

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on November 18, 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/85045796292>, and telephonically at 1-305-224-1968, Meeting ID: 850 4579 6292 for both.

Present:

Bob Schultz	Chair
Terry Mountford	Vice Chair
Robert Twombly	Assistant Secretary
Keith Merrill	Assistant Secretary
Kurt Blumenthal	Assistant Secretary

Also present:

Cleo Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Alex Kurth (via telephone)	Premier Lakes
Eric Long	PSGRC General Manager
Mike Dugan	Resident
Ed Nowak	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m.

Supervisors Schultz, Blumenthal, Twombly and Merrill, were present. Supervisor Mountford was not present at roll call.

SECOND ORDER OF BUSINESS

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

Resident Mike Dugan discussed traffic safety, speed limit signs, self-driving vehicles and commercial vehicles accessing the community via the Corkscrew entrance. He asked the Board to consider installing 5-miles per hour (mph) speed limit signs before the gates and 25-mph signs immediately after the gates.

Mr. Mountford arrived at the meeting.

The Chair had no comments.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. (Alex Kurth)

Mr. Kurth reported the following:

- The lakes are in good condition; there is minimal shoreline grass, there was minor maintenance to littoral plants, and a selected herbicide was used on torpedo grass.
- A few of the lakes were spot treated for algae, which has been fairly minimal; there was no submersed weeds to note.
- Overall, maintenance conditions are satisfactory.
- Canna mowing on River #7 and River #8 was completed in October.
- A tree in the dry retention area is scheduled for removal tomorrow.
- There is a concern about a potential golden algae bloom in Lake E-7A. Technicians are proactively conducting water tests to check toxicity levels within the water body. Staff will report the findings at the next meeting if additional efforts are needed.

Mr. Kurth responded to questions regarding an algae bloom in one corner of Lake H1-B, whether the nano-bubbler was repaired, the scheduled tree removal in the dry retention area, and if the tree stump will be cut.

Mrs. Adams will have GulfScapes remove the tree stump.

Per Mr. Schultz, Mr. Kurth will have technicians check for evidence of termites in the tree once it is removed and report his findings.

Mr. Willis presented the following contract renewal:

- **Premier Lakes, Inc. Aquatics and Wetlands Agreement Expires on 12/31/25, Agreed to Hold \$71,136.00 Annual Cost for Two Additional Years (01/01/26 – 12/31/27)**

Mr. Kurth stated he is willing to extend the length of the contract to three years with no increase.

On MOTION by Mr. Merrill and seconded by Mr. Twombly, with all in favor, the Premier Lakes, Inc. Aquatics and Wetlands Agreement, in the annual amount of \$71,136.00 for Three Additional Years from 01/01/26 – 12/31/28, was approved.

Discussion ensued regarding a possible survey of the shallow areas, dredging/expanding the lake for fill options, the need for a permit from the South Florida Water Management District (SFWMD), water quality of the lake, lake bank restoration, and soil content.

FOURTH ORDER OF BUSINESS**Discussion: Pelican Sound Traffic Violations Report 2025**

Mrs. Adams presented the Pelican Sound Traffic Violations Report 2025.

Mr. Long stated, based off the reports, the Safety Committee will be able to start tracking the January year-over-year data. From a one year perspective, speeding is on a downward trend, which is encouraging. The Rules and Regulations will need to be revised to reflect a change from two warnings and a fine to one warning and a fine; that update will likely be made in January 2026.

Mr. Long stated that the Committee is currently tracking more vendors than members, which is a reverse trend of the Committee initially attracting members. He is currently awaiting a proposal for the exit sign for Pelican Sound Drive. He discussed placement of the mobile traffic sign in different areas and establishing specific policies for scooters, e-bikes and golf carts in terms of the speed limit. He will work on updating the Rules and Regulations and present it at a future meeting.

FIFTH ORDER OF BUSINESS**Discussion: Speed Limit/Stop Signs**

Mr. Willis stated Staff requested a proposal from AV-Tec for a permanent stop sign with a solar panel is pending. It will likely be on the next agenda.

Discussion ensued regarding where the stop sign will be placed, what to do about the flashing sign that is bothering residents, the warranty, Mr. Dugan's request to lower the speed limit to 5 mph at the entrances to accommodate autonomous vehicles, having metal gates installed at the Corkscrew entrance to deter speeders and intoxicated motorists, the gatehouse renovation and monument upgrade projects, and the bidding, permitting, and funding timeframes.

Asked when most of the funds will be needed for the renovation project, Mr. Long stated when construction commences; by mid-September 2026, 50% of the funds should be available for both projects. Asked about sealed bids, Mr. Adams stated if the projects are within the \$450,000 threshold, they will not need to go through a sealed bid process.

Mr. Long suggested taking "speed limit/stop signs" off the agenda and including it as an action item and continue reviewing the intersections. He is working on obtaining specifications for the gatehouse renovation project.

Mr. Krebs will follow up with Mr. Long and Mr. Dugan regarding lowering the 25-mph speed limit.

SIXTH ORDER OF BUSINESS

Discussion: Engineer's Estimate of Quantities Regarding Backup Irrigation Well Improvements

Mrs. Adams distributed the McCullers Well Services and Plumbing handout.

Mr. Long stated Mr. Krebs provided the bid document, which has nine specific sections. He discussed the bidders and stated the consensus was to use a vendor that was previously utilized. He presented the McCullers Proposal and suggested having internal contingencies for irrigation repairs, sod, and cart path replacements.

Mr. Krebs suggested allotting 10% for unforeseen expenses.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, the McCullers Well Services and Plumbing Proposal, in the amount of \$291,500, and authorizing the allotment of 10% in contingency for unforeseen expenses, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mrs. Adams presented Resolution 2026-02. Seats 1 and 2, currently held by Mr. Merrill and Mr. Schultz, respectively, will be up for election in the November 2026 General Election.

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2025

- A. Budget Variance
- B. Breakdown

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of October 28, 2025 Regular Meeting Minutes

The following changes were made:

Line 23: Delete "(via telephone)" after "Tony Pires"

Line 52: Change "the CDD" to "Pelican Sound"

Line 62: Change "Steve" to "Mike"

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

- **Active Action and Agenda Items**

Items 6, 13 and 14 will be combined.

Items 8, 10, 15 and 18 were completed.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Woodward Pires & Lombardo, P.A.**

There was no report.

B. District Engineer: Bowman, Inc.

Mr. Krebs presented a change order for sidewalk repairs. The vendors need to replace five or six panels.

On MOTION by Mr. Merrill and seconded by Mr. Blumenthal, with all in favor, the Collier Paving Change Order for sidewalk repairs, in the amount of \$7,406.60, was approved.

Asked for an update on obtaining the stormwater management proposals, Mr. Krebs stated it is underway; he is finishing the plans and will forward them to Mrs. Adams for dissemination to the Board.

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: December 9, 2025 at 1:00 PM**

- **QUORUM CHECK:**

The December 9, 2025 meeting will be canceled. The next meeting will be January 27, 2026.

ELEVENTH ORDER OF BUSINESS**Supervisors' Requests and Public Comments (5 minutes per speaker)**

There were no Supervisors' requests or public comments.

TWELFTH ORDER OF BUSINESS

Adjournment

**On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor,
the meeting adjourned at 2:24 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Robert Timby
Secretary/Assistant Secretary

Robert Scher
Chair/Vice Chair