

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on January 28, 2025 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/88602103714>, Meeting ID: 848 0210 3714 or telephonically at 1-929-205-6099, Meeting ID: 848 0210 3714 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 (via Zoom)	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Lenore Brakefield	Woodward Pires & Lombardo, P.A.
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Dustin Hormann	Premier Lakes
Neil Collins	PSGRC President
Rich Batterberry	Resident/NVR of Oak Run
Larry Fiesel	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Resident and NVR of Oak Run Rich Batterberry conveyed his favorable comments and the comments of other Oak Run residents about deeming the work River Ridge is doing and what

was done along Seaside 1 and Seaside 2 and all around the Masters very favorable. Residents are asking the Board to consider something similar to their neighborhood, as it takes a long time for the rainwater that pools from the monument to halfway down Lake 8 to recede. Residents are concerned the water is getting under the foundations. One resident incurred significant costs trying to mitigate water coming up through the floor.

Mr. Krebs reviewed the scope of work performed at Seaside. Since the area was never re-graded, he thinks the issues at Lake 8 could be addressed by completing work similar to the work in Seaside. Mr. Schultz stated the matter would be considered during the Fiscal Year 2025/2026 budget process.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. [Alex Kurth]

Mr. Hormann reported the following:

- Crews identified minimal red algae in the lakes, which will be treated tomorrow.
- The Dry Retention areas were recently treated.
- The aeration issues were corrected except the two that need electrical work done, which is scheduled for Monday or Tuesday of next week.
- The Zombie box will be installed at the Masters in three weeks; the delay is because it was on back order.

Mr. Long stated he emailed Mr. Krebs about inspecting the littorals behind 20859 Glen Eagles Lakes Drive. Mr. Krebs will obtain costs to replant Cord Grass and Arrowhead.

FOURTH ORDER OF BUSINESS

Discussion: Traffic Calming Assessment 2025

Mr. Krebs reviewed the Tier 1 and Tier 2 traffic calming strategies outlined in the draft Traffic Calming Assessment 2025 Report. Mr. Conway started work on some initial education-based road, bike and golf cart safety measures. Three permanent and one mobile speed radar signs will be delivered throughout the property the first week in February. Speeding violations have decreased.

Mr. Long asked Mr. Krebs to update Page 9 of the Report to include the conclusion of the Traffic Study and for Board Members to advise him or Mr. Schultz of any areas they believe need other consideration. Residents will be informed of the existing mandate and further

considerations to install “Do not pass golf cart” signs at the front entrance and crosswalks. He stated the Pelican Sound Board is considering modifying the traffic violation terms in its bylaws.

Discussion ensued regarding Safety Saturday events, instances of residents walking and bicycling in the streets and raccoons activating alarms at 3:00 a.m.

FIFTH ORDER OF BUSINESS

Discussion: Speed Signage

Mr. Schultz presented Mr. McNeill’s email and photos expressing safety concerns and asking for removal of overgrown vegetation covering the speed limit sign at 21800 Southern Hills Drive and/or relocating the sign so it is in a more visible area.

The Board agreed with Mr. Krebs’s suggestion to remove the landscape shrub. Mrs. Adams will reply to Mr. McNeill’s email and advise of the decision to remove the shrub.

SIXTH ORDER OF BUSINESS

Update: Sidewalk Inspections

- **Consideration of Estimates for Line-of-Sight Repairs**

Mr. Krebs presented the Curb and Sidewalk Inspection Report and the proposed scope of work on areas deemed severe. He sent the quantities to Collier Paving and hopes to present the repair quotes at the next meeting. He is also preparing a draft memorandum informing certain homeowners about the upcoming sidewalk curb repair project and that they are responsible for repairing their own driveways. The notification will be sent to Mrs. Adams and Mr. Schultz to review before it is sent to the homeowners.

SEVENTH ORDER OF BUSINESS

Ratification of MRI Construction, Inc. Change Order for Price Changes Phase 1 and Phase II Projects

Mr. Krebs and Mr. Long pointed out the reasons for the Change Order and relocating the inlets specific to Phase II, which was the result of Mr. Krebs, Mr. Blumenthal and the MRI Representative touring the area with homeowners, who voiced concerns about the layout of where the inlets were going to be located based off the existing conditions.

Mr. Mountford voiced his opinion that there is a major dysfunction in the CDD’s operating process. He thinks knowing the CDD was already \$300,000+ over budget for this type of project and approving another \$150,786,09 expense without scheduling a Special Meeting to discuss and

vote on it is not being fiscally responsible. Pelican Sound would not spend this kind of money without Board approval; approvals like this one should never happen again.

Mrs. Adams asked why the bid specifications changed and if it ended up for the better. Mr. Krebs replied affirmatively; the end result is a product that will function and meet the expectations for eliminating the standing water.

Discussion ensued regarding scheduling a meeting if this situation occurs again, the Change Order, chain of events in the field, explaining the reasons for proceeding with the project, a suggestion to build in a contingency amount on future projects and implementing a policy authorizing the Project Manager to approve certain amounts within a contingency amount.

Mr. Blumenthal pointed out that this is a timing situation. The Board did not expend funds beyond its means, as all the Seaside and Master projects should have been completed in Fiscal Year 2024 but were not completed until Fiscal Year 2025; therefore, the \$500,000 loan funds for the stormwater management project was carried over into Fiscal Year 2025.

Mr. Pires was directed to draft “ground rules” to follow in similar situations, such as for projects in excess of a specified amount, and requiring scheduling a special meeting or setting a contingency amount over and beyond contract costs.

On MOTION by Mr. Blumenthal and seconded by Mr. Merrill, with all in favor, MRI Construction, Inc. Change Order Estimate #500 for Price Changes of Phase 1 and Phase II Stormwater Management Projects, in the amount of \$150,786.09, was ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2024

Mrs. Adams presented the Unaudited Financial Statements as of December 31, 2024. Accounting is recoding expenses that caused the “Engineering” budget to exceed budget to the “Special Revenue Fund” budget line item and recoding \$4,343 from the “Contingencies” budget to the “Landscape” General Fund budget outside the gates.

Mr. Blumenthal pointed out the unassigned working capital budget showing the unused Fiscal Year 2024 funds carried over into Fiscal Year 2025. He thinks the CDD is on sound financial footing and there should not be any concerns among the Board with regard to being fiscally responsible. He and Mr. Long are working on a 10-year forecast that will be on the next agenda.

Mr. Long stated that additional forecasted items will include the Lake 8 stormwater management project, asphalt and gutter repairs and replacing 31-year old irrigation pipes.

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

The above items were included for informational purposes.

NINTH ORDER OF BUSINESS

Approval of November 19, 2024 Regular Meeting Minutes

The following changes were made:

Line 44: Change “Kurth” to “Kurt”

Line 120: Insert “by Pelican Sound Golf & River Club” after “criteria”

Line 121: Insert “covenant” after “from” and “by Pelican Sound Golf & River Club” after “fines”

Line 243: Change “site” to “sight”

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the November 19, 2024 Regular Meeting Minutes, as amended, were approved.

• **Active Action and Agenda Items**

Items 4, 8, 10, 12, 15, 19, 20 and 21 were completed.

Item 4: This item is tabled until the outcome of the Village of Estero performing its own traffic study on the Corkscrew Road intersection is known.

Due to a recent serious vehicle accident, Mr. Long stated that he received several resident requests to remove the left turn lane at the entrance of U.S. 41 and only allow traffic to turn right out of the community. A suggestion was made to e-blast residents about the accident and direct them to use the Corkscrew gate that allows residents to turn left. Mr. Krebs stated that removing the left turn lane might have a negative impact on the future developments. He will ask the Village of Estero to factor this request into its traffic study.

Item 16: The street sign will be installed next week.

TENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Brakefield stated the Village of Estero's stance is that it does not need to maintain the road west of U.S. 41 to the Clubhouse but Mr. Pires thinks it is the County's responsibility. Mr. Pires will send a letter to the Village of Estero and the County's Counsel stating that the Village of Estero owns the road. Mr. Willis stated he emailed Johnson Engineering's documents confirming this to Mr. Pires on November 20, 2024.

B. District Engineer: Hole Montes, Inc.

Mr. Krebs stated there are a few line-of-sight landscape issues in the Inspection Report that will require drivers to pull up a little farther than expected.

Mr. Krebs stated he thinks the plug separating the two flow way basins was damaged during the flow way clearing, as Mr. Long observed water coming into the flow way south of Pelican Sound Boulevard. He will send the information to Mrs. Adams for MRI to review and re-establish the plug. It was noted that the water is flowing from CB-199, which is behind 20855 Glen Eagles Links Drive.

A Board Member asked if the CDD should consider doing prescribed burns and removing shrubs that might be considered potential fire hazards, as he is concerned with the vegetation in areas around 20812 Pinehurst Greens Drive. Mrs. Adams stated she does not recommend burns in residential communities but the CDD could clear 30' of vegetation behind residences every three years, subject to obtaining approval from the South Florida Water Management (SFWMD). Mr. Krebs stated he will review the existing Wetland Maintenance Plan and present his findings to Mrs. Adams to determine the next steps, if any. Mrs. Adams stated the area is known as Conservation B-2182.

Mr. Long stated that Pelican Sound will be trimming the mangroves as 20918 Island Sound Circle, which is the area with a view of the river and the section near Conservation B-2186. Mr. Krebs stated that Mr. Long would need to have a surveyor stake the conservation area, as it is the only way they will know where not to cross.

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: February 25, 2025 at 1:00 PM

○ **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 25, 2025 meeting.

Mrs. Adams distributed and presented the MRI proposal from Mr. Long to repair damage MRI caused to the driveway, which is within the CDD easement. MRI credited the CDD \$10,500 for a \$22,500 project.

On MOTION by Mr. Merrill and seconded by Mr. Schultz, with all in favor, MRI Construction, Inc. Proposal #514, for driveway repairs at 21320 Pelican Sound Drive, in the amount of \$12,000, was approved

ELEVENTH ORDER OF BUSINESS

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

Mr. Schultz reminded Mr. Willis that the annual letter to residents is due next month. Mr. Willis stated he is already working on it.

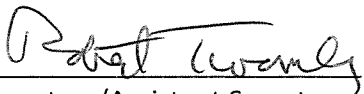
No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the meeting adjourned at 2:59 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair