

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on November 19, 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/82109263384>, Meeting ID: **821 0926 3384** or telephonically at **1-929-205-6099**, Meeting ID: **821 0926 3384** for both.

**Present were:**

Bob Schultz	Chair
Terry Mountford	Vice Chair
Robert Twombly	Assistant Secretary
Kurt Blumenthal	Assistant Secretary
Keith Merrill	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
Neil Collins	PSGRC President

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 1:01 p.m. Supervisors Schultz and Merrill and Incumbent Supervisors Blumenthal, Mountford and Twombly were present.

**SECOND ORDER OF BUSINESS**

**Public Comments: Agenda Items (5 minutes per speaker)/Chairman Comments**

No members of the public spoke.

Mr. Schultz stated that the Pelican Sound leadership will discuss the initiative relative to community mitigation later in the meeting. Mrs. Adams suggested it occur under the Eleventh Order of Business.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors [Kurt Blumenthal - Seat 3, Terry Mountford - Seat 4, Robert Twombly - Seat 5) (the following will be provided in a separate package)**

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Blumenthal, Mr. Mountford and Mr. Twombly. As experienced Board Members, all were familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
  - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations 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**

Discussion ensued regarding the annual Fiscal Year 2024 and 2025 deadlines to complete the required four hours of ethics training and filing of Form 1.

The ethics training requirement will be added to the Key Activity Dates List.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Mrs. Adams presented Resolution 2025-02. Mr. Mountford nominated the following:

- |                 |                     |
|-----------------|---------------------|
| Bob Schultz     | Chair               |
| Terry Mountford | Vice Chair          |
| Kurt Blumenthal | Assistant Secretary |
| Robert Twombly  | Assistant Secretary |
| Keith Merrill   | Assistant Secretary |

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

- |                       |                     |
|-----------------------|---------------------|
| Chesley "Chuck" Adams | Secretary           |
| Craig Wrathell        | Assistant Secretary |
| Craig Wrathell        | Treasurer           |

Jeff Pinder

Assistant Treasurer

**On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

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

Recalling the decision to relocate the aeration system in Lake E1-C farther from the original proposed location, Mr. Willis presented Premier Lakes’ One-time Work Order Agreement and the revised Bentley Electric proposal that adds an additional 125’ of electrical work, as follows.

- **Discussion/Consideration: To Relocate Equipment in Easement Between Homes: Lake E1-C (Masters)**
- **Bentley Electric Co of Naples FL, Inc. Proposal 24-437 [Relocation 240V Aerator]**

Discussion ensued regarding the budget and a suggestion to install a zombie box at the existing location and revisit the \$10,755 in proposals to relocate the aeration box during the proposed Fiscal Year 2026 budget discussions.

**On MOTION by Mr. Schultz and seconded by Mr. Twombly, with Mr. Schultz, Mr. Twombly and Mr. Merrill in favor and Mr. Mountford and Mr. Blumenthal dissenting, installing a zombie box, in the amount of \$3,098, was approved. [Motion passed 3-2]**

**SIXTH ORDER OF BUSINESS**

**Update: Lee County NPDES Permit FLS000035-004 Cycle 4 Year 7 Annual Report**

This item was presented at the last meeting.

**SEVENTH ORDER OF BUSINESS**

**Discussion/Consideration of AV Tech LLC Estimate 24150 for Traffic Logix System**

As part of the long-term plan, Mr. Willis presented the \$74,000 AV-Tech proposal to install the three remaining 15” solar-powered digital speed radar signs and \$1,500 per cloud traffic device, plus another \$25,000 proposal to install a mobile unit that Mr. Long suggested.

Mr. Long conveyed a suggestion to move the existing unit 20 to 30 yards from its current location, as the unit clocked 800 varied speeding violations over a three week period. This action will necessitate purchasing a pole. Mr. Willis stated he will be purchasing the poles from Paramount Asphalt at a cost of about \$1,200.

Discussion ensued regarding proposed installation areas, \$150,000 budgeted for traffic calming, criteria by PSGRC for issuing warnings and fines and a suggestion that the HOA take on the cloud device costs going forward and offset the costs with revenues from covenant traffic fines by PSGRC.

**On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, My AV-Tech LLC Estimates 24150 and 24151 to wire and install three permanent and one mobile 15” solar-powered digital speed signs with cameras and messaging, plus \$1,500 per cloud traffic device per year, for a combined total of \$105,000, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of October 31, 2024**

Mrs. Adams presented the Unaudited Financial Statements as of October 31, 2024. The Series 2022A Note will be closed and funds will be applied to prepay bond debt.

Mr. Blumenthal asked why the October 1<sup>st</sup> annual insurance payment was not listed in the check register. Mrs. Adams stated she will find out and report her findings to Mr. Blumenthal.

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

The items above were included for informational purposes.

**NINTH ORDER OF BUSINESS**

**Approval of October 22, 2024 Regular Meeting Minutes**

The following changes were made:

Line 55: Change “Bradbury” to “Batterberry”

Line 223: Change “the existing monuments can stay” to “they can provide a monuments proposal”

Lines 294, 296 and 311: Change “PSGTC” to “PSGRC”

Line 307: Change “Rainsky” to “Rainstein”

Lines 337, 339 and 342: Change “Mountford” to “Blumenthal”

Line 370: Change “A Board Member” to “Mr. Twombly”

Line 411: Change “A Board Member” to “Mr. Blumenthal”

**On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the October 22, 2024 Regular Meeting Minutes, as amended, were approved.**

- **Active Action and Agenda Items**

Items 8, 9, 11, 12, 13 and 15 were completed.

Item 1: Mr. Long stated that Mr. Nedelchev is taking the lead and revisiting changing out the streetlights throughout the community. Regarding the street sign at Southern Hills Drive, Mr. Long will ask Brittany for a refund and engage Paramount Asphalt to complete the repairs.

Item 7: Mrs. Adams stated that Corporate advised on Tuesday, November 12, 2024, that the amended Fiscal Year 2024 budget will be forthcoming.

Item 10: Assignment conveyed to Destin.

Item 13: Mr. Krebs stated that Mr. Pires and Mr. Adams are reviewing the Work Order.

Mr. Pires stated that he signed-off on the Work Order today, subject to Mr. Krebs double-checking the rate schedule is per the current rate schedule.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Pires stated that, after retrieving his documents, his opinion about ownership of Corkscrew Road, west of U.S. 41, has not changed. Mr. Schultz stated that the Village of Estero engaged Johnson Engineering to inspect all the streets, walkways, etc., to determine what needs to be repaired. PSGRC President Neil Collins provided an update on the Town Hall meeting discussions regarding ownership; they are focusing their concerns on the intersection of U.S. 41 and the east side of Corkscrew Road. Mr. Wilhems confirmed that the study will include the west side of Corkscrew.

Mr. Pires and Mr. Krebs gave an overview of the County and Village's individual stance regarding ownership and maintenance responsibilities for portions of Corkscrew Road, which were based on reviewing past documents, memorandums, etc.

Mr. Pires stated he will forward the contact information for Apple Signs to Mrs. Adams.

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

Mr. Krebs presented the revised scope of work for the Seaside & Master Drainage Project, which will make it easier for Mr. Long to make changes to his system and still keep the original intent. MRI expects work to commence within the next two to three weeks.

Recalling that the drainage project will incur ancillary costs, Mr. Krebs presented additional costs from Irrigation Concepts, \$4,002.50 to repair damaged wiring and \$1,300 each to raise about seven to eight irrigation heads.

**On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, the Irrigation Concepts Change Order to repair damaged wiring and raise seven to eight irrigation heads, in a not-to-exceed amount of \$15,000, was approved.**

- **Consider Terminating the Landscape Service Agreement with Laz's Lawn Service, Inc. and Engage GulfScapes Landscape Maintenance Services**

**This item was an addition to the agenda.**

Mrs. Adams suggested terminating the Landscape Service Agreement with Laz's Lawn Service, Inc., due to poor performance, and engaging GulfScapes Landscape Maintenance Services.

Discussion ensued regarding GulfScapes' proposal being \$58,500, which is \$13,000 more than the \$45,000 amount budgeted; engaging GreenScapes not being an option because they refused to execute the CDD's contract, using unassigned funds to offset the extra cost and offsetting the cost for plant replacement by utilizing the payments withheld from Laz's Lawn Service.

**On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, engaging GulfScapes Landscape Maintenance Services and authorizing Management to terminate the Landscape Contract Management Agreement with Laz's Lawn Service, Inc., effective immediately, was approved.**

**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: December 10, 2024 at 1:00 PM**

**○ QUORUM CHECK**

The next meeting will be held on December 10, 2024, unless cancelled.

**ELEVENTH ORDER OF BUSINESS**

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

Regarding the Agreements for the gatehouse and monument projects, Mr. Krebs stated that, once he reviews the billing rate, he will finalize and send the Agreement to Mr. Adams for execution. Mr. Pires listed the project scope and overall cost for both projects. It was noted the Board approved this based on Mr. Krebs obtaining the Work Authorization and the subconsultant Agreement.

Mr. Schultz stated that, of the objectives the Pelican Sound Community Safeguard Panel initiated, the CDD will be involved in the Objective 2, related to safeguarding the community from the impact of natural disasters, for which Mr. Merrill will represent the CDD; and Objective 4, related to improving street safety in Pelican Sound, for which Mr. Twombly will represent the CDD.

Mr. Long stated that he emailed the communities an updated Action Plan comprising of seven objectives. He gave an overview of some of the other objectives and panel members. He responded to questions about storm surges above 15’ possibly flooding the CDD, defining CDD weak points, etc. He will provide an update on the Panel’s first meeting, set for December.

Regarding status of the sidewalk inspections, Mr. Krebs stated the Report is being finalized and will be presented at the January meeting, along with the repair estimates. He will commence the line-of-sight inspections.

**TWELFTH ORDER OF BUSINESS**

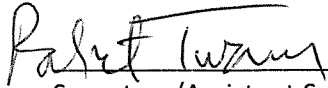
**Adjournment**

There being nothing further to discuss, the meeting adjourned at 3:07 p.m.

**On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor,  
the meeting adjourned at 2:51 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



  
Secretary/Assistant Secretary

  
Chair/Vice Chair