

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting June 24, 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/83551273481>, and telephonically at 1-929-205-6099, Meeting ID: 835 5127 3481 for both.

Present:

Bob Schultz (via telephone)	Chair
Terry Mountford	Vice Chair
Robert Twombly	Assistant Secretary
Keith Merrill (via telephone)	Assistant Secretary
Kurt Blumenthal	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
John Baker	District Engineer
Bill Kurth	Premier Lakes, Inc.
Ivo Nedelchev	Assistant General Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Mountford, Blumenthal and Twombly were present. Supervisors Schultz and Merrill attended via telephone.

<p>On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, authorizing Mr. Schultz's and Mr. Merrill's attendance and full participation, via telephone/Zoom, due to exceptional circumstances, was approved.</p>
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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]**

Mr. Kurth stated the lakes look good. He provided updates on preserve area maintenance, willow tree trimming, mowing service order and removal of a leaning tree.

- **Continued Discussion/Consideration: Proposal to Relocate Aeration Equipment in E1-C**
Referencing proposal handouts, Mr. Kurth presented a One-Time Work Order Agreement for relocation of the Lake E1-C aeration system, in the amount of \$3,586.

Mrs. Adams stated that the proposal is for informational purposes and the total costs to move the aerator, between the Premier Lakes proposal and Bentley Electric Proposal #24-437, is \$12,736.

Discussion ensued regarding the work order, a zombie box and Fiscal Year 2026 budget.

FOURTH ORDER OF BUSINESS**Presentation: Gatehouse Design**

Mrs. Adams stated this item was previously presented.

There will be a Neighborhood Monuments presentation on the July agenda.

FIFTH ORDER OF BUSINESS**Discussion: Proposed Budget 2025-2035 [10-Year Plan]/Long-Range Infrastructure Plan: Item 6 Stormwater Management Phase III**

Mr. Adams recalled a strategy discussion at the last meeting, following the gatehouse presentation, about potentially taking over the Stormwater Phase III project in its entirety, adding the 2028 costs and including that all into the future bond. Referring to a slide, Mr. Adams reviewed an updated spreadsheet and explained the concept of combining the Phase III Stormwater Project and the Phase III Paver Project, at a cost of \$375,000, for a 2028 bond issue. Currently, the net amount of construction proceeds the CDD will need, based on these amounts, is slightly under \$9 million, plus debt service reserve and costs of issuance. He discussed

structuring the bond with an 18-month capitalized interest period, depending on the interest rates, having the CDD graded and obtaining a Standard & Poors (S&P) credit rating, which might result in cost savings.

Discussion ensued regarding the Long-Range Infrastructure Plan Executive Summary 10-Year Planning Report; prioritizing the Phase III Paver Project over the Community Irrigation Piping Project; if there will be sufficient funds to re-grass the course in 2030; the cost of a reserve study; the funding year of the various projects on the Long-Range Projects by Critical Need, on Page 4 of the Report; the bond issuance process and bond validation timelines.

Mr. Adams stated the Stormwater Management Phase III Project should be completed in 2026 and paid in 2027. The discussion item about which projects to prioritize will be included on the next agenda. The CDD is looking to do a \$9 million bond issuance for a 30-year bond. Staff will model the items discussed, facilitate the bond side for the net proceeds, research current interest rates, research what the S&P credit rating might be and provide an update at the next meeting.

SIXTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2025/2026 Budget

Mr. Adams reviewed the proposed Fiscal Year 2026 budget and stated slight adjustments were made to the Special Revenue Fund. There was not much movement in the general operating fund.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

A. Budget Variance

B. Breakdown

Mr. Adams responded to questions regarding whether the \$416,000 in the operating fund can be placed into the interest-bearing Insured Cash Sweep (ICS) account, and the "Synovus - Note account 2019" and the "Synovus – Note account 2024 CPF" line items on Page 1.

Mr. Adams will change the Balance Sheet title of the Note account "2024" item to "2022".

The financials were accepted.

EIGHTH ORDER OF BUSINESS**Approval of May 27, 2025 Regular Meeting Minutes**

The following changes were made:

Line 74: Change “Balane” to “Balance”

Line 170: Change “Schultz” to “Twombly”

Line 254: Change “correct way” to “right-of-way”

Line 289: Change “CCD’s” to “CDD’s”

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the May 27, 2025 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 6, 12, 14, and 16 were completed.

Item 6: Staff will revise the agenda next year.

Item 10: Mr. Baker will follow up with Mr. Krebs.

Item 11: Mr. Willis will drop off the RPMs tomorrow.

Item 12: Completed. Mr. Willis will have Premier trim the canna lilies.

NINTH ORDER OF BUSINESS**Staff Reports**

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

- **Discussion: Response from Village Attorney Regarding Corkscrew Road**

Mr. Pires stated that there was no update.

B. District Engineer: Bowman, Inc.

- **Lake Bank Inspection**

Mr. Baker presented the River Ridge Lake Bank Inspection Report dated June 13, 2025.

Staff recommends repairs to a total of 2,711 linear feet of lake bank. Mr. Baker stated the repairs are to restore the 4:1 slope of the bank. There is no shelf dropping off into the lake for any of the water's edges. The ideal shelves are 8" or greater.

Mrs. Adams stated Staff will obtain cost estimates to make the repairs in phases, year-over-year, to stay within budget.

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

- **Key Activity Dates**

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

Mr. Schultz reminded the Board Members that Form 1 must be filed by July 1, 2025.

- **NEXT MEETING DATES:**

- **July 22, 2025 at 1:00 PM**
- **August 26, 2025 at 1:00 PM [Adoption of FY2026 Budget & O&M Assessments]**
- **September 23, 2025 at 1:00 PM**
- **QUORUM CHECK**

Supervisors Blumenthal, Mountford and Twombly confirmed their attendance at the July 22, 2025 meeting. Supervisors Merrill and Schutz will attend via telephone.

TENTH ORDER OF BUSINESS

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

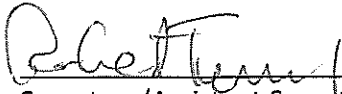
Mr. Willis stated there were a few resident complaints about lights flashing into their units at night from the recently installed four-way flashing stop sign. He spoke with AV-Tech about this and discussed potential fixes, including installing a motion sensor and placing shields over the lights to direct their focus onto the streets.

Discussion ensued regarding a recent incident that caused the complaints about the traffic signal, lighting requirements, liability issues, removing two of the four stop signs, placing shields over the flashing lights and alerting residents of any changes that will be made to the stop/traffic signs.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor,
the meeting adjourned at 2:06 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair