

# **RIVER RIDGE**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**April 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**

April 16, 2024

Board of Supervisors  
River Ridge Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the River Ridge Community Development District will hold a Regular Meeting on April 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 Fish Stocking
4. Discussion/Consideration of MRI Construction, Inc. Inspection Report and Proposal #457 [Valve Replacement at Str #P-220]
5. Discussion/Update: Sidewalk Inspection Report
6. Continued Discussion: Stormwater Management Plan
7. Continued Discussion: Safety Hazard Request Letter [Pelican Sound Dr. and Pelican Sound Blvd. Intersection]
  - Continued Discussion: Traffic Calming
  - Continued Discussion: Traffic Hawk Proposal Options
8. Continued Discussion/Update: Irrigation Water Resource [Eric Long - PSGRC]
9. Consideration of Synovus Term Sheet
10. Acceptance of Unaudited Financial Statements as of March 31, 2024

- A. Budget Variance
  - B. Breakdown
  - C. Proposed Budget 2023-2029 [5 Year Plan]
11. Approval of March 26, 2024 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.*
    - Update: Required Replacement Signage Project
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Key Activity Dates
    - II. NEXT MEETING DATE: May 28, 2024 at 1:00 PM [Presentation of Fiscal Year 2024/2025 Proposed Budget]

○ 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**

**From:** Alex Kurth <[alex.kurth@premierlakesfl.com](mailto:alex.kurth@premierlakesfl.com)>

**Sent:** Monday, April 15, 2024 8:05 AM

**To:** Cleo Adams <[crismond@whhassociates.com](mailto:crismond@whhassociates.com)>

**Cc:** Bill Kurth <[bill.kurth@premierlakesfl.com](mailto:bill.kurth@premierlakesfl.com)>; Eric Long <[elong@psgrc.org](mailto:elong@psgrc.org)>; shane willis <[willis@whhassociates.com](mailto:willis@whhassociates.com)>

**Subject:** River Ridge CDD Fisheries

Hi Cleo,

Eric provided insight into what lakes at River Ridge CDD members have mentioned. Bill and I discussed how to proceed and developed the attached spreadsheet to demonstrate the pricing per lake to the board with recommendations.

The Green highlighted lakes would be our "higher priority," as mentioned by members to Eric and our team. The yellow highlighted lakes are "moderate priority," but they were not mentioned as of now and could be considered. The red highlighted lakes are "lowest priority," although these lakes have been recent victims of fish kills and populations may be the lowest, they have a population of Tarpon and Snook which could easily result in a low survival rate for any of the stocked fish.

Please see the attached image and include it in the agenda for discussion with the board.

Thanks!

**Alex Kurth**

President

Lake #	Acres	Bass Amount	Bass Price	BG/Shell Amount	BG/Shell Price	Gamb Amount	Gamb Price	Total Price
H1-A	4.9	245	\$653.00	1225	\$1,633.00	4900	\$490.00	\$2,776.00
H1-B	4	200	\$533.00	1000	\$1,333.00	4000	\$400.00	\$2,266.00
H1-C	1.5	75	\$200.00	375	\$500.00	1500	\$150.00	\$850.00
H2-A	4.2	210	\$560.00	1050	\$1,400.00	4200	\$420.00	\$2,380.00
E1-A	3.5	175	\$467.00	875	\$1,167.00	3500	\$350.00	\$1,984.00
E1-B	9.2	460	\$1,227.00	2300	\$3,067.00	9200	\$920.00	\$5,214.00
E1-E	7	350	\$933.00	1750	\$2,333.00	7000	\$700.00	\$3,966.00
E7-C	5.3	265	\$707.00	1325	\$1,767.00	5300	\$530.00	\$3,004.00
E3-A	9.5	475	\$1,267.00	2375	\$3,167.00	9500	\$950.00	\$5,384.00
E3-C	2	100	\$267.00	500	\$667.00	2000	\$200.00	\$1,134.00
E4-A	2	100	\$267.00	500	\$667.00	2000	\$200.00	\$1,134.00
E7-A	4.3	215	\$573.00	1075	\$1,433.00	4300	\$430.00	\$2,436.00
E8-A	3.2	160	\$427.00	800	\$1,067.00	3200	\$320.00	\$1,814.00
E8-C	1	50	\$133.00	250	\$333.00	1000	\$100.00	\$566.00
<b>Total</b>	61.6	3080	\$8,214.00	15400	\$20,534.00	61600	\$6,160.00	\$34,908.00

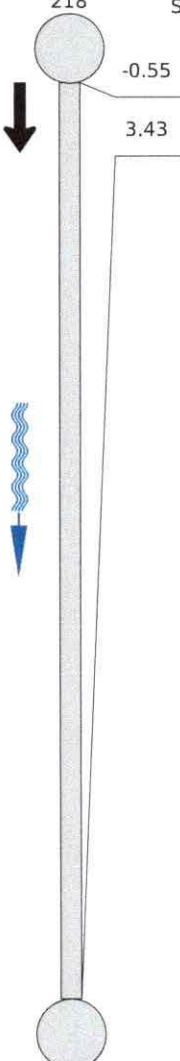
**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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## Section Inspection Report

Project <b>river ridge</b>	Printed on <b>3/28/2024</b>	Def Standard <b>NASSCO~PACP-6</b>
Pipe Segment Reference	City <b>estero fl</b>	Street <b>Island sound cir</b>
<b>3/28/24 8:54 AM</b>	Operator <b>Doug F</b>	Sewer Use
Upstream MH <b>218</b>	Downstream MH <b>222</b>	Height <b>24 inch</b>
Total Length <b>4.0 ft</b>	Length Surveyed <b>4.0 ft</b>	Width
~~ <b>218-&gt;222</b>	Direction <b>218-&gt;222</b>	Material <b>Concrete Pipe (non-reinforced)</b>
Shape <b>Circular</b>	Pre-Cleaning <b>Not Known</b>	Video name <b>_0001.mp4</b>

POSITION [ft]	DC CODE	OBSERVATION	VIDEO	FOTO
218				
Scale 1:26				
	-0.55	ACB	Catch Basin	00:00:30 _0001.jpg
	3.43	H	Hole, at 2 o'clock	00:00:51 _0002.jpg
222				

# Photos

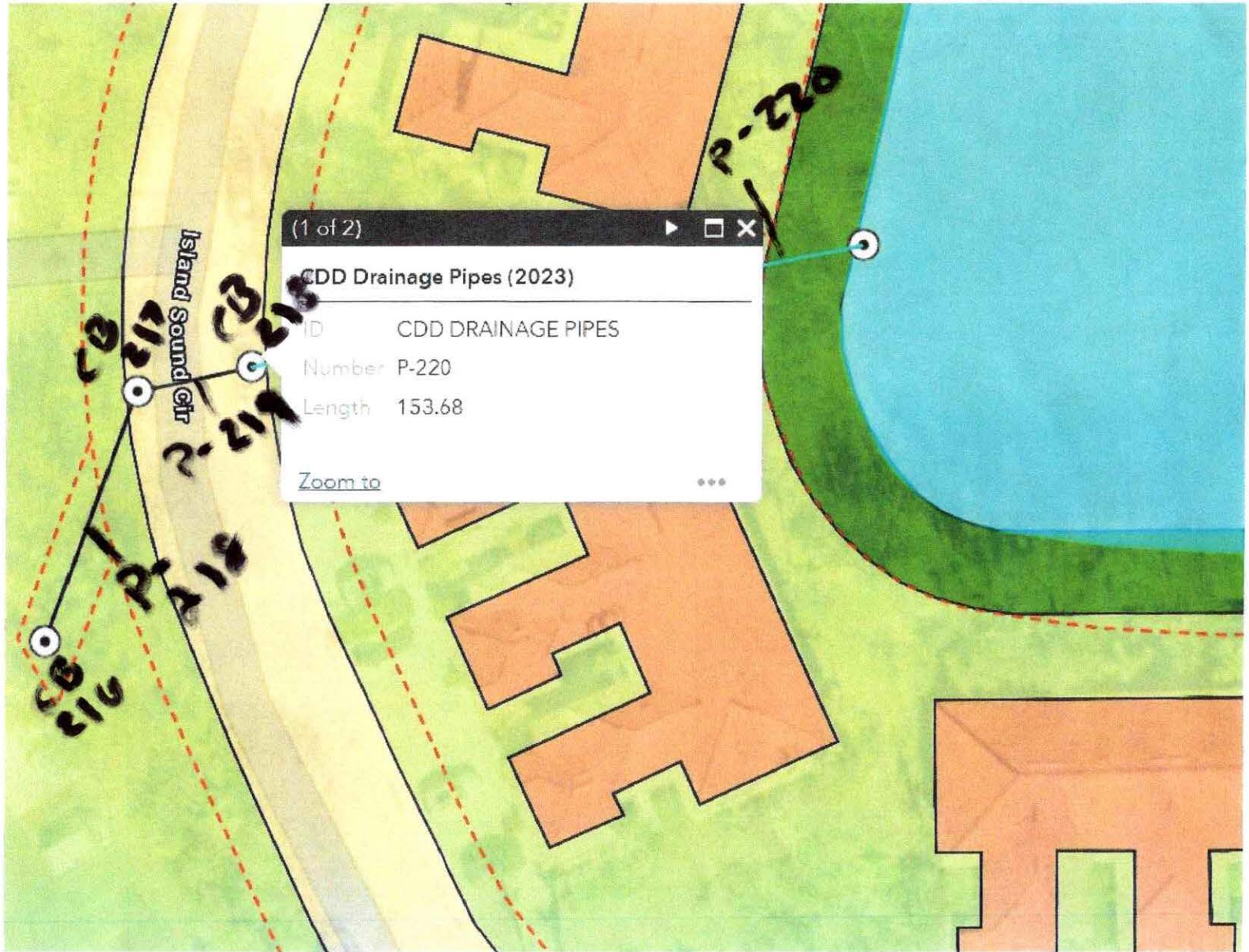
Project <b>river ridge</b>	Printed on <b>3/28/2024</b>	Def Standard <b>NASSCO~PACP-6</b>
Pipe Segment Reference	City <b>estero fl</b>	Street <b>Island sound cir</b>



File name: **\_0001.jpg**  
Inspection date and time: **3/28/24 8:54 AM**  
Position: **-0.55 ft**  
Code: **ACB**  
**Catch Basin**



File name: **\_0002.jpg**  
Inspection date and time: **3/28/24 8:54 AM**  
Position: **3.43 ft**  
Code: **H**  
**Hole, at 2 o'clock**





Island Sound Cir

(1 of 2)

CDD Drainage Pipes (2023)

ID	CDD DRAINAGE PIPES
Number	P-220
Length	153.68

[Zoom to](#)

...



# M.R.I Construction Inc.

5570 Zip Dr.  
Fort Myers, FL. 33905  
239-984-5241 Office  
239-236-1234 Fax  
mriunderground@gmail.com

CGC -1507963

Date	Proposal #
4/5/2024	457

Scope of Work
Str# P-220

Customer

River Ridge CDD  
Cleo Adams  
9220 Bonita Beach Rd  
Bonita Springs, Fl. 34135

## Proposal

Description	Cost
Total proposed cost to dig approximately 5 ft down at Structure #P-220 in Pelican Sound, to replace faulty 3" butterfly blow off valve for irrigation line. We will utilize our construction crew and heavy equipment to include the excavator and/or skidsteer. We will bring in additional rock as needed to backfill and leave site at final grade. This price includes all labor, material & equipment needed to complete this job.	8,500.00

Any work completed outside the scope of this proposal will result in additional charges. M.R.I Construction, Inc. cannot be held responsible for unforeseen situations or acts of Mother Nature.

Please Know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

**Total Cost:** \$8,500.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. We will not be responsible for any unforeseen incidents when we dewater any System due to unforeseen Things. Also if we incur in cap rock or heavy digging that could not be seen prior to excavating. This proposal does not include replacing any landscaping (grass, trees, shrubs, etc.) unless otherwise noted. All jobsites will be left clean.

Authorized Signature

Mike Radford President

**ALL INVOICES ARE DUE WITHIN 30 DAYS IF NOT THERE IS A 10% LATE FEE ADDED TO ALL INVOICES**

Signature \_\_\_\_\_  
 Printed Name \_\_\_\_\_  
 Date of Acceptance \_\_\_\_\_

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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# Sidewalk Inspection for River Ridge

Date: April 11<sup>th</sup>, 2024

Project Number: 1996.028

Prepared By:

Hole Montes, Inc.  
6200 Whiskey Creek Drive  
Fort Myers, FL 33919

## Table of Contents

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## Executive Summary

Hole Montes, Inc. conducted a site inspection of the concrete sidewalks owned and maintained by the River Ridge CDD on Friday, April 8<sup>th</sup>, 2024, to identify areas where corrective actions are recommended. The following roadways were included in the review:

- Sound Way
- Pelican Sound Drive
- Palmetto Dunes Drive
- Pelican Sound Boulevard
- Island Sound Cir

Overall, the sidewalk within River Ridge CDD is in good condition. Within this report, we have outlined a few areas where grinding or full replacement panels are recommended to maintain the sidewalks. These areas can be broken down into the following categories:

- Sidewalk Grinding
- Sidewalk Panel Full Replacement

## Summary Table

### Observations & Recommendations

#### Sidewalk Grinding

Throughout the community, some sidewalk transitions were beginning to have a steep transition. We do not recommend full replacement of the sidewalk panel in these areas; however, these areas should be ground down for a smooth transition between panels.



*Figure 1: Raised sidewalk along Pelican Sound BLVD near pool area along first parking lot.*



*Figure 2: Raised sidewalk at intersection of Island Sound Cir and Hammock Greens Ln.*



*Figure 3: Raised sidewalk along Pelican Sound BLVD in front of west parking lot of Clubhouse.*



*Figure 4: Raised sidewalk along Pelican Sound BLVD in front of west parking lot of Clubhouse.*



*Figure 5: Raised sidewalk transition approaching roundabout and community entrance/exit on Pelican Sound BLVD*



*Figure 6: Raised sidewalk transition at intersection of Seaside Edgewater and Pelican Sound BLVD.*



*Figure 7: Raised sidewalk transition approaching roundabout and community entrance/exit on Pelican Sound BLVD.*



*Figure 8: Raised sidewalk transition at 21210 Pelican Soud Drive.*



*Figure 9: Raised sidewalk transition at 21380 Pelican Sound Drive.*



*Figure 10: Raised sidewalk transition at 21380 Pelican Sound Drive.*



*Figure 11: Raised sidewalk transition at 21726 Pelican Sound Drive.*



*Figure 12: Raised sidewalk transition along Pelican Sound Drive across from Southern Hills Drive entrance.*



*Figure 13: Raised sidewalk transition along Pelican Sound Drive between Masters Circle and Southern Hills Dr entrances.*



## Sidewalk Panel Replacement

In some areas within the community, the concrete is beginning to show signs of severe cracking. We recommend replacing the concrete panel to avoid any future deterioration.



*Figure 14: Cracked concrete panel along Pelican Sound BLVD in front of west parking lot of Clubhouse.*



*Figure 15: Cracked and raised sidewalk transition along Pelican Sound BLVD at east parking lot entrance to Clubhouse.*



*Figure 16: Cracked and raised sidewalk panel along Pelican Sound BLVD Near east parking lot entrance to Clubhouse.*



*Figure 17: Raised and cracked sidewalk transition approaching roundabout and community entrance/exit on Pelican Sound BLVD.*



*Figure 18: Raised and cracked sidewalk panel and transition at 21410 Pelican Sound Drive.*



*Figure 19: Raised and cracked sidewalk panel and transition at 21430 Pelican Sound Drive.*



*Figure 20: Raised and cracked sidewalk panel and transition at 21748 Pelican Sound Drive.*



*Figure 21: Cracks in sidewalk and signs of settlement at intersection of Masterc Circle and Pelican Sound Drive.*



*Figure 22: Cracks in sidewalk and signs of settlement along Pelican Sound Drive between Masters Circle and Southern Hills Dr entrances.*



*Figure 23: Cracks in sidewalk and signs of settlement along Pelican Sound Drive between Masters Circle and Southern Hills Dr entrances.*

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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**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**

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## Gianna Denofrio

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**From:** Cleo Adams  
**Sent:** Thursday, April 11, 2024 11:31 AM  
**To:** Bob Schultz; shane willis; Charlie Krebs; Eric Long; Gianna Denofrio  
**Cc:** Daphne Gillyard  
**Subject:** RE: Traffic Calming - River Ridge Agenda

Gianna,  
Please include the below email in the agenda.

SW Florida Strong –

Cleo Adams  
District Manager  
Wrathell, Hunt & Associates, LLC  
9220 Bonita Beach Road  
Suite #214  
Bonita Springs, FL 34135  
(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.**

---

**From:** Bob Schultz <bob@wyeknotschultz.com>  
**Sent:** Thursday, April 11, 2024 11:27 AM  
**To:** Cleo Adams <crismond@whhassociates.com>; shane willis <willis@whhassociates.com>; Charlie Krebs <ckrebs@bowman.com>; Eric Long <elong@psgrc.org>  
**Subject:** Traffic Calming

All,

Add the below to Traffic Calming discussions.

Bob

Mr. Adams,

I am prompted to follow-up on my recent communication regarding traffic control by an incident my wife and I experienced the other day. While leaving Southern Hills on bikes, we stopped prior to crossing Pelican Sound Drive. As we began to enter the intersection a woman in a car with a cell phone to her ear sped through the intersection on her way to the gate. A STOP sign would have prevented this near disaster. It is time to make this intersection safe for cyclists, pedestrians, golf carts and motorists.

Ken Stewart

(905) 431-5770

Mr. Adams,

I am a resident of Southern Hills within the Pelican Sound Golf and River Club community. My wife and I have owned in Southern Hills for over 10 years.

I have a safety concern that I believe could be related to Traffic Calming.

The intersection of Southern Hills Dr. and Pelican Sound Drive presents many challenges and opportunities.




1. The intersection is close to the main gate. Motorists exiting the community are focused on the gate and not the intersection with Southern Hills Dr. You would have observed through traffic monitoring the high rate of speed that these eastbound travelers cross this area. Motorists and contractors entering the community are focused on their phones and directions to the worksite, not pedestrians and dog walkers.
2. Motorists, cyclists and pedestrians leaving Southern Hill Drive have to 'nose out' to see eastbound traffic due to the curve in Pelican Sound Drive.
3. Golfers crossing from Lakes #3 Green to Lakes #4 Tee must cross Pelican Sound Drive.
4. Pedestrians must cross Pelican Sound Drive twice to utilize the sidewalks provided.
5. There is another entrance/exit servicing the Edgewater #4 community.

As you can see, it is a very busy intersection. Many intersections within Pelican Sound have All Way Stops. Why not install an All Way Stop at this intersection for the safety of all that use it.

Thank you for your attention to this matter,

Ken Stewart  
(905) 431-5770

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

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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April 8, 2024

River Ridge Community Development District  
c/o Chuck Adams  
Wrathell, Hunt & Associates  
9220 Bonita Beach Rd. #214  
Bonita Springs, FL 34135

***RE: Operational and Maintenance Assessment Revenue Bonds, Series 2024***

Synovus Bank ("Lender", "Bank" and/or "Synovus") is pleased to consider a financing arrangement (the "Facility") for the River Ridge Community Development District (the "District") the basic terms and conditions of which are set forth below. This financing proposal is not exhaustive, and the credit facility is subject to other terms and conditions normally required by Synovus for similar transactions. The proposed Facility is subject to the satisfactory completion of Synovus's customary due diligence, underwriting and receipt of credit approval. This letter is not a commitment to lend.

- Borrower:* River Ridge Community Development District (the "District")
- Facility:* Bank Qualified Tax-Exempt Term Note
- Amount:* \$600,000 (not to exceed)
- Purpose:* The proceeds of the Note will be used by the District to finance certain capital improvements within the District and to pay the costs of issuance.
- Term:* The term of the Note shall not exceed five years from the date of the closing, fully amortizing.
- Collateral:* The Loan will be secured by a lien upon and pledge of i) the Operation and Maintenance assessments levied against the benefitted properties, ii) the proceeds from any additional debt issued by the District (with the exception of debt to finance projects that are necessary for health, safety or welfare reasons or to remediate a natural disaster).
- Repayment:* Semi-Annual interest payments on the 1st of each May and November, commencing on November 1, 2024. Principal will be due annually on the 1st of each May, commencing May 1, 2025. Interest will be calculated on the basis of a 360-day year consisting of twelve, thirty-day months.
- Interest Rate:* The interest rate would be fixed 3 days prior to closing and would be indexed to 79 percent of the prevailing Five (5) Year Treasury Constant Maturity plus 105 basis points with a floor of 4.45% percent. For informational purposes, the rate as of April 8, 2024 would be **4.45 percent**.
- The Treasury Constant Maturity will be as published by the Federal Reserve (<http://www.federalreserve.gov/releases/h15/update/>).
- Pre-payment:* The District may prepay and redeem the Note, in whole or part, at any time or from time to time, without penalty or premium, by paying to the Bank all or a part of the principal amount of the Note to be repaid, together with the unpaid interest accrued on the amount of principal

so prepaid to the date of such prepayment. Each prepayment and redemption of such Notes shall be made on such date and in such principal amount as shall be specified by the District in a written notice delivered to the Bank not less than ten days prior thereto specifying the principal amount to be prepaid and the date of such prepayment.

*Fees:* Fifty basis point (.50%) Loan Commitment Fee (\$3,000), plus the District is responsible for all legal and out of pocket expenses associated with the proposed financing. The Bank will be represented by Greenspoon Marder law, whose fee will be fixed at \$12,000.

*Affirmative*

*Covenants:* For so long as any of the principal amount of or interest on the proposed Loan is outstanding or any duty or obligation of the District contemplated under the proposed Loan remains unpaid or unperformed, the District covenants to the Bank as follows:

- a) *Payment* - The District shall pay the principal of and the interest on the proposed Loan at the time and place and in the manner provided in the Note.
- b) *Use of Proceeds* - Proceeds from the Notes will only be used by the District to finance the project costs and to pay the costs of issuance.
- c) *Notice of Defaults* - The District shall within ten days after it acquires knowledge thereof, notify the Bank in writing at its Notice Address upon the happening, occurrence, or existence of any Event of Default, and any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Bank with such written notice, a detailed statement by a responsible officer of the District of all relevant facts and the action being taken or proposed to be taken by the District with respect thereto.
- d) *Records* - The District agrees that any and all records of the District shall be open to inspection by the Bank or its representative's at all reasonable times at the offices of the District.
- e) *Maintain Existence* - The District will take all reasonable legal action within its control in order to maintain its existence as a community development district of the State, and shall not voluntarily dissolve.
- f) *Notice of Liabilities* - The District shall promptly inform the Bank in writing of any actual or potential contingent liabilities or pending or threatened litigation of any amount that could reasonably be expected to have a material and adverse effect upon the financial condition of the District or upon the ability of the District to perform its obligation under the proposed Loan.
- g) *Insurance* - The District shall maintain such liability, casualty and other insurance as is reasonable and prudent for similarly situated independent special districts of the State and shall upon request of the Bank, provide evidence of such coverage to the Bank.
- h) *Comply With Laws* - The District is in compliance and shall comply with all applicable federal, state and local laws and regulatory requirements.
- i) *Taxes* - In the event the proposed Note should be subject to the excise tax or any other loan Document should be subject to the excise tax on documents, or any similar tax, the District shall pay such taxes or reimburse the Bank for any such taxes paid by it.
- k) *Audited Financial Statements* - The District will cause a financial audit to be completed of its books and accounts for each fiscal year, beginning with the fiscal year ending September 30, 2023, and shall furnish such financial audit to the Bank within 270 days of the end of each such fiscal year. The financial audit shall be prepared in accordance with Chapter 10.550 of the Rules of the Florida Auditor General or the provisions of any successor state or rule governing Florida local governmental entity audits.
- l) *Annual Budget*. The District shall adopt an annual budget as required by law. The District covenants that, so long as the Note shall remain unpaid, it will appropriate in its annual budget, by amendment, if required, amounts sufficient to pay the

principal of and interest on the Note as the same shall become due. In the event that the amount previously budgeted for such purpose is at any time insufficient to pay such principal and interest on the Note, the District covenants to take immediate action to amend its budget so as to budget and appropriate an amount sufficient to pay such debt service on the Note. The District shall provide the Bank with a copy of its annual operating budget for each fiscal year not later than 45 days after the commencement thereof. The budget shall specifically detail the Assessments and any other special assessments to be levied by the District with respect to such fiscal year.

- m) *Assessment Records.* The District shall maintain records with respect to the Assessments which shall be updated as Assessments are collected. The records shall detail Assessments (i) levied to date on a parcel-by-parcel basis, and (ii) collected to date. A report setting forth the foregoing information as of May 31 of each year will be provided to the Bank by June 10 of each year, and if there are any delinquent Assessments, the District will provide the Bank with another report, by September 1 of such year, updating the information in said report. Upon the occurrence of any Event of Default, the District will, upon request of the Bank, and at the expense of the District, engage the services of a consultant acceptable to the Bank to assist the District in levying the Assessments until such time as the default is cured.
- n) *Assessment Roll.* Commencing with the tax roll adopted during the year 2023, the District shall provide to the Bank the certified assessment roll detailing the Assessments, if any, to be imposed for each tax year within 30 days of the date such roll becomes available.
- o) *Maintenance of Improvements.* All Improvements are and will be owned by the District or another political subdivision of the State of Florida and all Improvements shall be available for use by the general public on the same basis, subject only to conditions imposed by the District or another political subdivision of the State of Florida as may be necessary to protect the health safety and general welfare of the District and its inhabitants, visitors, property owners and workers or to protect such Improvements from damage, misuse, or destruction. The District shall observe and perform all of the terms and conditions contained in the Act, and shall comply with all valid acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to the Improvements. The District shall levy assessments as shall be necessary to provide for the maintenance of the Improvements.

*Negative  
Covenants:*

For so long as any of the principal amount of or interest on the proposed Loan is outstanding or any duty or obligation of the District under the proposed Loan remains unpaid or any obligation of the District under any of the Loan Documents remain unpaid or unperformed, that:

- (a) *No Amendments.* The District shall not alter, amend or repeal the Assessment Resolutions or take any action impairing the authority thereby or hereby given with respect to the imposition of the Assessments or the payment of the Note, without prior written approval of the Bank.
- (b) *No Liens.* The District shall not create or permit any pledge, assignment, mortgage or lien on the pledged revenue or any of its assets other than pursuant to the Loan Documents.
- (c) *Disposition of Assets.* The District shall not dispose of any of its assets other than in the ordinary course of business.
- (d) *Loans.* The District shall not loan money or make advances or other extensions of credit to other persons or entities.
- (e) *Debt.* So long as the Note is outstanding, the District shall not incur any indebtedness without the written consent of the Bank. Notwithstanding the foregoing, the District shall



not be precluded from incurring indebtedness to finance projects that are necessary for health, safety or welfare reasons or to remediate a natural disaster.

*Assessments*

- (a) *Limited Obligation.* The District promises that it will promptly pay the principal of and interest on the Note at the place, on the dates and in the manner provided therein according to the true intent and meaning hereof and thereof; provided that the principal of and interest on the Note is payable solely from the pledged Assessments, and nothing in the Note or in the Note Resolution shall be construed as pledging any other funds or assets of the District to such payment or authorizing such payment to be made from any other source. The District is not and shall not be liable for the payment of the principal of and interest on the Note or for the performance of any pledge, obligation or agreement for payment undertaken by the District hereunder from any property other than the pledged Assessments. The Bank shall not have any right to resort to legal or equitable action to require or compel the District to levy and collect any tax or special assessment or to keep any tax or special assessment in force, except for the Assessments, to pay principal or interest on the Note.
- (b) *Pledge of Assessments.* The principal of and interest on the Note shall be payable from and secured by a lien upon the Assessments. The District hereby grants a security interest in favor of the Bank in the Assessments.
- (c) *Levy of Assessments.* The District will levy and assess Assessments upon the lands within the District in accordance with the Act and the Assessment Resolution, in amounts that are sufficient to pay the principal of and interest on the Note as herein provided. Unless the Bank otherwise agrees, the District shall utilize the uniform method for the collection of the Assessments authorized by Section 197.3632, Florida Statutes. The District will take all necessary steps to levy and collect Assessments sufficient to pay the principal and interest of the Note when due.

*Debt Service*

*Reserve Fund:*

The District agrees that it will maintain a Debt Service Reserve account at the Bank. The initial deposit to the Debt Service Reserve account shall be equal to \$10,000. Amounts of deposit in the Debt Service Reserve account may be invested only in accounts of Synovus Bank. The Debt Service Reserve account is hereby pledged as security for the Note and the District hereby grants the Bank a security interest in the Debt Service Reserve account and the amounts therein to secure the Note. For so long as the Note is outstanding, the District may not withdraw amounts from the Debt Reserve account. In the event that at any time the District fails to pay the principal of or interest on the Note as the same becomes due, the Bank may withdraw such amount from the Debt Service Reserve account as shall be necessary in order to pay the principal of and interest on the Note as the same becomes due. The Bank shall notify the District in writing if any such withdrawal is made.

*Events of*

*Default:*

An "Event of Default" shall be deemed to have occurred under this Agreement if:

- (a) The District shall fail to make any payment of the principal of or interest on the Note after the same shall become due and payable, whether by maturity, by acceleration at the discretion of the Bank, or otherwise; or
- (b) The District shall default in the performance of or compliance with any term or covenant contained in the Loan Documents, which default or noncompliance shall continue and not be cured within thirty (30) days after (i) notice thereof to the District by the Bank; or (ii) the Bank is notified of such noncompliance or should have been so notified, whichever is earlier; or

- (c) Any representation or warranty made in writing by or on behalf of the District in any Loan Document shall prove to have been false or incorrect in any material respect on the date made or reaffirmed; or
- (d) The District admits in writing its inability to pay its debts generally as they become due or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee for itself; or
- (e) The District is adjudged insolvent by a court of competent jurisdiction, or it is adjudged a bankrupt on a petition in bankruptcy filed by or against the District, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property, and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within 90 days from the date of entry thereof; or
- (f) The District shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or the State of Florida; or
- (g) The District shall default in the due and punctual payment or performance of covenants under any obligation for the payment of money to the Bank or any other subsidiary or affiliate of the Bank; or
- (h) A judgment or order shall be rendered against the District for the payment of money in excess of \$250,000 and such judgment or order shall continue unsatisfied or unstayed for a period of more than 30 days.

*Interest Rate Adjustments:*

In the event the interest on the Note becomes subject to federal income tax in any period, the interest rate will convert to the taxable rate during that period. The taxable rate will be calculated by dividing the current tax-exempt rate by 1 minus the maximum federal tax rate. In addition, the District shall make the Bank whole for any interest, penalties, and additions to tax suffered by the Bank.

If the Note shall be determined not to be a "bank qualified obligation," the interest rate shall increase to the rate that shall provide the Bank with the same after tax yield that the Bank would have otherwise received had such determination not occurred, taking into account the increased taxable income of the Bank as a result.

In the event the Maximum Federal Corporate Tax Rate imposed on corporations pursuant to Section 11(b) of the Internal Revenue Code of 1986, as amended, is changed, the interest rate on the Note will be adjusted to such rate as will provide the same tax equivalent yield to the Bank. The interest rate on the Note shall be adjusted to the product obtained by multiplying the interest rate then in effect on the Note by a fraction equal to  $(1-A \text{ divided by } 1-B)$ , where A equals the Maximum Corporate Tax Rate in effect as of the date of adjustment and B equals the Maximum Corporate Tax Rate in effect immediately prior to the date of adjustment.

*Conditions of Lending:*

- The obligations of the Bank to lend hereunder are subject to the following conditions precedent:
- a) Documents are and shall be true and correct to the best of the District's knowledge at the time of closing.
  - b) On the closing date the District shall be in compliance with all the terms and provisions set forth in the Loan Documents on its part to be observed or performed, and no Event of Default nor any event that, upon notice or lapse of time or both, would constitute such an Event of Default, shall have occurred and be continuing at such time.
  - c) On or prior to the closing date, the Bank shall have received the following supporting documents, all of which shall be satisfactory in form and substance to the Bank (such satisfaction to be evidenced by the purchase of the Note by the Bank): (i) the opinion of counsel to the District, regarding the due authorization, execution, delivery, validity and enforceability of the Agreement and the Note, the District's power to incur the debt evidenced by the Note, the due adoption and enforceability of the Note Resolution and the due creation and existence of the District and to the effect that the Note is excluded from gross income for federal income tax purposes and is exempt from State excise tax on

- documents, and (ii) such additional supporting documents as the Bank may reasonably request.
- d) No material and adverse changes shall have occurred in the financial condition of the District.
  - f) The Bank shall not be required to enter into the proposed Credit Accommodation until the completion of all due diligence inquiries, receipt of approvals from all requisite parties and the execution and receipt of all necessary documentation reasonably acceptable to the Bank and its counsel. The Bank complies with the US Patriot Act of 2001 (the "Act"), including, but not limited to; those sections relating to customer identification, monitoring and reporting of suspicious activities, and the prevention of money laundering. This Act mandates that we verify certain information about the borrower and any guarantor while processing the Credit Accommodation request. Furthermore, certain assumptions are made for this proposal which, if altered, could affect the overall credit approval and or the terms of the proposed Credit Accommodation.

*Waiver of  
Jury Trial*

District and Bank knowingly, intentionally, and voluntarily waive any right which any of them may have to a trial by jury in connection with any matter directly or indirectly relating to any loan document executed in connection herewith or any other matter arising from the relationship between Bank and District.

Synovus Bank appreciates the opportunity to submit this Proposal and looks forward to your favorable response. Please understand that this letter is not a formal commitment to extend a loan by the Lender, or any of its affiliates, but is merely intended for discussion purposes only in order to provide you with the basic terms and conditions of our proposal, which are outlined above. The terms and conditions outlined in this Proposal are in effect for 30 days from the date of this letter. If you have any questions or need additional information, please do not hesitate contacting me at (239) 552-1819.

Respectfully,



Andy LaFear  
Government Solutions  
Synovus Bank  
7768 Ozark Drive, 1<sup>st</sup> Floor  
Jacksonville, FL 32256  
(904) 997-7646  
[andylafear@synovus.com](mailto:andylafear@synovus.com)



Jim Mitchell, Sr. Director  
Government Solutions  
Synovus Bank  
2325 Vanderbilt Beach Road  
Naples, FL 34109  
(239) 552-1819  
[jimmitchell@synovus.com](mailto:jimmitchell@synovus.com)

Agreed to and accepted this \_\_\_\_ day of \_\_\_\_\_, 2024.

**BORROWER: River Ridge Community Development District**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title:  
\_\_\_\_\_

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2024**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2024**

	General Fund	Special Revenue Fund	Series 2022A Note	Series 2022B Note	Total Governmental Funds
<b>ASSETS</b>					
Cash					
SunTrust					
Operating	\$ 330,820	\$ 1,125,527	\$ -	\$ -	\$ 1,456,347
Bank United	5,000	5,000	-	-	10,000
Bank United-ICS	20,188	297,816	-	-	318,004
Synovus - Loan account 2019	-	75,316	-	-	75,316
Series 2022A note	-	-	71,448	-	71,448
Series 2022B note	-	-	-	54,738	54,738
Note reserve 2019	-	10,004	-	-	10,004
Due from general fund	-	15,298	-	-	15,298
Due from SRF 2022A	-	9,005	-	-	9,005
Due from SRF 2022B	-	41,940	-	-	41,940
Total assets	<u>\$ 356,008</u>	<u>\$ 1,579,906</u>	<u>\$ 71,448</u>	<u>\$ 54,738</u>	<u>\$ 2,062,100</u>
<b>LIABILITIES</b>					
Accounts payable	18,564	155,071	-	-	173,635
Due to SRF - Pelican Sound	15,298	-	9,005	41,940	15,298
Total liabilities	<u>33,862</u>	<u>155,071</u>	<u>9,005</u>	<u>41,940</u>	<u>188,933</u>
<b>FUND BALANCE</b>					
Assigned					
Working capital	59,563	271,120	-	-	330,683
Restricted for					
Debt service	-	-	62,443	12,798	75,241
Unassigned	262,583	1,153,715	-	-	1,416,298
Total fund balance	<u>322,146</u>	<u>1,424,835</u>	<u>62,443</u>	<u>12,798</u>	<u>1,822,222</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 356,008</u>	<u>\$ 1,579,906</u>	<u>\$ 71,448</u>	<u>\$ 54,738</u>	<u>\$ 2,011,155</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 230,332	\$ 237,500	97%
Interest & miscellaneous	13	255	750	34%
Total revenues	<u>13</u>	<u>230,587</u>	<u>238,250</u>	97%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,076	4,091	10,918	37%
Management/accounting	4,284	25,704	51,408	50%
Audit	-	-	7,100	0%
Special assessment preparation	271	1,625	3,250	50%
Legal fees	3,791	5,365	10,000	54%
Engineering	2,552	2,892	10,000	29%
NPDES reporting filing	2,418	7,573	13,000	58%
Telephone	33	200	400	50%
Postage	150	604	1,000	60%
Insurance	-	8,230	8,228	100%
Printing & binding	63	375	750	50%
Legal advertising	-	563	1,000	56%
Contingencies	-	325	2,500	13%
Subscriptions & memberships	-	175	175	100%
Website maintenance	705	705	705	100%
ADA website compliance	-	-	210	0%
Property taxes	-	10	9	111%
Total administrative	<u>15,343</u>	<u>58,437</u>	<u>120,653</u>	48%
<b>Field services</b>				
Other contractual - field management				
Q & A	217	1,300	2,601	50%
Contingencies	-	-	1,000	0%
Other contractual	-	21,548	40,000	54%
Street lighting	772	3,890	4,500	86%
Plant replacement	-	-	4,000	0%
Debt service (prin & int) 2022 note	-	-	36,283	0%
Street sweeping	6,525	11,600	15,000	77%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	-	20,000	0%
Total field services	<u>7,514</u>	<u>38,338</u>	<u>125,884</u>	30%

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2024**

	<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	<u>22,857</u>	<u>99,666</u>	<u>250,850</u>	40%
Net change in fund balances	(22,844)	130,921	(12,600)	
Fund balances - beginning				
Unassigned	344,990	191,225	126,222	
Fund balances - ending				
Assigned				
Working capital	59,563	59,563	59,563	
Unassigned	262,583	262,583	54,059	
Fund balances - ending	<u>\$ 322,146</u>	<u>\$ 322,146</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 MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: Pelican Sound	\$ -	\$ 1,038,233	\$ 1,083,974	96%
Interest & miscellaneous: Pelican Sound	-	2,816	500	563%
Total revenues	<u>-</u>	<u>1,041,049</u>	<u>1,084,474</u>	96%
<b>EXPENDITURES</b>				
<b>Professional services</b>				
Audit	-	-	3,400	0%
Legal	-	-	5,000	0%
Engineering	6,305	11,136	21,000	53%
Contingencies	-	-	600	0%
Total professional services	<u>6,305</u>	<u>11,136</u>	<u>30,000</u>	37%
<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	2,500	5,000	50%
Lake/wetland operations	14,007	56,227	100,000	56%
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	2,797	29,356	194,480	15%
Roadway RM/traffic calming	22,912	57,821	50,000	116%
Contingencies	-	3,545	35,000	0%
Total other contractual	<u>40,133</u>	<u>149,449</u>	<u>1,031,593</u>	14%
Total expenditures	<u>46,438</u>	<u>187,751</u>	<u>1,061,593</u>	18%
Net change in fund balances	(46,438)	853,298	22,881	
Fund balances - beginning				
Unassigned	1,471,273	571,537	536,595	
Fund balances - ending				
Assigned				
Working capital	271,120	271,120	271,120	
Unassigned	1,153,715	1,153,715	288,356	
Fund balances - ending	<u>\$ 1,424,835</u>	<u>\$ 1,424,835</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 MARCH 31, 2024**

	Current Month	Year to Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
 <b>EXPENDITURES</b>	 -	 -
Total expenditures	-	-
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 MARCH 31, 2024**

	<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>		
Capital outlay	<u>-</u>	<u>99,375</u>
Total expenditures	<u>-</u>	<u>99,375</u>
 Net change in fund balances	-	(99,375)
Fund balances - beginning		
Unassigned	12,798	112,173
Fund balances - ending	<u>\$ 12,798</u>	<u>\$ 12,798</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
MARCH 31, 2024**

**River Ridge CDD**  
**Check Detail**  
 March 2024

Type	Num	Date	Name	Account	Paid Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>03/01/2024</b>	<b>FPL</b>	<b>151.002 · Suntrust Operating Account</b>	
Bill	55697...	03/01/2024		539.024 · Street Lighting	-346.97
Bill	67220...	03/01/2024		539.024 · Street Lighting	-425.12
TOTAL					-772.09
<b>Check</b>	<b>DD</b>	<b>03/01/2024</b>	<b>JAMES E. GILMAN JR.</b>	<b>151.002 · Suntrust Operating Account</b>	
				511.00 · Supervisor's Fees	-184.70
TOTAL					-184.70
<b>Check</b>	<b>DD</b>	<b>03/01/2024</b>	<b>ROBERT SCHULTZ {Em...</b>	<b>151.002 · Suntrust Operating Account</b>	
				511.00 · Supervisor's Fees	-184.70
TOTAL					-184.70
<b>Check</b>	<b>DD</b>	<b>03/01/2024</b>	<b>KURT BLUMENTHAL</b>	<b>151.002 · Suntrust Operating Account</b>	
				511.00 · Supervisor's Fees	-184.70
TOTAL					-184.70
<b>Check</b>	<b>DD</b>	<b>03/01/2024</b>	<b>TERRY MOUNTFORD {E...</b>	<b>151.002 · Suntrust Operating Account</b>	
				511.00 · Supervisor's Fees	-184.70
TOTAL					-184.70
<b>Check</b>	<b>DD</b>	<b>03/01/2024</b>	<b>ROBERT TWOMBLY</b>	<b>151.002 · Suntrust Operating Account</b>	
				511.00 · Supervisor's Fees	-184.70
TOTAL					-184.70
<b>Bill Pmt -Check</b>	<b>6390</b>	<b>03/05/2024</b>	<b>FEDEX</b>	<b>151.002 · Suntrust Operating Account</b>	
Bill	8-421-...	03/04/2024		519.410 · Postage	-150.16
TOTAL					-150.16

## River Ridge CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount
<b>Bill Pmt -Check</b>	<b>6391</b>	<b>03/05/2024</b>	<b>JOHNSON ENGINEERIN...</b>	<b>151.002 · Suntrust Operating Account</b>	
Bill	20044...	03/04/2024		538.300 · NPDES Program	-88.00
Bill	20044...	03/04/2024		538.300 · NPDES Program	-1,770.00
TOTAL					-1,858.00
<b>Bill Pmt -Check</b>	<b>6392</b>	<b>03/05/2024</b>	<b>LEE COUNTY NATURAL ...</b>	<b>151.002 · Suntrust Operating Account</b>	
Bill	2400	03/04/2024		538.300 · NPDES Program	-560.00
TOTAL					-560.00
<b>Bill Pmt -Check</b>	<b>6393</b>	<b>03/05/2024</b>	<b>PRECISION CLEANING, I...</b>	<b>151.002 · Suntrust Operating Account</b>	
Bill	85494	03/04/2024		538.500 · Street Sweeping	-3,625.00
Bill	85754	03/04/2024		538.500 · Street Sweeping	-2,900.00
TOTAL					-6,525.00
<b>Bill Pmt -Check</b>	<b>6394</b>	<b>03/05/2024</b>	<b>STRANGE ZONE, INC.</b>	<b>151.002 · Suntrust Operating Account</b>	
Bill	2024-...	03/01/2024		519.413 · Website Maintenace	-704.99
TOTAL					-704.99
<b>Bill Pmt -Check</b>	<b>6395</b>	<b>03/05/2024</b>	<b>WOODWARD, PIRES AN...</b>	<b>151.002 · Suntrust Operating Account</b>	
Bill	40650	03/04/2024		514.310 · Legal Fees	-2,934.70
TOTAL					-2,934.70
<b>Bill Pmt -Check</b>	<b>6396</b>	<b>03/05/2024</b>	<b>WRATHELL, HUNT AND ...</b>	<b>151.002 · Suntrust Operating Account</b>	
Bill	2023-...	02/29/2024		513.311 · Management	-3,946.20
				519.411 · Telephone	-30.70
				519.470 · Printing and Binding	-57.57
				538.336 · Q & A	-199.66
				513.310 · Assessment Roll Services	-249.47
				539.020 · Field Management	-383.81
TOTAL					-4,867.41
<b>Bill Pmt -Check</b>	<b>6397</b>	<b>03/05/2024</b>	<b>COLLIER PAVING AND ...</b>	<b>151.003 · SRF - Pelican Sound</b>	

**River Ridge CDD**  
**Check Detail**  
 March 2024

Type	Num	Date	Name	Account	Paid Amount
Bill	12283	03/04/2024		539.466 · Roadway RM/Traffic Calming	-22,912.32
TOTAL					-22,912.32
<b>Bill Pmt -Check</b>	<b>6398</b>	<b>03/05/2024</b>	<b>HOLE MONTES, INC.</b>	<b>151.003 · SRF - Pelican Sound</b>	
Bill	415369	03/04/2024		519.320 · Engineering	-6,305.00
TOTAL					-6,305.00
<b>Bill Pmt -Check</b>	<b>6399</b>	<b>03/05/2024</b>	<b>PREMIER LAKES</b>	<b>151.003 · SRF - Pelican Sound</b>	
Bill	1384	03/04/2024		539.021 · Lake/Wetland	-705.00
Bill	1390	03/04/2024		539.021 · Lake/Wetland	-3,412.00
Bill	1379	03/04/2024		539.021 · Lake/Wetland	-2,750.00
Bill	1386	03/04/2024		539.021 · Lake/Wetland	-800.00
TOTAL					-7,667.00
<b>Bill Pmt -Check</b>	<b>6400</b>	<b>03/05/2024</b>	<b>WRATHELL, HUNT AND ...</b>	<b>151.003 · SRF - Pelican Sound</b>	
Bill	2023-...	02/29/2024		513.311 · Management	-337.80
				519.411 · Telephone	-2.63
				519.470 · Printing and Binding	-4.93
				538.336 · Q & A	-17.09
				513.310 · Assessment Roll Services	-21.36
				539.020 · Field Management	-32.86
TOTAL					-416.67

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**A**



River Ridge CDD  
Pelican Sound Program Updated 4.11.24

	<u>Budget</u>	<u>YTD Actual</u>	<u>Planned/ Encumbered</u>	<u>Total</u>	<u>Variance</u>
Drainage Pipe Inspections & Cleaning	60,000	0	6,300	6,300	53,700
Drainage Pipe Repair	100,000	0	21,800	21,800	78,200
Roadway RM/traffic calming	50,000	105,032		105,032	-55,032
Lake Bank Remediation/Dry Retention	55,000	900	66,355	67,255	-12,255
Capital Outlay	194,480		161,643	161,643	32,837
Aeration Repairs	0	13,378		13,378	-13,378
Lakes/Wetlands	100,000	105,864	94,132	105,864	-5,864
	<u>559,480</u>	<u>225,174</u>	<u>350,230</u>	<u>481,272</u>	<u>78,208</u>
Contingencies	35,000	6,515		6,515	28,485
Grand Total					106,693

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**B**

## **River Ridge Breakdown April 11, 2024**

### Summary:

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

- MRI, Inspections – Annual Storm Structure Inspections - \$5,300.00 (and includes Hammock Greens)
- MRI Inspections – \$1,000.00 - ROV P-220 @ Island Sound

**Total: \$6,300.00**

#### **Drainage Pipe Repair Projects:**

- MRI Inspections – \$13,300 - NPDES Report Follow-up: Repairs: Structures E-1, E2-a., E2-b. Staff Guage E5-1 and H-! Weir Structure Repair.
- MRI Inspections - \$8,500.00 – Replace faulty 3” butterfly blow-off valve for irrigation line @ P-220 Island Sound. This is an agenda item for Board consideration.

**Total: \$21,800.00**

#### **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 - \$30,236.50(Sidewalk & Root Barrier Replacement Projects
- 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. **Paid by PSGRC and removed/credited against total.**
- Collier Paving - \$10,486.42 – Pelican Sound/Turnberry Repairs
- TR Transportation Consultants: \$1,200.00 – approved 11/28/23
- Collier Paving - \$15,774.70. 20853/20848 Gleneagles Links Dr. Valley Gutter Repairs. Approved 2/27/24.

**Total: \$ 105,032.10**

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

- Premier Lakes – Canna Lilly Trimming River Course 7 T-Box - \$900.00
- E8-A – \$66,355.00 (Anchor Marine proposal approved 1/23/24 and will be scheduled during the month of May)

**Total: \$67,255.00**

### **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
- Premier Lakes: \$4,065.00 - H1-A & H1-B Fish Kill (completed 2/2 & 2/5)
- Premier Lakes: \$2,550.00 – H1-A Golden Aglae Treatments 2/8/24.
- Premier Lakes: \$200.00 – H1-A Golden Algae ID Test 2/12/24.
- Premier Lakes: \$705.00 – H2-A Fish Kill (completed 2/26/24).
- Premier Lakes: \$3,412.00 - H2-A Golden Algae Treatments 2/26/24.
- Premier Lakes: \$800.00 – Algae ID: H1-A, H1-B, H1-C & H2-A – 2/28/24.

**Total: \$105,863.72**

### **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
- H1-B & H1-C - \$2,699.00 (Bentley Electric required repairs)
- H1-B: \$4,349.00 – Cabinet Install approved 2/27/24.
- E7-A: \$2,510.00 – Zombie Box install approved 2/27/24.
- E1-C, E1-B & E1-E - \$352.00 (aeration repairs).

**Total: \$13,378.00**

### **Capital Outlay:**

- FPL - \$18,179.00
- Well Services & Plumbing/McCullers Construction - \$80,504.00 + \$22,625.00 for Electrical Meter & Service.
- Water Science - \$37,000.00
- Hannula Landscape - \$3,335.00 C/O for gate valve replacement projects

**Total: \$161,643.00**

**Contingencies:**

- Laz's Lawn Services - \$2,970.00 (Landscape Repairs at Turnberry across from bldg. 4960)
- Laz's Lawn Services - \$3,545.00 (Additional Sod/Irrigation Repairs at Turnberry across from bldg. 4960)

**Total: \$6,515.00**

**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 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	Vice Chair
Robert Twombly	Assistant Secretary
Kurt Blumenthal	Assistant Secretary
Jim Gilman	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Alex Kurth	Premier Lakes
Ed Nowak	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.

40

41 **THIRD ORDER OF BUSINESS**41 **Update: Premier Lakes, Inc. [Alex Kurth]**

42

43 Mr. Alex Kurth reported the following:

44 ➤ Some of the outfall structures were reviewed based on the NPDES Report. The Wetland  
45 Manager inspected the area. Some minor debris was raked and removed and some vegetation  
46 was sprayed to ensure that structures remain clear and allow proper water flow.

47 ➤ At the last meeting, a resident reported potential invasives in the area of the River 9 flow-  
48 way. The Wetland Manager inspected and no live invasives were noted; some invasives that were  
49 sprayed were dead and decaying. Normal quarterly treatments should suffice.

50 ➤ Increasing algae growth was observed, which is typical of this time of year due to  
51 increasing water temperatures and longer days.

52 ➤ Most lakes look very good today; some minor algae will be treated tomorrow.

53 ➤ Staff approved minor aeration repairs. A compressor was replaced at Lake H1-A and some  
54 Ground Fault Interrupter (GFI) outlets were replaced at Lake E1-B.

55 ➤ Regarding noise reduction approved at the last meeting, the Zombie Box for Lake E7-A  
56 was ordered. The manufacturer estimated that equipment will be shipped in seven to ten days.  
57 The cabinet for Lake H1-B will be delivered late next week. Equipment will be installed as soon  
58 as possible after it is received.

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

64 ➤ Pelican Sound Staff reported that the Lake E1-B system GFI is tripping. The fan will be  
65 replaced tomorrow.

66 • **Discussion/Consideration of One Time Work Order Agreement [Golden Algae**  
67 **Treatment]**

68 Mr. Kurth stated he reviewed all four “H system” lakes today; the water was previously  
69 tested and, to the naked eye, the lakes look very healthy. The previous water testing did show

70 golden algae but, at this point, he recommends holding off on additional treatment. Historically,  
71 golden algae toxins are released in winter, so he recommends saving the money and operating  
72 on a wait-and-see basis.

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

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

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

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

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

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

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

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

96

97 **FOURTH ORDER OF BUSINESS**

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

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- **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.

131 **SIXTH ORDER OF BUSINESS**

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

132  
133  
134

135 • **Continued Discussion: Traffic Calming**

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

138 ➤ The number of vehicles, including golf carts, going through the intersection in 15-minute  
139 increments is provided.

140 ➤ East, west and northbound traffic, the number of right and left turns, as well as peak hour  
141 traffic statistics are included.

142 ➤ At approximately 1:00 p.m., 457 movements through the intersection in all three  
143 directions were documented.

144 ➤ Around noon, heavy northbound traffic is noted turning left into the Clubhouse. When  
145 golf cart data is broken out, the numbers might decrease, as golf carts would utilize the path.

146 ➤ It is unclear if a stop sign or another measure will be the best alternative, given the  
147 eastbound movement of six cars per minute traveling through the intersection.

148 ➤ The video will be reviewed for further observations.

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

150 • **Consideration of Traffic Hawk Proposal**

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

152 ➤ The proposal includes all items combined; an itemized proposal will be provided.

153 ➤ Confirmation is needed to ensure that permitting is not needed for installation of the low  
154 voltage solar technology, if the project is approved.

155 ➤ If a boring is needed for a hardwired unit, the price will increase significantly.

156 ➤ Additional research will be done to address technical considerations and pricing.

157 ➤ The Traffic Hawk, combined with the Fining Committee and the ability to suspend  
158 Clubhouse privileges, can greatly reduce violations within the community.

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

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

162 This item will remain on the agenda.

163

164 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of February 29, 2024**

165

166

167 **A. Budget Variance**

168 **B. Breakdown**

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

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

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

175 The financials were accepted.

176

177 **EIGHTH ORDER OF BUSINESS**

**Approval of February 27, 2024 Regular  
Meeting Minutes**

178

179

180 The following changes were made:

181 Line 24: Delete line

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

183 Line 117: Change “Building” to “Voting”

184 Line 118: Change “(NBR)” to “(NVR)”

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

186

**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.**

187

188

189

190

191 • **Active Action and Agenda Items**

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

193 Item 5: Delete last three lines.

194           Regarding Item 7, Mr. Long stated the new well pump will be installed. Output might be  
195 650 to 700 gallons per minutes, slightly less than the 800 gallons per minute initially anticipated.  
196 Power is set up and waiting for Florida Power & Light (FPL) to switch to the new transformer on  
197 or after April 4, 2024, pending inspection and installation of the meter. The SFWMD permit for  
198 the second well is complete and will be submitted.

199           Item 12: Add “Contract pending. Start Date: May 13, 2024.”

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

203           Item 15: Delete “Evaluate signage and add extra 15 mph speed limit sign at Southern Hills  
204 Drive”

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

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

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

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

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

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

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

221           A Board Member asked when the street sweeping contract is up for renewal. Mrs. Adams  
222 stated it is included in the Key Activity Dates. It was noted that the landscaper for The Meadows

223 performs street sweeping. Mrs. Adams stated that Staff needs to know about deficiencies  
224 promptly. Mrs. Adams was asked to remove The Meadows from the street sweeping schedule.

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

229

230 **NINTH ORDER OF BUSINESS**

**Staff Reports**

231

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

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

234 • **Update: Required Replacement Signage Project**

235 There were no District Counsel or District Engineer Reports.

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

237 **I. Key Activity dates**

238 **II. NEXT MEETING DATE: April 23, 2024 at 1:00 PM**

239 ○ **QUORUM CHECK**

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

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

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

243

244 **TENTH ORDER OF BUSINESS**

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

245

246

247 There were no supervisors' requests and public comments.

248

249 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

250

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

252

253

254

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



255  
256  
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260

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Secretary/Assistant Secretary

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Chair/Vice Chair

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**ACTIVE  
ACTION AND  
AGENDA  
ITEMS**

## RIVER RIDGE CDD

### ACTIVE ACTION AND AGENDA ITEMS

From 03.26.24 Meeting – for 04.23.24 Agenda

1. **CONTINUING** Speakers to identify themselves.
2. **ACTION/AGENDA** **10.26.21** Mr. Long: Follow up request for FPL to install street light at Pelican Sound Dr & Southern Hills Dr. **03.22.22** Waiting on FPL. **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/AGENDA** Mr. Krebs: Inspect SE corner of The Masters & get quotes. **02.28.23/03.28.23** Get stormwater mgmt project quotes from MRI; inspect inlet & grout Pinehurst pipe. Email Mrs. Adams Pinehurst Master Circle inlet location, add more details to stormwater improvement write up. **07.25.23** On surveyors' schedule. **ONGOING**
6. **ACTION/AGENDA** **05.23.23** Mr. Adams: Confirm lakes/fountains/aerator Consent to Use Agreement is in order. **06.27.23** All completed except fountains. Mr. Pires: Give Mr. Long License Agrmt template for the fountains. **11.28.23**: Mr. Pires: Check w Mr. Long about License Agrmt. **02.27.24** Mr. Long comments pending. **ONGOING**
7. **ACTION** **03.26.24** RE: Reclamation Facility. New well pump will be installed. Power is set up; waiting for FPL to switch to new transformer on or after 04.04.24, pending inspection & meter installation. SFWMD permit for second well is complete and will be submitted. **ONGOING**
8. **ACTION** **09.26.23** Mr. Krebs: Continue monitoring; add CDD as interested party to apartment complex construction permit. **ONGOING**
9. **ACTION** **10.24.23** Mr. Krebs: Produce educational Dos and Don'ts list/report for conservation/preserve areas. **ONGOING**
10. **ACTION/AGENDA** **10.24.23** Mr. Krebs: Prep Stormwater Mgmt Plan with specifics & exhibits. **11.28.23**: Update with next phase of work. **ONGOING**
11. **ACTION** **11.28.23** Mr. Krebs: Obtain cost estimates, develop traffic calming implementation plan & coordinate Traffic Study w Mr. Long. **02.27.24** Traffic Study scheduled for March. Prep budget for FY25. **ONGOING**
12. **ACTION** **01.23.24**: Schedule Anchor Marine installation, including sod at Lake E8-A for early May 2024. **03.26.24** Contract pending. Start Date: 05.13.24. **ONGOING**

## RIVER RIDGE CDD

### ACTIVE ACTION AND AGENDA ITEMS

From 03.26.24 Meeting – for 04.23.24 Agenda

13. **ACTION** 11.28.23 Mr. Krebs: Continue working with Lykins to get the signs installed; email Mr. Fiesel with an update in this matter. 02.27.24 Check status of downed signs. **ONGOING**
14. **ACTION/AGENDA** 02.27.24 Mr. Bill Kurth: Provide information on restocking lakes. **COMPLETED after 03.26.24 mtg**
15. **ACTION** 02.27.24 Mr. Willis: Obtain proposals for new portable or permanent signs, including electric work. **ONGOING**
16. **ACTION** 02.27.24 Mr. Blumenthal/Mr. Adams: Work on financing plans for traffic calming devices. Ask Mr. Collins to form a Committee with PSGRC Board to study issue 03.26.24 Financing to be presented at next meeting. **ONGOING**
17. **ACTION** 02.27.24 Mr. Krebs: Prep explanation why State Engineer will not approve request to change left turn lane out of Corkscrew Rd entrance. **ONGOING**
18. **ACTION** 03.26.24 Proposal requested to remove cabbage palms blocking intersection. Proposal received; will proceed. **ONGOING**
19. **ACTION** 03.26.24 Mr. Krebs: Schedule the replacement of four bridges by Artistic Structures. Work will be scheduled for June or July 2024. **ONGOING**
20. **ACTION** 03.26.24 Mr. Willis: Work with Laz Landscaping regarding bougainvillea at the front entrance monument at 41; although the irrigation issues were thought to be worked out, the salinity level of the water has not changed in months. **ONGOING**
21. **ACTION** 03.26.24 Mrs. Adams: Regarding 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. **COMPLETED after 03.26.24 mtg**
22. **ACTION** 03.26.24 M.R.I: Inspect where a similar sound of water flow was reported coming from behind the Turnberry 2 trash receptable. Additional information is needed to determine how to address a possible pressure pipe leak. **ONGOING**
23. **ACTION** 03.26.24 Mr. Willis: Remove The Meadows from the street sweeping schedule. **ONGOING**
24. **ACTION** 03.26.24 Mr. Krebs: Provide the Stormwater Management Plan plans for The Masters and Seaside for the next meeting. **ONGOING**

**RIVER RIDGE  
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# RIVER RIDGE CDD

## Key Activity Dates

Updated: April 2024

Description	Reference	Submit To	Due Date	MONTH/DATE
FPL and Outfall Ditch	SOP	N/A	Quarterly reviews and maintenance performed as required. Completed April 12th.	Jan/April/July/Sept
Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Retention	SOP	N/A	Quarterly reviews and maintenance performed as required. Completed April 12th.	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 April 12th.	Jan/April/July/Sept
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 completed November 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. River (7) Tee Box Canna Lilly trimming completed during the month of January 2024.	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. And are currently being completed this month.	April/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. This project is to be scheduled during the month of May, as approved by the Board 1/23/24.	5/1/2024

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.	Februray 2025
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 service completed Wednesday, January 24th. Note: Staff confirmed Premier agreed to these services at no additional charge to the District at the 12/13/22 meeting.	January 24, February 28, & March 27th. April 2024 date has not yet been received.
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. To include Hammock Greens.	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 April 8, 2024.	April/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 be included in the proposed budget.	6/15/2024

2023/24 Budget & Other Events	SOP	N/A	Capital Outlay: Well Services & Plumbing/McCullers Construction \$81,054.00. Water Science \$37K, FPL Transformer Upgrade \$18,179.00.	Commenced 8/15/2023
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
Ethics Training for Special District Supervisors	112.3142 requirements applied 2024		Supervisors will be required to complete four (4) hours of training each calendar year. For those seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. Ethics Training Website: <a href="https://ethics.state.fl.us/Training/Training.aspx">https://ethics.state.fl.us/Training/Training.aspx</a>	12/31/2024
Form 1 Filing - Statement of Financial Interest			Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. <a href="https://ethics.state.fl.us/">https://ethics.state.fl.us/</a> . File by July 1st following each calendar year in which they hold their position.	7/1/2024 annually
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 Program)	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 fourty 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  
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# 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.*