

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on March 26, 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 339281, and via Zoom at <https://us02web.zoom.us/j/89848208244> and telephone at 1-929-205-6099, Meeting ID: 898 4820 8244 for both.

Present were:

Terry Mountford
Robert Twombly
Kurt Blumenthal
Jim Gilman

Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Cleo Adams
Shane Willis
Tony Pires
Charlie Krebs
Neil Collins
Eric Long
Alex Kurth
Ed Nowak

District Manager
District Manager
Operations Manager
District Counsel
District Engineer
PSGRC President
PSGRC General Manager
Premier Lakes
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

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

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS**Update: Premier Lakes, Inc. [Alex Kurth]**

Mr. Alex Kurth reported the following:

- Some of the outfall structures were reviewed based on the NPDES Report. The Wetland Manager inspected the area. Some minor debris was raked and removed and some vegetation was sprayed to ensure that structures remain clear and allow proper water flow.
- At the last meeting, a resident reported potential invasives in the area of the River 9 flow-way. The Wetland Manager inspected and no live invasives were noted; some invasives that were sprayed were dead and decaying. Normal quarterly treatments should suffice.
- Increasing algae growth was observed, which is typical of this time of year due to increasing water temperatures and longer days.
- Most lakes look very good today; some minor algae will be treated tomorrow.
- Staff approved minor aeration repairs. A compressor was replaced at Lake H1-A and some Ground Fault Interrupter (GFI) outlets were replaced at Lake E1-B.
- Regarding noise reduction approved at the last meeting, the Zombie Box for Lake E7-A was ordered. The manufacturer estimated that equipment will be shipped in seven to ten days. The cabinet for Lake H1-B will be delivered late next week. Equipment will be installed as soon as possible after it is received.

Mrs. Adams recalled that Mr. Mountford emailed regarding a similar issue in another neighborhood. Mr. Kurth stated he inspected that area before the meeting; the equipment is near the residence and while the decibel reading was at 67, which is not very high, he recommends a minor hose replacement prior to taking additional measures. Mrs. Adams advised him to submit a work order. The work will likely be performed tomorrow.

- Pelican Sound Staff reported that the Lake E1-B system GFI is tripping. The fan will be replaced tomorrow.
- **Discussion/Consideration of One Time Work Order Agreement [Golden Algae Treatment]**

Mr. Kurth stated he reviewed all four “H system” lakes today; the water was previously tested and, to the naked eye, the lakes look very healthy. The previous water testing did show golden algae but, at this point, he recommends holding off on additional treatment. Historically, golden algae toxins are released in winter, so he recommends saving the money and operating on a wait-and-see basis.

Mr. Adams questioned Lake H1-C’s exceptionally high reading on blue green algae. Mr. Kurth stated the algae scientist thinks that, if the lake appears healthy, such a high reading is likely related to a very dense sample, which he concurs with. He stated that, when he collected the samples, Lake H1-C looked the best among the lakes. In his experience, the presence of golden algae does not mean the lake is producing toxins. When fish kills occurred in the past, the lakes were visibly cloudy and toxins were found when suspected. On inspection today, the lake looked good and clear, and, given the depth of the water and the need to treat it thoroughly, treatment would be costly. He recommended no further treatment at this time.

A Board Member voiced his opinion that the pump between Lakes 3 and 4 sounds terrible. Mr. Kurth stated he will check Lake E1-E after the meeting.

Mr. Kurth stated he does not think the Lake E1-B fan issue is related to a recent large power surge that affected numerous homes, as the fan is quite old; the compressor was recently rebuilt and still runs efficiently.

Mrs. Adams recalled that information regarding fish stocking was requested at the last meeting. Mr. Kurth thinks that matter was to be evaluated after the fish kill. He stated the large amount of predator fish will make it difficult to evaluate survivability. Mrs. Adams stated evaluation of all the systems was requested. Mr. Kurth will review and advise.

Discussion ensued regarding tarpon in the lakes and reports from numerous fishermen that the quantity of fish has diminished in recent years, particularly in the H lakes and Lake E8-C.

The presence of bass, snook and tarpon as large as 100 pounds was discussed.

Mr. Kurth stated the lakes will be evaluated and recommendations provided.

Mrs. Adams reiterated that the Work Order for golden algae treatment was not recommended.

FOURTH ORDER OF BUSINESS

**Update: Annual Outfall Structure
Inspection Report Findings [NPDES
Inventory]**

- **Discussion/ Consideration of MRI Construction Proposal #450**

Mrs. Adams and Mr. Krebs presented the proposal for the necessary repairs discussed at the last meeting, based upon the NPDES Inventory.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, MRI Construction Proposal #450, in the amount of \$13,300, was approved.

FIFTH ORDER OF BUSINESS

**Continued Discussion: Stormwater
Management Plan**

Mr. Krebs stated that he presented the plans to Mr. Adams and Mr. Long for feedback; the plans will be presented to the South Florida Water Management District (SFWMD) and the Village of Estero this week. He noted the following:

- Bids will be requested with the hope that four or five proposals will be received for The Masters and Seaside. Plans will be broken into two phases so that each can be done on its own or both phases can be done at the same time, if desired.
- The plans for filling in the existing areas and raising ground areas will be presented at the next meeting. Existing vegetation will be preserved, as filling it all in and leveling all areas would kill existing trees. Pine trees can only tolerate approximately 1" or 2" of fill at the roots.
- Grading will be done as far away from homes as possible to ensure positive flow.
- Standing water will not be completely eliminated, as the lake will control water in the swale; however, when the lake recedes, water will free flow into the lake. It is hoped that this will facilitate maintenance and reduce standing water during the summer.
- The requirements of the pine trees determine grading requirements. The Board can revisit tree removal, if desired; approval would be requested from the Village of Estero.

Mr. Krebs stated he thinks the Village of Estero approval will be granted in time to complete the project before the rainy season. A bid sheet will be sent to contractors with a note that contractors can suggest additional quantities, swap materials or make suggestions.

SIXTH ORDER OF BUSINESS**Continued Discussion: Safety Hazard Request Letter [Pelican Sound Dr. and Pelican Sound Blvd. Intersection]****• Continued Discussion: Traffic Calming**

Mr. Krebs provided and presented the preliminary traffic count data for Pelican Sound Boulevard at Pelican Sound Drive. He noted the following:

- The number of vehicles, including golf carts, going through the intersection in 15-minute increments is provided.
- East, west and northbound traffic, the number of right and left turns, as well as peak hour traffic statistics are included.
- At approximately 1:00 p.m., 457 movements through the intersection in all three directions were documented.
- Around noon, heavy northbound traffic is noted turning left into the Clubhouse. When golf cart data is broken out, the numbers might decrease, as golf carts would utilize the path.
- It is unclear if a stop sign or another measure will be the best alternative, given the eastbound movement of six cars per minute traveling through the intersection.
- The video will be reviewed for further observations.

Mrs. Adams noted that more information will be presented at the next meeting.

• Consideration of Traffic Hawk Proposal

Mr. Willis presented the AV Tech proposal and noted the following:

- The proposal includes all items combined; an itemized proposal will be provided.
- Confirmation is needed to ensure that permitting is not needed for installation of the low voltage solar technology, if the project is approved.
- If a boring is needed for a hardwired unit, the price will increase significantly.
- Additional research will be done to address technical considerations and pricing.
- The Traffic Hawk, combined with the Fining Committee and the ability to suspend Clubhouse privileges, can greatly reduce violations within the community.

Mr. Pires noted that pending legislation might affect the ability to assess fines.

Mr. Willis will request a proposal for hardwired units and will solicit proposals from additional vendors, so that as many options can be presented as possible.

