

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

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on June 25, 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> and telephone at 1-929-205-6099, Meeting ID: 898 4820 8244 for both.

Present were:

Bob Schultz (via telephone)	Chair
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
Lenore Brakefield	District Counsel
Samantha De Gyras	Assistant to District Counsel
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Alex Kurth (via telephone)	Premier Lakes
Ed Nowak (via telephone)	Resident
Larry Greene (via telephone)	Resident
Mike Dugan	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 attended via telephone.

On MOTION by Mr. Mountford and seconded by Mr. Gilman, with all in favor, authorizing Mr. Schultz's attendance and full participation, via telephone/Zoom, due to exceptional circumstances, was approved.

SECOND ORDER OF BUSINESS**Public Comments: Agenda Items (5 minutes per speaker)**

Resident Mike Dugan thanked the Board for their service to Pelican Sound and read from a prepared statement of his opinions, concerns and demands. He stated that Pinehurst residents are galvanized in one voice to express how upset they are at the routine flooding over the past three years and the tropical storm which happened June 12, 13 and 14, which produced unprecedented flooding in Pinehurst. The letter stated the most recent flooding crossed a red line, described unsafe conditions, impassable streets for most vehicles, the history of flooding in Pinehurst, how the drains in Pinehurst continued to overflow for five days after flooding in other communities subsided, how Pinehurst residents are currently skeptical that the CDD is willing to do what is necessary to resolve this issue, fearing that it might undo the progress made with the Masters flooding. The letter concluded with the following opinions and demands:

“Short of a quick absolute commitment from River Ridge that Pinehurst flooding is now a #1 or co-#1 priority, regardless of cost, we will be forced to explore legal options. And when another tropical storm is forecast, we will be forced to pay someone to lay sandbags over the surging drains coming into Pinehurst, until all of Pinehurst Greens is protected for safety purposes. There is a strong feeling amongst Pinehurst residents that River Ridge tilted the system away from the Masters and inadvertently moved it to Pinehurst. We will not accept this and are committed to riding this issue to the end and our residents are insisting on constant updates. We will request feedbacks from all our residents and we will not rest until they are satisfied with the results. Several residents have already offered financial support. Finally, we at Pinehurst do not mind suffering in unison with other communities of Pelican Sound, but we will not suffer by ourselves, as the only neighborhood that is repeatedly the only one still flooding one week after storms end while other communities are relatively dry. Thank you.”

Resident Ed Nowak read from a prepared statement regarding the Pinehurst drainage concerns and opinions. He pointed out the continuing problems in Pinehurst impact not only Pinehurst residents, but it is a problem for River Ridge and for the Engineers it retains. Mr. Nowak discussed how Hurricane Irma created a major flooding issue in the Masters, how the Engineers claimed that the streets retained water because of the design, how the redesigned system shifted some of the Masters’ problem to Pinehurst and how Pinehurst residents take a very strong exception to that fact and how, after a recent rainstorm, Pinehurst streets were flooded like

never before to the point where it created a safety issue. One week after the storm, water was bubbling up from the receiver. At the same time, the Masters and other neighborhoods were dry. Mr. Nowak concluded with the following opinions and demands:

“The bottom line is the current redesigned system as far as we can see is flawed and unacceptable. For the last few years Pinehurst residents gave River Ridge and the Engineers an “A” for effort and for Pinehurst and the Master residences and you deserve an “A” for results on the Masters residences; however, you are getting an “F” for results from all Pinehurst residents at this point. So, at this point, we would like a final, proper redesign and truth fallacy. Given that we are currently in hurricane season, a time-is-of-the essence initiative is needed and we want the project given high priority with the needed resources dedicated to resolve this problem properly and expeditiously for once and for all.”

Mr. Nowak asked why the water level in every receiver is above the outlet height in Pinehurst.

Mr. Adams asked for a drainage update.

Referencing an area map, Mr. Krebs explained that there are three control structures that follow the path all the way out towards the wetlands and pointed to the final control structures. He stated that he was on site the day of the storm, after Mr. Long sent the videos of the area. Upon his arrival, all the roads were dry except for an area where the water was blocked because that water and the receding swale were a good 2’ or 3’ below what the water level was on the roadway. He contacted MRI to inspect the area; MRI inspected the next day and removed the leaves from the grate and cleaned the pipes, starting in the backyard all the way towards the outfall. Debris in the pipes was flushed out easily because it was not very compacted or solid.

Discussion ensued regarding the exact date that Mr. Krebs inspected the neighborhood, the blockage on top of the grate, the pipes, annual cleaning of the inlets by MRI, why the two drains coming into Pinehurst overflowed with water for almost a week after the rain stopped, why the pipes in Pinehurst do not empty out, the swale, cascading basins and the flow-way.

Mr. Krebs stated the problem is the blockage and perhaps some of the drains along Pinehurst have blockages above 25% that need to be cleaned. He will have MRI clean the inlets.

Mr. Schultz asked Mr. Krebs to prepare a written plan detailing how the situation will be resolved and an estimated timeline and provide it to the Board, Mr. Long and the Pinehurst NVR.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. [Alex Kurth]

Mr. Kurth reported the following:

- There is very little algae or submersed vegetation; the crews did a really great job preparing the site for rainy season before the rains. He is very pleased with the condition of the property and everything looks good with minimal invasives; if they come back, the crews will treat them.
- He conferred with Mr. Willis prior to the meeting, who reported that there are a few noisy aerators that need to be inspected. Staff will examine those and provide recommendations of what is needed.
- There are work orders for littorals that will be installed in two weeks; he will give Mrs. Adams a firm date once he checks the schedule.

Asked if the sound box behind a house in the Masters was repaired, Mr. Kurth replied affirmatively and stated his staff was pleased with it but he has not received any feedback from District Staff or any residents.

Mr. Willis asked Mr. Kurth to check the sound level at Lake E1-C and provide another update at the next meeting.

FOURTH ORDER OF BUSINESS

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

- **Discussion/Consideration of McCullers Construction Services & Consulting, LLC Estimate #8 to Install a New Well**

Discussion ensued regarding a new well, the revised quote from McCullers Construction Services in the amount of \$277,550, the South Florida Water Management District (SFWMD) water restrictions, landscape irrigation, rainfall, Lee County and reducing water usage long-term.

This item will be reconsidered in the future. No action was taken.

FIFTH ORDER OF BUSINESS

Discussion/ Consideration of MRI Construction, Inc. Estimate for Dry Retention Flow-Way Ditch Cleaning Adjacent to River Course Hole #6 Through #8

Mr. Krebs presented the MRI Construction, Inc. Estimate for Dry Retention Flow-Way Ditch Cleaning Adjacent to River Course Hole #6 Through #8, in the amount of \$173,367.78. He responded to questions regarding the scope of work.

Discussion ensued regarding debris removal, the flow way, weir, control structure and funding.

Mr. Adams stated the loan proceeds will cover the drainage projects, which is a part of the original scope, and Staff added in the irrigation project with 10% contingencies. He suggested considering the Sixth Order of Business, before voting on the Fifth Order of Business.

- **Consideration of Certain Documents to Provide for a Revised Project Scope for the Series 2024 Note (to be provided under a separate cover)**

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

Mr. Adams presented Resolution 2024-05, to amend the Loan Agreement.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, Resolution 2024-05, Authorizing an Amendment in the use of the Proceeds of its Improvement Revenue Note, Series 2024; Authorizing the District to Enter Into a First Amendment to Loan Agreement with Synovus Bank, the Purchaser of the Note; and Providing an Effective Date, was adopted.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the MRI Construction, Inc. Estimate for Dry Retention Flow-Way Ditch Cleaning Adjacent to River Course Hole #6 Through #8, in the amount of \$173,367.78, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Certain Documents to Provide for a Revised Project Scope for the Series 2024 Note (to be provided under a separate cover)

This item was addressed during the Fifth Order of Business.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2024/2025 Budget

Mr. Adams reviewed the proposed Fiscal Year 2025 budget and stated Staff used Fund Balance from the General Fund to keep the assessments flat.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2024

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

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of May 28, 2024 Regular Meeting Minutes

The following changes were made:

Line 28: Insert "(via Zoom)" after "Ed Nowak"

Line 31: Insert "Samantha De Gyras" and "Summer Intern Assistant Counsel"

Line 142: Change "Mr. Long stated that Clark re-grassed the golf course and the CDD park" to "Mr. Long stated that Clark Construction did the re-grassing project and the park project."

Line 302: Insert "not" after "could"

Line 321: Change "Resolution 2024-02" to "Resolution 2024-04"

Line 348: Change "2024-02" to "2024-04"

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the May 28, 2024 Regular Meeting Minutes, as amended, were approved.

➤ **Active Action and Agenda Items**

Items 1, 2, 3, 4, 5, 7, 10, 11, 12, 13 and 14 are ongoing.

Item 6, 8, 9 and 15 were completed.

Regarding Item #12, Mr. Willis provided an update involving the littorals that were removed from Lake E4-C by a resident.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, recommending that the Fining Committee review and take action against homeowners who removed littorals from the lake bank, was approved.

Regarding Item #13, discussion ensued about drainage improvements, project timing, whether to engage MRI or Clark Construction and establishing a not-to-exceed amount.

TENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Brakefield reported that Mr. Pires drafted an opinion letter for the Resolution and everything is fine with the Resolution.

B. District Engineer: Hole Montes, Inc.

Mr. Krebs reported that Mr. Pires sent a draft for the Drainage Easement for the inlet behind the Masters that goes to the lake. Additionally, Drainage Easements for the Golf and River Club and one from Seaside II must be obtained for the portion of the improvements that will commence in October. The sketch and legals are being prepared and, once completed, they will be sent to Mr. Pires to obtain the Easements.

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

• **Key Activity Dates**

The Monthly Key Activity Dates list was included for informational purposes.

Mrs. Adams stated the Lake & Dry Retention Audit Report will be included in the July agenda.

• **NEXT MEETING DATE: July 23, 2024 at 1:00 PM**

○ **QUORUM CHECK**

Supervisors Gilman, Twombly, Blumenthal and Mountford confirmed their attendance at the July 23, 2024 meeting. Mr. Schultz will attend via telephone.

ELEVENTH ORDER OF BUSINESS

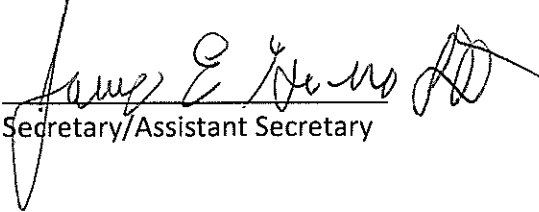
Supervisors' Requests and Public Comments (5 minutes per speaker)


There were no Supervisors requests or public comments.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gilman and seconded by Mr. Blumenthal, with all in favor, the meeting adjourned at 2:43 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair