</b>				
Property appraiser	-	-	1,725	0%
Tax collector	-	2,891	2,588	112%
Total other fees and charges	-	2,891	4,313	67%
Subtotal expenditures: general	7,534	35,409	250,850	14%
<b>OTHER FINANCING SOURCES</b>				
Total other financing sources	-	-	-	N/A
Net change in fund balances	9,436	176,174	(12,600)	
Fund balances - beginning				
Unassigned	363,910	197,172	126,222	
Fund balances - ending				
Assigned				
Working capital	59,563	59,563	59,563	
Unassigned	313,783	313,783	54,059	
Fund balances - ending	<u>\$ 373,346</u>	<u>\$ 373,346</u>	<u>\$ 113,622</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 DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: Pelican Sound	\$ 77,410	\$ 952,522	\$ 1,083,974	88%
Interest & miscellaneous: Pelican Sound	-	-	500	0%
Total revenues	<u>77,410</u>	<u>952,522</u>	<u>1,084,474</u>	88%
<b>EXPENDITURES</b>				
<b>Professional services</b>				
Audit	-	-	3,400	0%
Legal	-	-	5,000	0%
Engineering	4,831	4,831	21,000	23%
Contingencies	-	-	600	0%
Total professional services	<u>4,831</u>	<u>4,831</u>	<u>30,000</u>	16%
<b>Debt Service</b>				
Interest expense	-	27,166	-	N/A
Total debt service	<u>-</u>	<u>27,166</u>	<u>-</u>	N/A
<b>Other contractual</b>				
Field management	417	1,250	5,000	25%
Lake/Wetland Operations	5,755	20,660	100,000	21%
Drainage pipe annual inspection and cleaning	-	-	60,000	0%
Drainage pipe repair	-	-	100,000	0%
Lake bank remediation/Dry Retention enhance	-	-	55,000	0%
Debt service (prin & int) 2019 note	-	-	90,000	0%
Debt service (prin & int) 2022 note	-	-	342,113	0%
Capital outlay	20,479	20,479	194,480	11%
Roadway RM/traffic calming	10,486	34,909	50,000	70%
Water Management	1,789	5,464	-	N/A
Contingencies	-	-	35,000	0%
Street Sweeping	2,175	2,175	-	N/A
Street Lighting	687	2,369	-	N/A
Total other contractual	<u>41,788</u>	<u>87,306</u>	<u>1,031,593</u>	8%
<b>Other fees and charges</b>				
Total expenditures	<u>46,619</u>	<u>119,303</u>	<u>1,061,593</u>	11%
Net change in fund balances	30,791	833,219	22,881	
Fund balances - beginning				
Unassigned	1,369,808	567,380	536,595	
Fund balances - ending				
Assigned				
Working capital	271,120	271,120	271,120	
Unassigned	1,129,479	1,129,479	288,356	
Fund balances - ending	<u>\$ 1,400,599</u>	<u>\$ 1,400,599</u>	<u>\$ 559,476</u>	

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

	Current Month	Year to Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
 <b>EXPENDITURES</b>		
Capital Outlay	-	-
Total Field services	-	-
 <b>Debt Service</b>		
Interest expense	-	-
Total expenditures	-	-
 <b>OTHER FINANCING SOURCES</b>		
Transfer in	-	-
Total other financing sources	-	-
Net change in fund balances	-	-
Fund balances - beginning		
Unassigned	62,443	62,443
Fund balances - ending	\$ 62,443	\$ 62,443

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

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

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

## River Ridge CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>12/06/2023</b>	<b>FEDEX</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-273.42</b>
Bill	8-338-...	11/30/2023		519.410 · Postage	-8.50	8.50
Bill	8-330-...	11/30/2023		519.410 · Postage	-126.64	126.64
Bill	8-302-...	11/30/2023		519.410 · Postage	-138.28	138.28
TOTAL					-273.42	273.42
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>12/06/2023</b>	<b>FPL</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-989.03</b>
Bill	67220...	11/30/2023		539.024 · Street Lighting	-642.62	642.62
Bill	55697...	11/30/2023		539.024 · Street Lighting	-346.41	346.41
TOTAL					-989.03	989.03
<b>Check</b>	<b>DD</b>	<b>12/08/2023</b>	<b>ROBERT SCHULTZ...</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>12/08/2023</b>	<b>TERRY MOUNTFO...</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>12/08/2023</b>	<b>JAMES E. GILMAN ...</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>12/08/2023</b>	<b>KURT BLUMENTHAL</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70



## River Ridge CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	DD	12/08/2023	ROBERT TWOMBLY	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	6363	12/05/2023	RIVER RIDGE CDD	151.002 · Suntrust Operating Account		-300,000.00
				156.000 · ICS - BankUnited SRF	-300,000.00	300,000.00
TOTAL					-300,000.00	300,000.00
Check	6364	12/05/2023	RIVER RIDGE CDD	151.002 · Suntrust Operating Account		-25,000.00
				154.000 · ICS - BankUnited GF	-25,000.00	25,000.00
TOTAL					-25,000.00	25,000.00
Bill Pmt -Check	6365	12/06/2023	HOLE MONTES, INC.	151.002 · Suntrust Operating Account		-4,667.50
Bill	91531	09/30/2023		519.320 · Engineering	-765.00	765.00
				519.320 · Engineering	-730.00	730.00
Bill	91736	09/30/2023		519.320 · Engineering	-382.50	382.50
				519.320 · Engineering	-1,395.00	1,395.00
Bill	91985	09/30/2023		519.320 · Engineering	-425.00	425.00
				519.320 · Engineering	-970.00	970.00
TOTAL					-4,667.50	4,667.50
Bill Pmt -Check	6366	12/06/2023	LEE COUNTY TAX ...	151.002 · Suntrust Operating Account		-9.81
Bill	21005...	11/30/2023		519.960 · Property Taxes	-9.81	9.81
TOTAL					-9.81	9.81
Bill Pmt -Check	6367	12/06/2023	PREMIER LAKES	151.002 · Suntrust Operating Account		-9,150.00
Bill	1275	11/30/2023		539.021 · Lake/Wetland	-2,495.00	2,495.00
Bill	1274	11/30/2023		539.021 · Lake/Wetland	-900.00	900.00
Bill	1248	11/30/2023		539.021 · Lake/Wetland	-5,755.00	5,755.00
TOTAL					-9,150.00	9,150.00

**River Ridge CDD  
Check Detail  
December 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>6368</b>	<b>12/06/2023</b>	<b>UNIVEST CAPITAL</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-1,886.27</b>
Bill	109846	11/30/2023		539.027 · Water Management	-1,886.27	1,886.27
TOTAL					-1,886.27	1,886.27
<b>Bill Pmt -Check</b>	<b>6369</b>	<b>12/06/2023</b>	<b>WOODWARD, PIRE...</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-519.90</b>
Bill	39053	11/30/2023		514.310 · Legal Fees	-519.90	519.90
TOTAL					-519.90	519.90
<b>Bill Pmt -Check</b>	<b>6370</b>	<b>12/06/2023</b>	<b>WRATHELL, HUNT ...</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-5,284.08</b>
Bill	2023-...	11/30/2023		513.311 · Management	-4,284.00	4,284.00
				519.411 · Telephone	-33.33	33.33
				519.470 · Printing and Binding	-62.50	62.50
				539.020 · Field Management	-416.67	416.67
				538.336 · Q & A	-216.75	216.75
				513.310 · Assessment Roll Services	-270.83	270.83
TOTAL					-5,284.08	5,284.08

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**A**

River Ridge CDD  
Pelican Sound Program Updated 1.18.24

	<u>Budget</u>	<u>YTD Actual</u>	<u>Planned/ Encumbered</u>	<u>Total</u>	<u>Variance</u>
Drainage Pipe Inspections & Cleaning	60,000	0	5,300	5,300	54,700
Drainage Pipe Repair	100,000	0	0	0	100,000
Roadway RM/traffic calming	50,000	34,909	104,554	139,463	-89,463
Lake Bank Remediation/Dry Retention	55,000	0	52,880	52,880	2,120
Capital Outlay	194,480	20,479	37,000	57,479	137,001
Aeration Repairs	0	0	7,647	7,647	-7,647
Lakes/Wetlands	100,000	20,660	94,132	114,792	-14,792
	<u>559,480</u>	<u>76,048</u>	<u>301,513</u>	<u>377,561</u>	<u>181,919</u>
Contingencies	35,000	0			35,000
Grand Total					216,919

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**B**

## **River Ridge Breakdown January 18, 2024**

### Summary:

#### **Drainage Pipe Annual Inspection & Cleaning Projects:**

- MRI, Inspections – Annual Storm Structure Inspections - \$5,300.00 (and includes Hammock Greens)

**Total: \$5,300.00**

#### **Roadway Maintenance & Traffic Calming:**

- Collier Paving – October \$22,912.32 (20858/20867 Gleneagles Links Dr. Gutter/Root Barrier @ 20858 approved 10/24/23)
- Collier Paving – October - \$37K (Sidewalk & Root Barrier Replacement Projects - to be revised to reflect approximately \$5K to PSGRC) Approved 10/24/23
- Collier Paving - \$24,422.16 – Sidewalk Repairs completed September 2023, and has been accounted for in the 2024 Budget.
- Collier Paving \$6,763.50. Corner of Island Sound & Pelican Sound Blvd. Sidewalk repairs due to gate valve.
- Collier Paving - \$10,486.42 – Pelican Sound/Turnberry Repairs
- Lazz Lawn Services - \$2,970.00 (Landscape Repairs at Turnberry across from bldg. 4960)

**Total: \$ 104,554.40**

#### **Lake Bank Remediation/Dry Retention Enhance:**

- Premier Lakes – Canna Lilly Trimming River Course 7 T-Box - \$900.00
- E-8A – Current Proposal \$51,980.00 (waiting for an additional quote and to include sod replacement)

**Total: \$52,880.00**

#### **Lake/Wetland:**

- Current Contract - \$71,136.00 (expires 12/31/24)
- Nano Bubbler Lease Agreement w Univest Capital Monthly Installments - \$1,788.81 per month. (October thru September total \$21,465.72)
- Lykins Signtek - \$1,530.00 – (20) signs for Conservation Area Posting

**Total: \$94,131.72**

**Aeration Repairs:**

- H1-B, H1-A and E1-E - \$2,495.00 (Semi Annual Maintenance Review 10/25/23).
- E1-B & H1-A - \$973.00
- Consideration to Relocate Lake E7-A Aeration System and Nano Bubbler - \$4,179.00 (agenda item for Board Consideration)

**Total: \$7,647.00**

**Capital Outlay:**

- FPL - \$18,179.00
- Well Services & Plumbing - \$22,625.00
- Water Science - \$2,300.00

Note: Electric Meter and Services

**Total: \$43,104.00**

**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
<b>COSTS:</b>									
PROFESIONAL SVS	17,293	32,807	30,000	30,000	35,000	40,000	40,000	45,000	45,000
<b>ALL OTHER COSTS:</b>									
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
<b>DEBT SERVICE</b>									
2016									
2017	126,608								
2019	89,966	89,739	90,000	90,000					
2022			342,115	342,115	342,115	342,115	342,115		
<b>LOAN PROCEEDS</b>									
			(1,680,750)						
<b>CAPITAL OUTLAYS</b>									
	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
<b>TOTAL CASH OUTLAY</b>	<b>505,956</b>	<b>983,338</b>	<b>1,014,365</b>	<b>1,292,115</b>	<b>1,312,115</b>	<b>1,282,115</b>	<b>1,287,115</b>	<b>995,000</b>	<b>1,175,000</b>
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
<b>TOTAL</b>	<b>578,752</b>	<b>1,085,671</b>	<b>1,084,480</b>	<b>1,084,480</b>	<b>1,084,480</b>	<b>1,210,129</b>	<b>1,166,482</b>	<b>1,166,482</b>	<b>1,166,482</b>
EXCESS/SHORTFALL	72,796	102,333	70,115	(207,635)	(227,635)	(71,986)	(120,633)	171,482	(8,518)
BEGINNING BALANCE	219,329								
<b>CUMMULATIVE</b>	<b>292,125</b>	<b>394,458</b>	<b>464,573</b>	<b>256,938</b>	<b>29,303</b>	<b>(42,683)</b>	<b>(163,316)</b>	<b>8,166</b>	<b>(352)</b>
<b>ASSESSMENT GROSS</b>									
	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 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.

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

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

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

54

### 55 **THIRD ORDER OF BUSINESS**

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

56

57 Mr. Bill Kurth reported the following:

58 ➤ Wind has hampered spraying efforts somewhat this month; however, algae, grass and  
59 submersed vegetation were treated. All lakes were inspected. Overall, the lakes look very good.

60 ➤ All canna lilies were trimmed.

61 ➤ Aeration repairs on Lakes H-1-A, H-1-B and E-1-E occurred on November 15, 2023. The  
62 diffusers and valves were replaced and the compressor was rebuilt on Lake H-1-A; it might be  
63 necessary to replace the compressor as it was difficult to get all of the lake's diffusers running.

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

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

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

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

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

81

82 **FOURTH ORDER OF BUSINESS** **Consideration of My AV-Tech LLC Estimate**  
83 **23138 to Install Electrical Pedestrian**  
84 **Crosswalk**  
85

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

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

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

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

96 This item will be removed from the agenda.

97

98 **FIFTH ORDER OF BUSINESS** **Continued Discussion: Safety Hazard**  
99 **Request Letter [Pelican Sound Dr. and**  
100 **Pelican Sound Blvd. Intersection**  
101

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

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

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

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

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

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

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

123 The Board and Staff discussed the TR Transportation Consultants, Inc. Proposal.  
124

**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]**

129  
130  
131 **SIXTH ORDER OF BUSINESS** **Continued Discussion/Consideration of**  
132 **Proposals to Install Geo-Filter Tube Erosion**  
133 **Barrier System and Sod at Lake E-8A**  
134

135 Mr. Willis recalled that the Anchor Marine Services Proposal presented last month for  
136 installation of a geo-filter tube erosion barrier system at Lake E8-A totaled approximately  
137 \$52,000, not including sod. He presented Landshore Enterprises, LLC estimate #4111 for  
138 approximately \$73,000, which includes sod. Anchor Marine asked to meet with Mr. Long to

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

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

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

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

150

151 **SEVENTH ORDER OF BUSINESS**

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

152

153

154 Mr. Long provided the following update:

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

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

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

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

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

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

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

173

174 **EIGHTH ORDER OF BUSINESS**

**Discussion: Stormwater Management Plan**

175

176 Mr. Krebs stated the two projects on the long-term plan are the area behind Sea Side and  
177 the drainage improvements in The Masters neighborhood. Sea Side is scheduled for Fiscal Year  
178 2024 and the improvements in The Masters are scheduled for Fiscal Year 2025. To proceed with  
179 Sea Side, field surveys and plans are needed and the Village must be notified due to the size of  
180 the work. A notice to the SFWMD will be needed to advise that there are no impervious areas  
181 being improved, rather than a permit modification, to avoid a Stop Work notice in the event of  
182 an inspection. Then the plans can be put out to contractors to obtain bids and accurate pricing  
183 for Board consideration. As the Sea Side project is wrapped up, plans for The Masters will begin,  
184 following a similar process.

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

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

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

196

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

199

200

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



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

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

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

208

209 **NINTH ORDER OF BUSINESS**

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

210

211

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

213

214 **TENTH ORDER OF BUSINESS**

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

215

216

217 **A. Budget Variance**

218 **B. Breakdown**

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

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

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

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

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

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

233 The financials were accepted.

234

235 **ELEVENTH ORDER OF BUSINESS**

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

236  
237

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

239 The following changes were made:

240 Line 27: Delete "(via phone/Zoom)"

241 Line 182: Change "health and sound" to "Pelican Sound"

242 Line 187: Delete "and"

243

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

247  
248

249 • **Active Action and Agenda Items**

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

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

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

253 Item 12: Mr. Willis will revisit in spring.

254 Item 18: Update to include next phase of work.

255

256 **TWELFTH ORDER OF BUSINESS**

**Staff Reports**

257

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

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

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

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

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

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

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

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

274 **I. Key Activity Dates**

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

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

277 **o QUORUM CHECK**

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

280

281 **THIRTEENTH ORDER OF BUSINESS**

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

282

283

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

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

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

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

293

294 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

295

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

297

298

299

300

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

301  
302  
303  
304  
305  
306

---

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 11.28.23 Meeting – for 01.23.24 Agenda

1. **CONTINUING** Speakers to identify themselves.
2. **ACTION/AGENDA** **10.26.21** Mr. Childers: Follow up - request for FPL to install street light at Pelican Sound Dr & Southern Hills Dr. **03.22.22** 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 e-blasts that CDD might take action if drivers do not adhere to stop signs and if violations increase. **ONGOING**
5. **ACTION** 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 Pinehurst. Email Mrs. Adams location of Master Circle inlet in Pinehurst and include more details in stormwater improvement write up. **07.25.23** Project is on the surveyors' schedule to complete. **09.26.23** Mr. Krebs to follow up on status of proposal. **11.28.23:** Mr. Krebs to follow up with Brenda Radford of MRI. **ONGOING**
6. **ACTION** **05.23.23** Mr. Adams: Review/confirm lakes, fountains & aerator, Consent to Use Agreement is in order. **06.27.23** All completed except fountains. Mr. Pires: Give Mr. Long License Agreement template for the four fountains. **06.27.23** Mr. Pires sent the Agreement to Mr. Long. **11.28.23:** Mr. Pires to follow up with Mr. Long. **ONGOING**
7. **ACTION** **06.27.23** Mr. Krebs: Present quote from Hydrologist Kirk Martin of ways to increase 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. **09.26.23** Mr. Krebs: Update SFWMD permit to include additional well. **ONGOING**
8. **ACTION** **09.26.23** Mr. Willis: Clarify outstanding items in Anchor Marine proposal and provide updated map, additional proposal & proposal for littorals at next meeting. Schedule project to commence May 2024. **11.28.23:** Waiting for revised Anchor Marine quote. To be revisited in the spring of 2024. **ONGOING**
9. **ACTION** **09.26.23** Mr. Krebs: Add CDD as interested party to apartment complex construction permit. **ONGOING**
10. **ACTION** **10.24.23** Mr. Krebs: Produce Dos and Don'ts list/report for conservation/preserve areas to educate residents. **ONGOING**

**RIVER RIDGE CDD**  
**ACTIVE ACTION AND AGENDA ITEMS**

From 11.28.23 Meeting – for 01.23.24 Agenda

11. **ACTION/AGENDA** 10.24.23 Mr. Krebs: Prep Stormwater Mgmt Plan with specifics & exhibits. 11.28.23: Update with next phase of work. **ONGOING**
12. **ACTION** 11.28.23 Mr. Kurth: Inspect Lake E1-A littoral shelf in very shallow area where lake grasses are encroaching on the lake body, to see if invasives can be removed or littorals cut back. **ONGOING**
13. **ACTION** 11.28.23 Mr. Kurth: Work with Staff to ensure trimming times for canna lilies are maximized. **ONGOING**
14. **ACTION** 11.28.23 Mr. Krebs: Obtain cost estimates & develop implementation plan for traffic calming. **ONGOING**
15. **ACTION** 11.28.23 Mr. Krebs: Work w Mr. Long to coordinate Traffic Study. **ONGOING**
16. **ACTION** 11.28.23 Mr. Willis: Email information to Board Members regarding geotube installation. **ONGOING**
17. **ACTION** 11.28.23 Mr. Krebs: Obtain a proposal for concrete restoration and minor landscaping restoration. **ONGOING**
18. **ACTION** 11.28.23 Mrs. Adams: Review the irrigation valves project proposal and Change Orders and advise the final project cost and the amount remaining in fund balance. **ONGOING**
19. **ACTION** 11.28.23 Mrs. Adams: Forward edit to Mr. Willis, who will send the final draft of the communication regarding the Stormwater Management Plan to Mr. Long, who will e-blast the information to the community. **COMPLETED after 11.28.23 meeting**
20. **ACTION** 11.28.23 Mr. Willis: Address issue of acorns in the middle of street with street sweeper. **ONGOING**
21. **ACTION** 11.28.23 Mr. Krebs: In conjunction with valley gutter work approved but the work is not scheduled yet, request another proposal for the sidewalk work. **ONGOING**
22. **ACTION** 11.28.23 Mr. Krebs: Continue working with Lykins to get the signs installed; email Mr. Fiesel with an update in this matter. **ONGOING**
23. **ACTION** 11.28.23 Mr. Pires: Ask Sheriff's Dept how Lee County treats traffic warnings. **ONGOING**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
CI**

# RIVER RIDGE CDD

## Key Activity Dates

Updated: January 2024

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 the week of September 11th.	Jan/May/July/Sept
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 the week of September 11th.	Jan/April/July/Sept
Control Structure CB-166 adjacent to Pinehurst Greens Drive	SOP	N/A	Quarterly reviews and maintenance of any required debris removal. Completed the week of September 11th.	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.	10/1/2024
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.	May/October
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 October.	May/October 2024
Lake Littoral Plantings	SOP	N/A	Review of ponds for littoral supplemental planting during annual audit. The following lakes were identified June 2022: E1-B, E3-A, E3-C, E4-A (removed by H/O); E7-A, E8-A, H1-A, H1-B and H2-A.	6/1/2024 Project
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. Additional proposal has been requested to include required sod replacement and will be an agenda item for Board discussion when received.	Will be scheduled under 2023/24 fiscal year budget

Street Sweeping @ 5 MPH W Precision Cleaning		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. Contract Executed with Precision Cleaning, Inc. for a cost of \$32,625.00.	January thru December
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 2023.	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.	10/1/2024 - 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-24
Sidewalk & Line of Sight Inspections	SOP	N/A	Inspection completed in August/October 2023 by the PSGRC & by the District Engineer. Note: Sidewalk grinder to be rented @ a cost of \$750.00 per week as necessary. Last inspection October 2023.	May/October
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

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.	9/15/2024
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal year with an effective of October 1st thru September 30th	10/1/2024
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.	10/1/2024
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.	11/30/2024
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)	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.	12/1/2024
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  
CII**

# RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

## BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

### LOCATION

*River Club Conference Center, Sound Room (Second Floor of Fitness Center)  
4784 Pelican Sound Boulevard, Estero, Florida 33928*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 24, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/83318572513">https://us02web.zoom.us/j/83318572513</a> Meeting ID: 833 1857 2513 Dial by your location 1 929 205 6099 Meeting ID: 833 1857 2513		
<b>November 28, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/83318572513">https://us02web.zoom.us/j/83318572513</a> Meeting ID: 833 1857 2513 Dial by your location 1 929 205 6099 Meeting ID: 833 1857 2513		
<b>December 12, 2023*</b> <b>CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/81617925983">https://us02web.zoom.us/j/81617925983</a> Meeting ID: 816 1792 5983 Dial by your location 1 929 205 6099 Meeting ID: 816 1792 5983		
<b>January 23, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>February 27, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>March 26, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>April 23, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>May 28, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>June 25, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>July 23, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>August 27, 2024</b>	<b>Public Hearing and Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
<b>September 24, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/89848208244">https://us02web.zoom.us/j/89848208244</a> Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		

**\*Exception**

*December meeting is two (2) weeks earlier to accommodate the Christmas holiday.*