This item will remain on the agenda.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 29, 2024

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

Mrs. Adams stated that the General Fund assessment revenue collections are at 96% and the total year to date expenditures are at 31%. The Pelican Sound program assessment revenue collections are at 94%.

Mr. Adams stated that “Interest and Miscellaneous” revenues are higher than budgeted due to interest in the Bank United ICS Sweep account, to which more funds will be moved soon.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of February 27, 2024 Regular Meeting Minutes

The following changes were made:

Line 24: Delete line

Line 106: Change “Mr. Schultz” to “Mr. Twombly”

Line 117: Change “Building” to “Voting”

Line 118: Change “(NBR)” to “(NVR)”

Line 247: Insert “Florida Department of Transportation (FDOT)” after “the”

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the February 27, 2024 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 7, 13, 14, 18, 21, 22 and 23 were completed.

Item 5: Delete last three lines.

Regarding Item 7, Mr. Long stated the new well pump will be installed. Output might be 650 to 700 gallons per minutes, slightly less than the 800 gallons per minute initially anticipated. Power is set up and waiting for Florida Power & Light (FPL) to switch to the new transformer on or after April 4, 2024, pending inspection and installation of the meter. The SFWMD permit for the second well is complete and will be submitted.

Item 12: Add "Contract pending. Start Date: May 13, 2024."

Discussion ensued regarding difficulty scheduling the replacement of four bridges. Work will be scheduled for June or July 2024. Mr. Krebs stated he will share contact information for another contractor as a backup and for other projects.

Item 15: Delete "Evaluate signage and add extra 15 mph speed limit sign at Southern Hills Drive"

Item 19: Mr. Willis is unable to secure a vendor to refurbish the existing sign; delete "proposals to refurbish existing traffic sign and"

Item 20: Per Mr. Adams, financing will be presented at the next meeting.

Item 26: This item was completed but, based on her observations, Mrs. Adams requested a proposal for removal of cabbage palms that continue to block the intersection. A response was received today and this item will proceed.

Mr. Willis was asked to work with Laz Lawn Service and evaluate the bougainvillea at the front entrance monument at 41; although the irrigation issues were thought to be resolved, the salinity level of the water has not changed in months.

A Board Member asked about a pipe issue. Mrs. Adams stated that is the P-220 for the camera inspection; the date for the project is not set yet. Structure inspections begin the first week of April. An ROV of the pipe is scheduled soon, at a cost of \$1,000.

A Board Member stated that a similar sound of water flow was reported coming from Turnberry behind the Turnberry 2 trash receptable.

Discussion ensued regarding the location of the pipe and the possibility of a pressure pipe leak. Additional information is needed to determine how to address the issue.

A Board Member asked when the street sweeping contract is up for renewal. Mrs. Adams stated it is included in the Key Activity Dates. It was noted that the landscaper for The Meadows performs street sweeping. Mrs. Adams stated that Staff needs to know about deficiencies promptly. Mrs. Adams was asked to remove The Meadows from the street sweeping schedule.

Mr. Blumenthal asked who is responsible for monitoring irrigation. He has observed that irrigation is spraying like a geyser at the US-41 gate, between the monuments and the main gate. Mrs. Adams asked to be notified immediately of such instances since Staff is not on site every day.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Woodward Pires & Lombardo, P.A.**
- B. District Engineer: Hole Montes, Inc.**
 - **Update: Required Replacement Signage Project**

There were no District Counsel or District Engineer Reports.

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

- I. Key Activity dates**
- II. NEXT MEETING DATE: April 23, 2024 at 1:00 PM**

○ **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 23, 2024 meeting.

Mrs. Adams voiced her opinion that the newsletter looked very good.

Mr. Long stated the newsletter will go out today or tomorrow.

TENTH ORDER OF BUSINESS

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

There were no supervisors' requests and public comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 2:03 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Robert Turman
Secretary/Assistant Secretary

Robert Song
Chair/Vice Chair