

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

The Board of Supervisors of the River Ridge Community Development District held a Public Hearing and Regular Meeting on August 27, 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

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Bill Kurth	Premier Lakes
Ed Nowak (via phone)	Resident
Larry Fiesel	Resident
Anita Bachragh	Resident
Christine Mantilia	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:01 p.m.

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

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, 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 Ed Nowak asked for a response to his August 6, 2024 letter about the Pinehurst and Master drainage systems. Mr. Adams asked Mr. Nowak to email the letter to him, as he did not receive it.

Mrs. Adams presented a request to reorder some agenda items.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, amending the agenda to move the Ninth Order of Business to after the Second Order of Business, was approved.

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

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

Mr. Bill Kurth reported the following:

- The lakes appear to be in very good shape. The preserves and dry retention area work is underway; there is a lot of growth during this time or year.
- Repairs to the Lake H1-B nano-bubbler, from turning off and losing prime, will be completed tomorrow.
- Crews removed fallen trees from the Florida Power & Light (FPL) ditch and outfall structure prior to the impending tropical storm event.
- Key Activity Items 2, 3, 4 and 5, all related to quarterly reviews and maintenance, were completed. Premier changed service frequency from quarterly to monthly, during the rainy season.
- Regarding moving the compressor in the Masters Lake, Mr. Willis stated that he and Mr. Alex Kurth will be presenting proposals for the electrical portion of the project.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of James Gilman
(Seat 1) Term Expires November 2026**

Mrs. Adams presented Mr. James Gilman’s resignation letter.

A vote was taken during the Fourth Order of Business.

FOURTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 1**

Mrs. Adams stated that Mr. Gilman represented The Meadows for the last eight years and told a friend resident to submit his resume to her, which she will include on the next agenda. Since this will be an appointment to fill Seat 1 and not an election, the Board consensus was for Mr. Long and The Meadows’ POA Manager to e-blast residents about the Board vacancy, candidate qualification requirements and ask interested candidates to submit a resume or letter of interest before the next meeting.

- **Administration of Oath of Office (the following will also be provided in a separate package)**
 - A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - B. **Membership, Obligation and Responsibilities**
 - C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

This item was deferred.

- **Acceptance of Resignation of James Gilman (Seat 1) Term Expires November 2026**
Discussion of this item resumed.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the resignation of Mr. James Gilman from Seat 1, was accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Electing and Removing Officers of the District, and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams stated that the Fiscal Year 2025 budget in the agenda is not correct. Additional changes were made to correct scrivener errors Mr. Blumenthal submitted regarding the “Street sweeping” description on Page 2.

Mrs. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Pires asked Mrs. Adams if she received any emails from the public. Mrs. Adams stated that she did not.

Mrs. Adams closed the Public Hearing.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-08 Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the

Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Pires recommended opening a public hearing on this item.

Mrs. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mrs. Adams closed the Public Hearing.

The following changes will be made to Resolution 2024-08:

Page 2, 1st Whereas Clause and throughout: Delete all references to “Exhibit B”

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, Resolution 2024-08, as amended, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

Discussion ensued regarding Board Members completing the required four hours of ethics training and financial disclosure forms.

EIGHTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mrs. Adams, Mr. Pires and Mr. Adams highlighted this new requirement and explained that newly adopted legislation requires special districts to establish and report annual goals and objectives and develop performance measures and standards to assess the achievement of the goals and objectives. District Management and District Counsel collaborated on developing general performance measures, identifying Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each.

The initial Report is due on December 1, 2025 and must be posted on the CDD website. This task was added to the Key Activity Dates list.

On MOTION Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

NINTH ORDER OF BUSINESS

Update: Premier Lakes, Inc. [Alex Kurth]

- **Discussion/Consideration: To Relocate in Easement Between Homes: Lake E1-C (Masters)**

This item was presented following the Second Order of Business.

TENTH ORDER OF BUSINESS

Consideration of Bowman Consulting Group Proposal for Landscape Architecture Services for Pelican Sound Master Signage Program

Mr. Krebs suggested waiting for Mr. Long to present the proposal, as it is in conjunction with him redoing the monument signs for all the neighborhoods. He stated that the contract is with the CDD but The Club installs and maintains CDD signage in the right-of-way (ROW) via a Maintenance Agreement. He will have Page 4, Certification Services, corrected to indicate that the landscape plan is approved by “The Village of Estero” not Lee County.

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2024

Mrs. Adams discussed her conversation with Mr. Blumenthal prior to the meeting, stating that she is working with Accounting to reconcile the 2022A Note and the 2022B Note and is ongoing.

- A. Budget Variance**
- B. Breakdown**

Mrs. Adams will update the Report to include MRI Construction Proposal CB131 to block one end of the drainage pipe, not both ends.

Mr. Blumenthal asked about MRI working on the water line at Glen Eagles last week. Mr. Krebs stated that Lee County Utilities handles those repairs. After the meeting, he will confirm if there is any damage to the roadways or curbs.

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

This item was not discussed.

TWELFTH ORDER OF BUSINESS

Approval of July 23, 2024 Regular Meeting Minutes

The following changes were made:

Line 23: Insert “(via Zoom)” after “Pires”

New line after Line 23: Insert “Lenore Brakefield” and “Woodward Pires & Lombardo, P.A.”

Line 47: Change “Conki” to “Kronke”

Lines 123 and 126: Change “Shultz” to “Schultz”

Line 127: Change “MBR” to “NVR”

Line 160: Change “hawk” to “data collection project”

Line 222: Change “A Board Member” to “Mr. Twombly”

On MOTION by Mr. Twombly and seconded by Mr. Blumenthal, with all in favor, the July 23, 2024 Regular Meeting Minutes, as amended, were approved.

• Active Action and Agenda Items

Item 4 was completed.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer: Hole Montes, Inc.

Mr. Krebs stated that the MRI project to replace the Pinehurst valley gutter inlet grates is about 80% completed; he will find out the schedule for the asphalt patch. He discussed the purpose of switching out the grates and the new style of curbing; the CDD might have to monitor whether they will need to be cleaned more frequently.

Regarding 21723 Oak Run, Club property low lying area, Mr. Krebs reported on the condition of the stormwater system after Tropical Storm Debbie, which flowed unobstructed although the system reached its capacity. Parts of the community received almost 8" of rain in two or three days and the roads are designed for 5½" of rain over a 24-hour period. He advised Mr. Long that The Club could add a drainage connection to E1-A so the water bypasses the pipes and inlets and goes directly into the lake.

A resident voiced their belief that standing water from Tropical Storm Debbie is coming up through their slab and is the reason for mold issues in their unit. Mr. Krebs recalled Mr. Long stating that standing water has been an ongoing occurrence for some time; therefore, he does not believe the standing water is the cause of the resident's problem, as none of the other units reported a similar issue.

Mr. Schultz wants Mr. Long to comment on this matter and asked for it to be included on the next agenda.

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

- **Key Activity Dates**

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

- **NEXT MEETING DATE: September 4, 2024 at 1:00 PM**

- **QUORUM CHECK**

Supervisors Twombly, Blumenthal and Mountford confirmed their attendance at the September 4, 2024 meeting. Mr. Schultz will attend via telephone.

FOURTEENTH ORDER OF BUSINESS

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

There were no Supervisors' requests.

Resident Anita Bachragh asked for the downed tree by River 9 Catch Basin #134 be brought upright. She thinks the conservation area needs to be cleared again. Mr. Willis will review past minutes, as he believes the Board’s decision was to leave the tree on the ground. He stated the CDD engaged a contractor to clean out the invasive materials in the conservation area to bring it into compliance and noted that it is still in compliance. Mrs. Adams asked Ms. Bachragh to send photographs of the areas she discussed so that Staff can review the areas and address her requests, if anything needs to be done. Lighting issues should be reported to The Club.

Resident Christine Mantilia asked about stormwater management permits. Mr. Krebs stated that the CDD recovered a lot since Tropical Storm Debbie, The CDD permit to modify a few control structures was done when the Developer broke the Pinehurst connection in 2022 while installing a second outfall to the FPL easement. Ms. Mantilia asked if it is possible to allow fire trucks to use water from the lakes to fill their trucks in order to lower the water levels. Mr. Krebs stated that this is not typical, as the fire department would pull in plants, fish, etc., from the lakes. It would also require approval from the South Florida Water Management District. (SFWMD).

Resident Larry Fiesel asked about the speed sign project. Mr. Willis stated that Mr. Long is scheduling a training event with his staff and will provide an update at the next meeting.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 2:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair