

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on February 25, 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/84852689708>, Meeting ID: 848 5268 9708 or telephonically at 1-929-205-6099, Meeting ID: 848 5268 9708 for both.

**Present:**

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
Bill Kurth	Premier Lakes, Inc.
Jack Crotty	Resident
Julie Yelling	Resident
Steve Perry	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 Jack Crotty stated that he was driving his golf cart and observed, two vehicles barely stopping at Island Sound Circle and Pelican Sound Boulevard. He suggested installing the same sign at the River Nine crossing as at the Boulevard. Mr. Willis will have the street names in the Geographic Information System (GIS) program corrected from Island Sound Boulevard to Island Sound Circle. Mr. Krebs stated he will add this to the assessment item for follow up.

The Chair had no comments.

**THIRD ORDER OF BUSINESS**

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

• **Consideration of Planting Littorals Adjacent to Glen Eagles Links Drive**

Mr. Bill Kurth stated the lakes appear to be in good condition. He reported the following:

- The dry retention areas (DRA) and the preserves were inspected five weeks ago.
- Planting littorals adjacent to Gleneagles Links Drive is being considered; most of the arrowhead was cut down; some are recovering. Mr. Hormann does not think the cord grass will recover and plans to replant it using the excess from the DRAs and 20837 Gleneagles Link Drive.

Discussion ensued regarding meter and aeration issues at Lake E1-B that caused damage and a request to inspect shorelines for non-beneficial /sub-surface growth.

Mr. Kurth discussed the Zombie box that was installed yesterday; readings will be taken today and sent to Mrs. Adams. Regarding the small fish kill at Island Sound, the 7.0 oxygen reading was normal and the Lake E7-A dye treatment program spans January through April.

**FOURTH ORDER OF BUSINESS**

**Update: Sidewalk Inspections**

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

Mrs. Adams stated that Mr. Long and his crew resolved this. This item will be removed from future agendas.

**B. Consideration of Collier Paving & Concrete Proposal Estimate #25-085 for Sidewalk, Curb & Paving**

Mrs. Adams stated she included this figure in the Financial Impact Analysis Report that was emailed to the Board.

Mr. Krebs presented the proposal to repair valley gutters and curb and sidewalk areas deemed severe, as outlined in the Curb and Sidewalk Inspection Report.

▪ **Consideration of Collier Paving & Concrete Proposal Estimate #25-145 for 21749 Masters Circle Sink Hole**

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

Mrs. Adams and Mr. Krebs presented the proposal. Per Mr. Long, the damage was due to an irrigation break. Mr. Krebs will ask the contractor to include repairing the hole at the Gatehouse and U.S. 41 to the project scope and to combine projects to reduce mobilization costs

and unit prices, and to remove the “stamped” driveway repair costs. Mr. Long stated he cannot reach the homeowner regarding repairing the damage MRI caused to the driveway.

Regarding the letters to homeowners about repairing their driveways, Mr. Krebs stated he will finalize the letters and forward them to Mrs. Adams to review and send.

**On MOTION by Mr. Blumenthal and seconded by Mr. Merrill, with all in favor, the Collier Paving & Concrete Proposal Estimates #25-085 and #25-145 for Sidewalk, Curb & Paving Repairs, repairing the hole at the Gatehouse and U.S. 41 and the Masters Circle sinkhole curb, asphalt, and grading repairs, in a not-to-exceed amount of \$55,000, subject to receipt of revised proposal(s), was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Collier Paving & Concrete Proposal Estimate #25-145 for 21749 Masters Circle Sink Hole**

This item was presented during Item 4B.

**SIXTH ORDER OF BUSINESS**

**Discussion: McCullers Well Services and Plumbing Estimate #428 for New Well**

Mr. Long presented the updated estimate to add the additional well off Sound 1. The project is still in the permitting phase, which is expected to take another five or six months before obtaining final South Florida Water Management (SFWMD) approval. To ensure funding, he recommends moving the project to Fiscal Year 2026 and obtaining new bids at that time; anything over \$460,000 requires proceeding with the sealed bid process.

Mr. Long reviewed the project scope and location and suggested adding an acid injection treatment system, which will help balance pH levels. Mr. Krebs stated that this is a recharge well.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-03 and the amended Fiscal Year 2024 budget. This action is necessary to avoid a finding in the audit due to expenditures exceeding budget.

The following change will be made to the Amended Fiscal Year 2024 Budget:

Page 2, Other Financing Sources/(Uses), “General Fund- Loan proceeds – Series 2024 Note” line item: Delete entire line (it belongs in “Special Revenue Fund”)

**On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, Resolution 2025-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024, as amended; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Presentation/Discussion/Consideration:  
Ongoing Operating Budget Item – Preserve  
and Conservation Area Wildfire Fuel Load  
Reduction Initiative**

Mr. Adams stated he included the Preserve and Conservation Area Wildfire Fuel Load Reduction Initiative costs in the Long Range Planning Report, which is for the residential and right-of-way (ROW) areas, every three years; it will be close to \$1 million. He highlighted items in the Mediterra CDD Preserve Management Plan Johnson Engineering, Inc. (JEI) prepared, which requires a Firewise 60’ clearing in the conservation areas adjacent to homes, on a rotational basis. He suggests implementation in the rainy season to keep costs down.

Discussion ensued about identifying locations, like Gleneagles Links Drive, and possibly modifying the CDD permit to include upland areas in the maintenance program; as the indigenous preserve map deems it upland, the Village of Estero has authority to mulch those areas.

Mr. Krebs stated that some of the areas are not in the conservation easement program and will only require approval from the Village of Estero, not from the South Florida Water Management District (SFWMD).

Resident Steven Perry stated he has a specialist to review mulching in the Pelican Sound indigenous preserve. He will forward the map to Mr. Willis to have the GIS map updated. Staff will obtain a quote from JEI to inspect and provide recommendations of which areas need to be included in the initiative.

**NINTH ORDER OF BUSINESS**

**Presentation/Discussion: Long Range  
Planning Report [2025 -2025]**

Mr. Blumenthal stated that he and Mr. Long prepared the Long Range Planning Report and spoke to Mr. Adams about obtaining a loan next year rather than issuing a bond in Fiscal Year 2030 for the golf course irrigation piping project, which will likely be a cost saving to the CDD.

Mr. Long gave an overview of the projects in the Report and stated Mr. Krebs suggested moving the “Priority 6: Stormwater Projects Phase III” up to sooner than Fiscal Year 2029. He suggested doing the main gate pavers during that project.

Discussion ensued regarding including Lake 8, behind Oak Run, behind Seaside 111 and Sound 1 behind Turnberry and DRA #2 to the Priority 6 project scope and obtaining costs. The bond validation process and ability to issue multiple bonds over the life of the course for a maximum 40-years was discussed.

Board Members were asked to submit edits to Mr. Long and Mr. Willis. An updated 2025-2035 Report will be sent to Mr. Long and Mr. Blumenthal to review before posting it on the website. Mr. Willis will prepare a projects list to include the fire reduction program and include a note in the e-blast regarding the Operations & Maintenance (O&M) expense, once approved.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2025**

Mrs. Adams presented the Unaudited Financial Statements as of January 31, 2025.

**A. Budget Variance**

Mrs. Adams referred to the unassigned year-to-date figure in the Financial Statements to better explain the variance amount, since funds were carried over into Fiscal Year 2025. Another budget amendment will be prepared at the end of Fiscal Year 2025.

**B. Breakdown**

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

Mrs. Adams stated she emailed the above items, which were omitted from the agenda.

**ELEVENTH ORDER OF BUSINESS**

**Approval of January 28, 2025 Regular Meeting Minutes**

The following changes were made:

Line 71: Change “installed throughout the property the first week in February” to “delivered approximately the first week of March”

Mr. Willis stated the speed radar signs were delivered the third week of February.

Regarding installation, Mr. Long stated the posts will be installed. He discussed the need to purchase one additional pole, the criteria for issuing warnings and violations, the Pelican Sound Board needing to modify the traffic violation terms in its bylaws, the monthly recordings on warnings issued on Pelican Sound Boulevard, expectation that more will be issued on Sound Way, plans to implement a campaign reminding residents to register new vehicles and new license plates and the orange markings on the curb depict where the poles will be located.

Board Members voiced their choice of messaging and symbols for the radar speed signs.

**On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, purchasing one additional pole from Paramount Asphalt, in a not-to-exceed amount of \$1,000, was approved.**

Line 107: Change “disfunction” to “dysfunction”

Line 223: Change “Blumenthal” to “Schultz”

**On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the January 28, 2025 Regular Meeting Minutes, as amended, were approved.**

• **Active Action and Agenda Items**

Items 6, 9, 10, 14, 15, 17, 19, 20 and 23 were completed.

Mr. Willis will confirm the cloud device cost for radar signs. Mrs. Adams will include the expense in the Fiscal Year 2026 budget.

Item 11: Mr. Krebs will coordinate installation of a street sign at Southern Hills Drive.

Item 15: The CDD was not charged for inspection.

Mr. Krebs will include Items 18 and 16, regarding the Collier Paving project and Traffic Calming Report, in his notes and inspect the four-way intersection.

Item 21: The Village of Estero Traffic Study is pending.

A request was made to increase the street sweeping frequency to twice a week for the last two weeks of February; a change order will be submitted.

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

Mr. Pires discussed annual ethics training. He asked the Board Members to submit comments to the draft policy changes on the change order that was distributed today. Mr. Mountford stated he wants to discuss changes with Mr. Pires next week.

Discussion ensued regarding adding contingency percentage clause and statements “Staff to notify all Board Members when this occurs, prior to a Board Meeting” and “Vice chair or Supervisor in town”. This item will be placed on the next agenda.

Mr. Pires is still working on the letter to the Village of Estero and County Counsel stating that the Village of Estero owns the road west of U.S. 41 to the Clubhouse. Mr. Krebs stated he will research the permit and email it to Mr. Pires.

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

Asked who is responsible for the downed wall behind Walgreens, Mr. Pires recommended filing a complaint with the Village of Estero Code Enforcement Department.

**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: March 25, 2025 at 1:00 PM**

  - **QUORUM CHECK**

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

**THIRTEENTH ORDER OF BUSINESS**

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

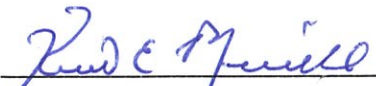
There were no Supervisors’ requests.

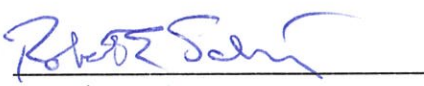
Mr. Long stated the Golf Hole Lakes #8 green elevation was raised to address drainage issues and he plans to raise the elevation closer to the fairway during the next project. The ravine right of the green is being monitored; it might be necessary to install rocks to address standing water.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the meeting adjourned at 3:03 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair