

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on March 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/83012172198>, or telephonically at 1-929-205-6099, Meeting ID: 830 1217 2198 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
Dustin Horman	Premier Lakes, Inc.
Neil Collins	PSGRC President

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

No members of the public spoke.

The Chair had no comments.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. [Dustin Horman]

Mr. Horman stated the lakes appear to be in good condition.

- **Update: Planting Littorals Adjacent to 20837 Gleneagles Links Drive**

Mr. Horman reported the following:

- Cordgrass was installed and should fill in as it grows and fill in of the area with arrowhead was installed as well. Weeds will be treated later this week. By the end of the week, most of the dry detention areas should be treated and the area will have a follow-up planting.

Mrs. Adams asked for the willows to be removed from this area. Mr. Horman will provide a quote and schedule removal.

- Southern Hills power was repaired at E1-B for aeration.

Mr. Horman will look into the aeration in Lake E3-C. Premier will provide a proposal to mow the dry retention area (DRA).

FOURTH ORDER OF BUSINESS

Update: Sidewalk Inspections

Mr. Krebs stated that Collier Paving & Concrete (Collier) will start work around April 8, 2025. Collier was asked to prioritize the washout in The Masters first. Letters were sent to homeowners today notifying them of the planned repairs and that, if they opt out or have pavers, they are responsible for repairing their own driveway. Pdfs of the letters will be emailed to District Management.

FIFTH ORDER OF BUSINESS

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

- **Consideration of Passarella & Associates, Inc., Professional Services Agreement (Tasks 1-2)**

Regarding prior discussion about trying to thin some of the fire fuel by homes adjacent to conservation areas, Mr. Krebs obtained a proposal from Passarella & Associates, Inc. (Passarella)

to clear some ground cover. Mrs. Adams recalled discussion in another CDD about how far to extend into conservation areas and cost. Mr. Adams discussed a fire sensor system being considered by another CDD.

Discussion ensued regarding areas to clear, obtaining permission to clear, etc.

Mr. Krebs asked to have the colors of the indigenous area layer changed on the GIS map. Mr. Long will obtain a quote to monitor the selected areas. He will provide the plans to clear/mulch to place on the next agenda.

This item will be removed from future agendas.

Mrs. Adams was asked to provide updates related to the Mediterra CDD wildfire mitigation activities.

▪ **Discussion: Estero River Update**

This item was an addition to the agenda.

Mr. Long gave an update on items discussed at the Water River Committee's 7th Annual Meeting and distributed the Report presented in the meeting. Village of Estero Representatives Mr. Sarkozy and Mr. Wilhelm, Department of Environmental Protection (DEP) Representatives and Water School Representatives attended the meeting. He expects the Village of Estero will require the CDD to increase its monitoring program to identify what it is discharging.

Mr. Adams spoke about Pelican Landing setting up a Stormwater Utility Division a couple of years ago and homeowners are charged on their property tax bill towards this effort to determine where the sources of the bacteria come from. It gave them a benchmark to show that its system was not part of the problem and that it was only part of the solution. He is not sure of the benefit to spending money at this stage.

Mr. Pires stated Mr. Adams made a good point and recalled that certain parties obtained grant money from the South Florida Water Management District (SFWMD) to remove all the septic tanks. Mr. Krebs agreed with Mr. Adams that there is no benefit to the CDD testing for bacteria, as the CDD runs on central sewer and the lift station. The systems go through the water treatment plant. They may want to do so when they start talking about nutrients.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Relating to the Amendment of the Annual**

Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date [SPECIAL REVENUE FUND – PELICAN SOUND PROGRAM]

Mrs. Adams presented Resolution 2025-04. Mr. Adams presented the amended Fiscal Year 2024 budget depicting an overall increase of \$40,000; \$10,000 is a buffer and it recognizes other financing sources that were not budgeted for in Fiscal Year 2024. This action is necessary because some operational expenditures exceeded budget; it proactively adjusts the appropriations, to avoid a finding in the annual audit.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, Resolution 2025-04, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date [SPECIAL REVENUE FUND – PELICAN SOUND PROGRAM], was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

Mr. Adams stated he submitted a request to release \$10,005 in reserved funds associated with the 2019 Note.

- A. Budget Variance**
- B. Breakdown**
- C. Proposed Budget 2025-2035 [10 -Year Plan]/Long-Range Infrastructure Plan**

These items were included for informational purposes.

Mrs. Adams distributed an updated version of the Proposed Budget 2023-2029 5 -Year Plan/Long-Range Infrastructure Plan, which replaces the outdated version in the agenda.

Mr. Blumenthal asked Staff to tell Mike street sweeping on Tuesdays and Fridays only is working out.

EIGHTH ORDER OF BUSINESS

Approval of February 25, 2025 Regular Meeting Minutes

The following changes were made:

Regarding Line 81 and what the overall cost to Collier Paving was, Mrs. Adams stated that all the repair costs totaled \$55,444.67.

Line 155: Insert "behind Oak Run" after "Lake 8,"

Line 241: Insert "Lakes" after "Hole"

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the February 25, 2025 Regular Meeting Minutes, as amended, were approved.

• **Active Action and Agenda Items**

Items 8, 9, 10, 12, 15, 17, 18, 20, 21, 23, 24 and 25 were completed.

Item 9: Mr. Krebs stated the current rate schedule was attached to the contract. He will forward the executed Work Order to RG Architects.

Revise Item 11: Add the traffic accident at the 4-way intersection of Pelican Sound Boulevard and Island Sound Circle to the draft Assessment Report. The Accident Report will be emailed to Mr. Pires to review. Obtain and present proposals for four solar-powered flashing stop signs at the next meeting.

Item 13: Mr. Long stated Mr. Willens suggested the CDD submit in writing if it is in favor of the Traffic Study recommendation of the Village of Estero for a right in and right out turn lane, as it may be another 10-years before the development to the east is developed, which is when a traffic light would be installed.

Mr. Long discussed the radar signs. The sign for Sound Way Boulevard will be relocated upon receipt of the pole. Two warning letters were issued in January and six in February. The Rules and Regulations are being updated; the changes involve reducing the number of warnings before a fine down to one warning and then a fine.

NINTH ORDER OF BUSINESS

Staff Reports

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

I. General Policy as to Change Orders

Mr. Pires presented a redline version of the General Policy as to Change Orders.

Discussion ensued regarding the “emergencies or extenuating circumstances” approval process.

Mr. Pires will incorporate the redline edits to the document and present a revised redline version and a Resolution at the next meeting.

II. Discussion: Response from Village Attorney Regarding Corkscrew Road

Mr. Pires pointed out inconsistencies in the City Attorney’s email, which was distributed during the meeting. He does not think the CDD has any standing to file a Declaratory Judgement Act suit, when the CDD does not own the road. He noted there was no reference to the Florida Statute that calls for alternative dispute resolution among governmental bodies before you file a lawsuit and, if that does not work out, it goes to an open mediation session with the governmental body.

Mr. Pires and Mr. Krebs reviewed 1995 aerials of Corkscrew Road. Mr. Pires recalled a prior litigation. He stated that Staff’s next step in replying to Mr. Eschenfelder’s email is to request a meeting that he, Mr. Krebs, Mr. Schultz and Mr. Jebb Hunt will attend.

Board Members and Staff shared information regarding ownership and maintenance of Corkscrew Road throughout the years. Involving Pelican Sound residents was suggested.

B. District Engineer: Hole Montes, Inc.

There was nothing further to report.

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

• Key Activity Dates

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

Mr. Willis will present the Lake and Dry Retention Audit Report at the next meeting.

• NEXT MEETING DATE: April 22, 2025 at 1:00 PM

○ QUORUM CHECK

All Supervisors confirmed their attendance at the April 22, 2025 meeting.

TENTH ORDER OF BUSINESS

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

Mr. Long distributed and presented a 10-Year Long-Range Projects by Priority Plan.

Board Members were asked to submit edits to Mr. Willis by next week, as the Plan will be e-blasted to the residents and posted on the CDD website in April.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 2:58 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair