

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on January 27, 2026 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/88625995821>, and telephonically at 1-305-224-1968, Meeting ID: 886 2599 5821 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 |
| Tony Pires | District Counsel |
| Charlie Krebs | District Engineer |
| Bill Kurth | Premier Lakes |
| Eric Long | PSGRC General Manager |
| Julie Yellig (via Zoom) | Resident |
| Jim Fitzpatrick | Resident – President PSGRC Liason |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:02 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)

Mr. Kurth reported the following:

- The lakes and preserves were inspected and everything looks decent for this time of year.
- The bacteria grower in Lake H1-B is down; the plastic that surrounds the new compressor column needs to be repaired and a pump inside of the nano-bubble machine locked up and needs to be replaced.
- The manufacturer will be contacted to find out if the nano-bubbler is under warranty. Quotes for the repairs will be obtained.
- There is a nominal amount of bladderwort growing in Lake H1-B, which is easily controlled and will be treated tomorrow by technicians. The plankton algae is gone.

Discussion ensued regarding restoring the nano-bubbler, the Island Sound lake treatments, and iguanas being an invasive species.

FOURTH ORDER OF BUSINESS

Update/Discussion: MUTCD 11th Edition, Part 5: Traffic Control Device Considerations for Automated Vehicles

The MUTCD 11th Edition, Part 5: Traffic Control Device Considerations for Automated Vehicles was included for informational purposes.

Mr. Krebs recalled a previous request to update the signage and speed signs so that smart cars could drive without input from drivers. Currently, the CDD is in compliance with the way it was originally developed and permitted but, if the Board is considering adding signs to allow cars to drive autonomously, several signs will need to be installed.

Mr. Pires read portions from the Guidance section on Page 761.

Discussion ensued regarding the number of signs that would need to be installed for autonomous vehicles, State regulations for autonomous vehicle operation, and the prevalence and capabilities of autonomous vehicles.

Mr. Krebs commented that the driver is always supposed to be in control of their vehicle.

FIFTH ORDER OF BUSINESS

Discussion: Pelican Sound Traffic Violations Report 2025

Mrs. Adams presented the Pelican Sound Traffic Violations Report for January through October 2025.

Mr. Long stated that the November and December data was corrupt. The cameras had to be recalibrated; however, despite the adjustment, the missing data could not be retrieved. The Safety Committee was only able to capture data from the Pelican Sound Boulevard ingress, Pelican Sound Boulevard egress and Pelican Sound Drive ingress.

Bob Twombly voiced their opinion that the data for Sound Way is inaccurate and that there is still significant speeding in that area. Placement of a mobile unit at that location was suggested.

Asked what, if anything, the Association is doing in terms of issuing fines to speeders, Mr. Long stated two warnings are given and then a fine. Thus far, no fines have been issued. Asked how many warnings were issued in 2025, Mr. Long stated close to 90.

Discussion ensued regarding the traffic violations report, where to place the mobile unit, the need to modify the Rules and Regulations and the status of the flashing light at the intersection of Pelican Sound and Island Sound.

SIXTH ORDER OF BUSINESS

Continued Discussion: Speed Limit/Stop Signs

- **Discussion/Consideration of Proposal for Permanent Sod [Sign with Solar Panel]**

This item was deferred to the next meeting.

SEVENTH ORDER OF BUSINESS

Discussion: Responsibility of the Service Road Adjacent to Paradise Shoppes of Estero Period; and Providing for Severability and an Effective Date

Mrs. Adams stated the introduction about the District from the website needs to be updated to reflect more specific information because the District is not responsible for the maintenance road behind the shops. She discussed The Club being responsible for the holiday

lighting, CDD responsibilities, the Fiscal Year 2026 budget, Pelican Sound website and asking the webmaster to update the CDD website.

Discussion ensued regarding maintenance, a point of contact for the Paradise Shoppes, the Pelican Sound website, individual tracts, a condominium plat, an Association easement, reporting maintenance issues to the Village of Estero Code Enforcement, the holiday lights, and the landscapers.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration of Pelican Sound Gatehouses Renovations

Mr. Long presented the RG Architects proposal for the Pelican Sound Gatehouse Rebuild Corkscrew Road Project, which provides a satisfactory snapshot of the construction related to both the Corkscrew gate and US 41 gate. He discussed the scope of work for both gate projects and asked Mr. Krebs to provide the CDD with civil and site plans for the project.

Discussion ensued regarding what to include in the site plan, the scope of work including which areas will be demolished, curbing, removal and replacement of pavers, addition of decorative columns, emblems, wave detail, paver square footage, the arm bar, signage, the monument, if Corkscrew Road will be widened, if the renovation project will call for a Limited Development Order (LDO) or a Development Order (DO), the \$10,000 DO fee, the need to schedule a pre-application meeting with the Village of Estero, how the project will be financed, bid specifications, permitting and when the contract will be awarded.

▪ **Discussion: drainage Improvements**

This item was an addition to the agenda.

Mr. Krebs distributed handouts of the proposed drainage improvements and stated the documents are the most recent drafts/plans for the four phases of the project, including the re-grading and drainage installations. He stated that he recently inspected the site with Mr. Long to determine where to install the inlets. The idea of this project is to grade the water similar to Edgewater, as close to the golf course as possible. Referencing slides, Mr. Krebs discussed the scope of work, including setting the inlets, creating low-lying areas and sheet-flow from the

existing buildings towards the cart path, the existing grade, memorial trees, cart path restoration and drainage connections.

Regarding how the project will be financed, Mr. Long stated the idea is to convey the improvements to Oak Run. If they wish to pay the cost, they can tie-in all the downspouts to the drains. He asked how the Board wants to handle the financial responsibilities.

Discussion ensued regarding what financing options to provide to Oak Run, the bubblers, the sketch and legals for the easements, existing downspouts, number of connections that will be made to each building to add a PVC drain, separate line items on the proposal, type of sod that will be used, mobilization costs, fill costs, etc.

Mr. Krebs will schedule an appointment with the Village of Estero and the South Florida Water Management District (SFWMD) to have the drainage grandfathered in.

NINTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Mrs. Adams stated the 2025 Goals and Objectives Reporting was posted and sent to the County.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Mrs. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 Performance Measures and Standards, were approved.

TENTH ORDER OF BUSINESS

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

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

A. Budget Variance

Mr. Blumenthal voiced his belief that the totals under each column are inaccurate and the total variance should be \$595,000 instead of \$482,307.

Mrs. Adams stated a problem with the formula calculation will be corrected.

B. Breakdown

C. Long-Range Infrastructure Plan Executive Summary 10-Year Planning

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of November 18, 2025 Regular Meeting Minutes

The following changes were made:

Line 89: Change “attracting” to “tracking”

Line 98: Insert “requested” after “Staff” and change “AV-Tek” to “AV-Tec”

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the November 18, 2025 Regular Meeting Minutes, as amended, were approved.

• **Active Action and Agenda Items**

Items 5, 11 and 14 were completed.

Items 1, 2, 3, 4, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, and 17 remain ongoing.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer: Bowman, Inc.

• **Discussion: 20853 Gleneagles Links Curb Repair**

Mr. Krebs reported the following:

- Collier Paving confirmed that the mailbox was installed on Torrey Pines.
- The Gleneagles property was inspected in December. A site visit with Collier Paving will be scheduled. A proposal for the curb repair will be obtained and presented at the next meeting.

Bob Twombly voiced their opinion that both sides of the sidewalk at 21734 Sound Way have trip hazards and need attention. Charlie Krebs stated a pedestrian fell on the sidewalk near the Butterfly Garden.

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: February 24, 2026 at 1:00 PM**

- **QUORUM CHECK:**

THIRTEENTH ORDER OF BUSINESS

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

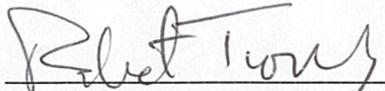
Discussion ensued regarding property taxes; eliminating non-ad valorem taxes; user fees; special assessments; and collection of special assessments.

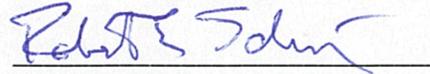
FOURTEENTH ORDER OF BUSINESS

Adjournment

**On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor,
the meeting adjourned at 2:55 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair