

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on April 22, 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/85404061529>, or telephonically at 1-929-205-6099, Meeting ID: 854 0406 1529 for both.

Present:

Bob Schultz
Terry Mountford
Robert Twombly
Kurt Blumenthal
Keith Merrill

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Cleo Adams
Shane Willis
Tony Pires (via telephone)
Charlie Krebs
Eric Long

District Manager
District Manager
Operations Manager
District Counsel
District Engineer
PSGRC General Manager

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. [Bill Kurth]**

Mrs. Adams stated that a representative of Premier Lakes was not in attendance.

- **Consideration of Premier Lakes One-Time Work Order Agreements**

- A. Willow Removal**

- B. Dry Detention Mowing**

The Board and Staff discussed the Premier Lakes Work Order Agreements, the Unaudited Financials and the need to plan for the MRI pipe cleaning scope of work.

The consensus was that Items 3A and 3B will be placed on hold and added to the Key Activity Dates List. Consideration of the MRI scope of work will be included on the next agenda.

Mrs. Adams will ask MRI to add the CDD to the June 1, 2025 schedule.

FOURTH ORDER OF BUSINESS**Discussion/Consideration:
Concepts, LLC Invoice****Irrigation**

Mrs. Adams recalled that the Board approved a not-to-exceed amount of \$15,000 in November 2024. An invoice for \$12,643.50 was just submitted but \$6,500 was already expended. The total of the two amounts exceeds the not-to-exceed amount by \$4,143.50. The work was completed, but no work orders were received.

Mr. Long stated that the contractor completed Phase 1, and a work order was supposed to be submitted in advance, along with a Change Order for the dollar amount associated; however, Phase 2 was completed shortly after Phase 1. He presented Irrigation Concepts, LLC Invoice #733427178, which documents what was broken and was replaced.

On MOTION by Mr. Blumenthal and seconded by Mr. Merrill, with all in favor, authorizing payment of the additional \$4,143.50 to Irrigation Concepts, LLC, was approved.

FIFTH ORDER OF BUSINESS**Discussion: Long-Range Infrastructure Plan
Executive Summary 10-Year Planning**

Mr. Willis stated the current version of the Plan, which was distributed and is dated February 2025, incorporates Mr. Blumenthal's additional comments. He stated that Mr. Long asked for this to be included on the agenda for the Board's consideration and for final edits before it is sent to the residents at the end of the week.

The Board and Staff discussed the Plan, the CDD's future needs, the estimated longevity of repairs and projects and issuing bonds to fund future projects.

There were no revisions.

SIXTH ORDER OF BUSINESS

Consideration of My AV-Tech LLC Estimate 25064 for Solar Stop Signs

Mr. Willis stated Mr. Schultz requested this item. He indicated that solar stop signs would light up in the same manner as the existing solar powered speed traffic control signs. It was noted that the signs can be added to existing stop sign poles.

A Board Member suggested adding a radar sign at the exit on Pelican Sound Drive. Mr. Willis will request a separate proposal for one speed sign with radar.

This item will be included on the next agenda.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration: Change Order Policy

A. Consideration of Resolution 2025-05, Authorizing the District Manager to Enter into Certain Change Orders and Emergency Contracts; Authorizing the Disbursement of Funds for Payment of Same and Expenses Relating to the District Without the Prior Approval of the Board of Supervisors; and Providing for an Effective Date

Mrs. Adams distributed updated versions of the Resolution and Exhibit A.

Mr. Pires presented the redlined versions of the Resolution and Exhibit A.

Discussion ensued regarding the role of the District Manager and the Board Members in emergency situations.

Mr. Mountford voiced his disagreement with verbiage in the second paragraph of Exhibit A and asked if the Resolution can stand on its own without the Exhibit.

Discussion ensued regarding the Resolution and the Exhibit, the need to institute public policy that allows auditors to see that emergency actions were ratified at a Board meeting, and the Resolution that adopts the policy outlined in Exhibit A. It was noted that the dollar amount of change orders would be limited to \$10,000 and that past decisions related to emergency projects were made with the goal of reducing mobilization costs.

Mr. Mountford voiced his opinion that the Resolution and Exhibit A require further editing and questioned whether a policy is necessary. Mr. Schultz expressed his opinion that the policy might never be used, as telephone calls are generally efficient.

On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with Mr. Schultz, Mr. Blumenthal, Mr. Merrill and Mr. Twombly in favor and Mr. Mountford dissenting, Resolution 2025-05, as amended, Authorizing the District Manager to Enter into Certain Change Orders and Emergency Contracts; Authorizing the Disbursement of Funds for Payment of Same and Expenses Relating to the District Without the Prior Approval of the Board of Supervisors; and Providing for an Effective Date, was adopted. [Motion passed 4-1]

EIGHTH ORDER OF BUSINESS

Consideration of Ragan Technical Solutions, Inc. Proposal for Irrigation Coverage Design and Analysis

Mr. Long stated the \$4,500 scope of work will not fund design plans but it will allow the Board and Staff to ensure that the project is properly budgeted in advance of beginning the bond process. He thinks the proposal is reasonably priced and noted that multiple vendors recommended the contractor.

This item was deferred to the next meeting.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2025

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

These items were included for informational purposes.

Mr. Adams stated that he submitted a request to release the reserved funds associated with the 2019 Note; it is likely that the \$10,000 check was not received before March 31, 2025.

Mr. Blumenthal commended Mr. Adams on implementing the Insured Cash Sweep (ICS) account and noted the CDD has earned significant year-to-date interest income as a result.

Mr. Blumenthal questioned a Scrivener's error on Page 4, in which "28-Feb-25" appears above "Other contractual". Mr. Adams stated a cell was probably open and visible when the document was printed; it will be corrected.

The financials were accepted.

It was noted that fire-related expenditures should be added to the proposed Fiscal Year 2026 budget. Mr. Adams will forward information related to the Dryad program to the Board and Staff. He noted that another CDD is currently navigating permitting, which might take six to eight months; physical installation will take approximately two weeks. The CDD will benefit from waiting and following a path to completion once established.

Referring to the map, the Board and Staff discussed areas to be addressed in conservation areas and preserves. Mr. Long noted that the Gopher Tortoise agent is mapping locations to make sure the 25' perimeter is maintained.

Mr. Schultz stated that two homeowners in Pinehurst who back up to the preserve asked the CDD to trim the trees due to a perceived fire concern. Mr. Krebs is educating the property owners about what is permissible. He asked what should be done with a tree in the conservation area with branches hanging over a homeowner's property.

Mr. Krebs stated that tree branches can be trimmed at the conservation line; dead trees can only be addressed if they threaten a house or a structure or present a safety concern. A tree falling in a backyard is not considered a safety issue. While he can provide an opinion, he thinks that Johnson Engineering, Passarella or an environmentalist will be needed to flag the area and advise the CDD of what can be done.

Mr. Adams stated that residents are responsible for trimming at their property lines. Mr. Krebs will inspect the area including the tree at 20812 Pinehurst.

A Board Member discussed a conservation pine tree area hanging over his pool cage. Mr. Adams stated that the CDD should be informed of the liability, in such cases; if the tree is leaning in such a way that it can fall onto property, the CDD will cut the tree and branches dropped in the preserve. If branches from a perfectly healthy oak tree in the preserve hang across a homeowner's property, the homeowner can cut the branches back to their property line; the CDD is not responsible for trimming the overhanging branches. The homeowner has a duty and a responsibility to cut branches from a neighboring property back to their property line; the owner is not responsible for cutting a tree unless put on notice that a tree is leaning dangerously.

TENTH ORDER OF BUSINESS**Approval of March 25, 2025 Regular Meeting Minutes**

The following changes were made:

Page 1: Add meeting attendee "Neil Collins" and "PSGRC President"

Regarding Line 45, Mr. Schultz noted that no littorals have been planted adjacent to 20837 Gleneagles Links Drive yet.

Lines 129 and 131: Change "2023-2023 5-Year" to "2025-2035 10-Year"

Regarding Line 154, Mr. Pires stated that he did not receive an accident report. Mr. Krebs stated that he was unable to locate one online. Mr. Long stated that he did not receive a report.

Line 157: Change "Wilhelm" to "Willems"

Line 179: Change "criminal" to "governmental"

Line 184: Change "and Mr. Schultz" to ", Mr. Schultz and Mr. Jeff Hunt"

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

- **Active Action and Agenda Items**

Items 1, 8, 11, 13, 15, 16, 17, 18, 19, 21, 22, 23, 24 and 26 were completed.

Item 1: Mr. Krebs will determine the lumens level needed for the light to be installed at Pelican Sound Dr/So Hills Dr.

Item 9 is ongoing. Mr. Krebs stated the Traffic Report was distributed. The State would need to be petitioned for any changes such as closing the median. Mr. Schultz suggested the Safety Committee advise residents that it was investigated but a remedy is years down the road.

Item 10: Mr. Pires will discuss the Draft Letter during his report. He asked for the current Village Council Member who resides in the CDD to be listed in the Action Item. The letter should be sent before the meeting.

Village ownership of the roads and the CDD's agreement to provide an access easement to the cemetery were discussed.

Regarding Item 12, costs were included in the January/February packet.

Item 14: Change to "20827 "

Regarding Item 25, the Lake and Dry Retention audit is scheduled for May 12, 2025.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

I. General Policy as to Change Orders

This item was discussed during the Seventh Order of Business.

II. Discussion: Response from Village Attorney Regarding Corkscrew Road

Mr. Pires recalled that the City Attorney suggested the CDD file a Declaratory Judgement; however, Mr. Pires does not think the CDD has any standing to file a Declaratory Judgement Act suit, when the CDD does not own the road, and he does not think the CDD should spend the money to do it.

Mr. Pires noted that the City Attorney referred to missing documents and stated that he is unsure what he is referring to; he called the City Attorney to offer help.

Regarding the sketch and legal description of Viewers Road, Mr. Pires asked Mr. Krebs to confirm that the segment to the far right goes all the way to 41. Mr. Krebs stated that is correct; his understanding is that the Exhibit was to declare what portion would be vacated on the property and that line work was supposed to represent the limits of the Viewers Road easement, even off the property.

Mr. Pires stated the graphic can be corrected to reflect that, because no one mentioned that, the arrow points to the segment past the gatehouse. The second graph is more compelling; the overlay done by Bowman in 2019, in which the survey is overlaid, the Property Appraiser's more recent aerial shows that the paved area is within the boundaries of the easement.

Mr. Krebs noted that the aerial and the survey are always slightly off; the best way to verify it is to have the surveyor stake the easement. The line work used in the Easement in that Exhibit, and the road were constructed to that Easement. While the aerial might differ, the issue is how the two are rectified together.

Mr. Pires asked Mr. Krebs to send him his edits to the sketch and legal description. Mr. Krebs will estimate how much the surveyors would charge to stake the field and provide survey data.

Mr. Pires discussed the governmental dispute resolution process outlined in the communication, which would involve a meeting with the Village of Estero. If no resolution occurs, the initiating party can request an open mediation session between the two governmental bodies. If that fails to result in a resolution, then either party can file a lawsuit. He asked Board Members to contact him with any objections or concerns regarding the Chapter 164 process in the next few days, in which case he will send a letter to Mr. Eschenfelder and request a meeting. He invited Mr. Schultz to email the Village Council Member.

B. District Engineer: Bowman, Inc.

- **Update: Sidewalk Inspections**

Mr. Krebs stated that the sidewalk repairs were completed. Mr. Baker will inspect the repairs in the coming days.

Mr. Schultz asked about an inspection in Torrey Pines. Mr. Krebs viewed the area today. Mr. Baker will look closer. A large oak tree in the intersection has always been an issue; when a repair is made or root barrier installed, it lasts a few years. He saw no standing water; it looked like it was irrigated, but there was nothing there, so it was difficult to verify the complaint. Mr. Schultz stated he observed the same conditions on Saturday; there was no large volume of water. Mr. Krebs stated he will confirm with Mr. Baker that root barrier is used when repairs are made. Some oak trees were cut down in Seaside and buttonwoods are being installed in their place.

Discussion ensued regarding the tree removal plan and preserve credits.

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: May 27, 2025 at 1:00 PM**

- **QUORUM CHECK**

Supervisors Merrill, Schultz, Mountford and Twombly confirmed their attendance at the May 27, 2025 meeting. Supervisor Blumenthal might attend via Zoom.

TWELFTH ORDER OF BUSINESS

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

Mr. Schultz asked for the MRI percentage to be included in the budget. He observed that many of the Roadway Pavement Markers (RPMs) need to be replaced.

Mr. Willis will order 500 RPMs plus epoxy. RPMs on Corkscrew Road will not be replaced.

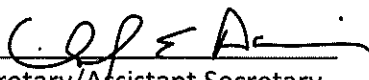
Mr. Long distributed and presented a vehicle count report; approximately 42,000 cars per month, or up to approximately 1,700 cars per day, utilize Pelican Sound Boulevard. Two tickets were issued in January, nine in February, and seven in March. More vehicles were speeding in January, but the file was corrupted. Staff is working to get all vendor license plates in the system so that speeders can be identified. Enforcement efforts include issuing violations and calling vendors. It was noted that vehicles are slowing down as a result of these efforts.

THIRTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the meeting adjourned at 2:37 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary

Robert E Schultz

Chair/Vice Chair

Signature: Robert E Schultz
Robert E Schultz (Jul 29, 2025 15:38:10 EDT)

Email: bob@wyeknotschultz.com