

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on July 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> 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
Tony Pires (via Zoom)	District Counsel
Lenore Brakefield	District Counsel
John Baker	District Engineer
Ben Steets (via Zoom)	Grau & Associates
Eric Long	PSGRC General Manager
Bill Kurth (via Zoom)	Premier Lakes
Shari Perkins	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:03 p.m. Supervisors Mountford, Blumenthal, Gilman and Twombly were present. Supervisor Schultz attended via telephone.

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, 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 Shari Perkins stated a week after the street drains were plugged, the drainage issues persist; water has been overflowing in the triangle monument area. She asked the Board to consider addressing the two drains on left and right sides of the Pinehurst monument. Ms. Perkins relayed that resident Fred Kronke emailed her about a retention pond that drains between River 8 and River 9 and appears to be non-functional; ponding is occurring and is nearly 1' above the drain. He is concerned about the threat of flooding.

A Board Member asked if there is video footage of water bubbling out of the drain. Ms. Perkins stated she has a few photographs of the water accumulating over the drain.

Discussion ensued regarding water cascading over the drains, the pipe below the drain, rain events, the gutters, flooding, the area that was plugged and how to improve drainage in Pinehurst.

Mr. Baker stated the situation prior to plugging that pipe was that water from another system was backing up, flowing through the pipe and coming up into a lower system. The inlet was plugged, which means there is no longer a pushing action with water coming out; however, there is no place for the water to go and it is essentially akin to a very tiny pond in a pipe. Asked for a solution to the drainage problems, Mr. Baker stated it will likely require additional study. The initial problem, which was water draining from one system directly into another, was addressed but, if there are observed flooding instances, there is a possibility of impact to the system.

Mr. Baker stated it is essential to take photographs and/or video footage of the flooding to help Staff resolve the drainage issue. Ms. Perkins will obtain video footage and provide it to CDD Staff. A Board Member stated the Board will direct the District Engineer to view the drainage firsthand.

Resident Ed Nowak asked for the location of the actual outflow on the northern end of Pinehurst Greens Drive, the end of the pipe, in particular. Mr. Adams stated all the water flows

into the Estero River; however, the pipes in question run between two houses, across the street, across the golf course and into the ditch that runs down to the River Club.

THIRD ORDER OF BUSINESS

Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates

Mr. Ben Steets, of Grau & Associates, presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. The audit finds that there are no significant instances of non-compliance and the internal controls over financial reporting appear to be operating as intended. However, there was one finding, reflected on Page 28, where the actual expenditures for the Special Revenue Fund exceeded budget. The recommendation is to amend the budget within 60 days of year end.

Mr. Blumenthal recalled that Staff previously put forth a budget amendment. Mr. Steets stated that might have been for the General Fund but, in this case, the Special Revenue Fund also requires any actual expenditures to be budgeted for. Mr. Adams will follow up with the Controller.

In response to a question about Note 10 and why the Series 2019 Note is not reflected as a subsequent event, given that it was satisfied on April 24, 2024, Mr. Steets confirmed that the principal and interest payments of all the bonds that were existing as of fiscal year end were made on time and the Series 2019 Note was retired subsequent to year-end.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

Mrs. Adams presented Resolution 2024-05.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, Resolution 2024-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

FIFTH ORDER OF BUSINESS**Update: Premier Lakes, Inc. [Bill Kurth]****• Sound Level on Lake E1-C (Masters)**

Mr. Kurth reported the following:

- The lakes, preserves and dry retention areas are in good shape but, given the time of year, algae growth was spotted. This is a basic maintenance condition.
- Upon reviewing Mr. Willis' report and the action items list, Mr. Kurth stated a palm tree that was in the shoreline of Lake E7A was removed.
- Regarding the Masters Lake sound level, a cabinet was installed around the compressor system to lower the sound level. The sound level has been reduced from 64 to 52 decibels, which is halfway between the compressor system and the screen line, which, in his opinion, is acceptable.
- Plantings are scheduled to be installed in the near future.

Mr. Willis stated, during the lake audit, he noted that, although a cabinet was installed, the issue is not so much about the decibels but it is the tone of the aerator.

Discussion ensued regarding the tone of the sound in the Masters lake, moving the compressor and the easement.

Mr. Willis will coordinate with Bill and Alex Kurth to consider moving the compressor and report their findings at the next meeting.

Mr. Schultz provided a summary of issues in Edgewater and discussed flooding, installing piping, additional littorals on Lake E-4A and rip-rap. He stated Mr. Willis recently drafted a letter to be sent to the Edgewater Condo Association, through Cambridge Management, regarding the littorals. Mr. Schultz recommended scheduling a meeting with Mr. Tim Wilkin, at Edgewater 1 NUR, to go through this situation and work towards a solution acceptable to all parties.

The consensus was that no Cana lilies should be planted. Mr. Kurth stated installing plants in Lake E4-A will be delayed until an agreement is reached with the Edgewater Association. Staff will place Lake E4-A plantings on hold for now and resubmit the proposal.

Mr. Kurth left the call.

SIXTH ORDER OF BUSINESS

Presentation of Annual Quality Assurance Audit: Lake Maintenance and Dry Retention

Mr. Willis presented the Annual Quality Assurance Audits for Lake Maintenance and reviewed the pertinent data. He concluded that water levels were high and the audit will be performed earlier next year. Overall, there are no compliance issues with the dry retention areas; it was a very good audit and the lakes have improved considerably since Premier Lakes has been maintaining them.

Mr. Willis and Mrs. Adams responded to questions regarding bubblers in the dry retention areas and a location where deer were spotted.

SEVENTH ORDER OF BUSINESS

Consideration of Estimates/Proposals for Pine Hurst Project, Type 9 Inlet Top

- **MRI Construction, Inc. Estimate #C060-24**

Mr. Adams presented Estimate #C060-24, in the amount of \$10,692.88, and stated this is intended to keep debris from blocking the structure. It was noted that Mr. Krebs is in the process of obtaining an additional proposal for this work.

This item will be kept on the agenda.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2024/2025 Budget

Mr. Adams asked if any further adjustments need to be made aside from Mr. Blumenthal's updated five-year Capital Improvement Plan. The budget is still solvent.

Discussion ensued regarding design and permitting for the guardhouses, proposals for design, construction plans, if funds can be transferred into the cash sweep accounts, the well, the traffic hawk, upcoming projects and the budget public hearing.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2024

A. Budget Variance

B. Breakdown

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

Mrs. Adams presented the Unaudited Financial Statements as of June 30, 2024 and responded to questions regarding items on the check register.

TENTH ORDER OF BUSINESS

Approval of June 25, 2024 Regular Meeting Minutes

Mrs. Adams presented the June 25, 2024 Regular Meeting Minutes.

A Board Member stated several Pinehurst residents who attended the meeting were not included in the minutes.

The following changes were made:

Line 24: Change “Samantha De Guras” to “Samantha De Gyras” and “Summer intern Assistant Counsel” to “Assistant to District Counsel”

Line 82: Delete “and” after “truth fallacy”

Line 192: Change “Samantha De Guras” to “Samantha De Gyras”

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, 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, 6, 9, 10, and 12 are ongoing.

Items 7, 8, 11 and 13 were completed.

Regarding signs, it was noted that a first traffic project sign was installed; if the Board decides to install additional signs, it will need to incorporate 10’ decorative poles in strategic areas throughout the property. Typically, they are mounted to light poles.

In response to a Board Member’s question, Mrs. Adams stated Staff will edit the financials to note MRI plugged the end of only one pipe and not two.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Pires stated he is obtaining the sketch and legals for the drainage easement that are being prepared for the Golf and River Club Seaside. He drafted the Drainage Easement but the sketch and legal documents are pending.

B. District Engineer: Hole Montes, Inc.

There was no report.

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

• Key Activity Dates

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

Regarding the “Goals, Objectives and Annual Reporting Form” entry on the Key Activity Dates, Mrs. Adams stated Management created a template for standards that it is going to utilize for all its clients; this item will be included as a discussion item on the next agenda.

• NEXT MEETING DATE: August 27, 2024 at 1:00 PM [Adoption of FY2025 Budget Hearing]

○ QUORUM CHECK

Supervisors Gilman, Twombly, Blumenthal and Mountford confirmed their attendance at the August 27, 2024 meeting. Mr. Schultz will attend via telephone.

TWELFTH ORDER OF BUSINESS

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

A Board Member asked when the Oath of Office will be administered to newly-elected Supervisors. Mr. Pires stated newly elected Supervisors will be sworn in two weeks after the day of the November 2024 General Election.


Mr. Twombly voiced his opinion that Board Members sometimes do not have all the information they need before meetings and asked if there is a way to improve communications.

Mr. Adams stated, going forward, Staff will give periodic updates on major projects.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 2:25 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair