

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on February 24, 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/81009509260>, and telephonically at 1-305-224-1968, Meeting ID: 810 0950 9260 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
Chuck Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Bill Kurth	Premier Lakes
Eric Long	PSGRC General Manager
Jim Fitzpatrick	Resident/ President PSGRC Liaison

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.

Mr. Schultz stated a few additional items will be discussed as the meeting progresses.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. (Bill Kurth)

Mr. Kurth reported the following:

- A tree marked for removal is scheduled to be cut and removed tomorrow morning.
- He met with the President and manufacturer of the nano-bubbler machines that are down in lakes H-1B and E-7A, but the response was not good. He will continue negotiating with them but, if unsuccessful, a repair proposal will be presented at the next meeting.
- A recent cold front caused a fish kill. Crews will remove dead tilapia from the lakes soon. Mr. Kurth responded to questions regarding whether the next cold front will result in another fish kill, oxygen levels in the lakes and if canna lilies in Rivers 7 and 8 were sprayed.

FOURTH ORDER OF BUSINESS

Continued Discussion: Speed Limit/Stop Signs

- **Discussion/Consideration of My AV-Tech LLC Estimate 26018 for Cloud Radar Sign and Traffic Camera**

Mr. Willis presented AV-Tech LLC Estimate 26018 and stated this system is similar to one previously purchased by the CDD; however, since then, the price has increased \$1,000.

Mr. Long and Mr. Willis responded to questions regarding where the sign system will be placed and the installation timeline.

On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, AV-Tech LLC Estimate 26018 for Cloud Radar Sign and Traffic Camera, in the amount of \$26,739, was approved.

Asked for an update on other speed signs, Mr. Long stated he recently received an email from Kacey, at AV-Tech. The challenge was that a corrupted certificate had to be re-installed, which was addressed. Going forward, she will manually pull the reports from all the devices and the December and January reports that are currently missing will be recovered.

FIFTH ORDER OF BUSINESS

Consideration of Collier Paving & Concrete Proposal/Estimate #26-0125 [20855 Gleneagles Links Curb Repairs]

Mrs. Adams presented a recently distributed updated Collier Paving proposal.

Mr. Krebs stated the handout includes paver repairs for driveways that will be impacted. He, along with the Chair and the vendor inspected the area. The decision was to have Collier Paving reset the pavers correctly. The price in the handout was revised to include sidewalk repairs on Pinehurst, necessary grinding on the sidewalk along Pelican Sound Boulevard near the

entrance to the amenity center, and a divot on Sound Way. Mr. Long will provide additional locations that need to be addressed, and a supplemental proposal including those areas will be presented at the next meeting.

Discussion ensued regarding the revised proposal, a contingency and establishing a not-to-exceed amount.

On MOTION by Mr. Merrill and seconded by Mr. Twombly, with all in favor, Collier Paving & Concrete Proposal/Estimate #26-0125 for 20855 Gleneagles Links Curb Repairs, in a not-to-exceed amount of \$38,000, was approved.

SIXTH ORDER OF BUSINESS

Continued Discussion/Consideration of Pelican Sound Gatehouses Renovations

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

Mr. Long distributed handouts and presented two estimates of probable costs from EnviroStruct LLC, for the gatehouse renovations. The Corkscrew Road estimate is \$407,239.88 and the Pelican Sound Drive estimate is \$516,602.88; each estimate includes a 20% contingency. The Pelican Sound Drive estimate is being updated to include an awning, which is anticipated to cost an additional \$80,000 to \$100,000. He discussed the need for a sealed bid, project timeframes for each gatehouse, a paver project being added to the Pelican Sound Drive estimate, and including a site plan for the pavers in the bidding documents. He predicts the total costs for the pavers and both gatehouses will likely be over \$1 million. He discussed a meeting with Mr. Krebs and Ms. Gibbs of the Village of Estero (VOE) to discuss permit requirements, land development codes, zoning, the stormwater management project and the monuments.

Mr. Krebs will follow up with Ms. Gibbs regarding the Development Order (DO) or Limited Development Order (LDO) designations of the pending projects.

Discussion ensued regarding sealed bidding, evaluation criteria, bid schedule, timeframe, the overhang, the site plan, paver specifications, monument costs, gatehouse estimates, the drainage project, cost-savings, financing options, mobilization and whether to phase the projects.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Drainage Improvements

Mr. Long, stated all submittals were forwarded in December and there was no response until recently. The well is being discussed with Florida Power & Light (FPL), who will have workers

onsite tomorrow to review the area; it appears as though a mini transformer will be needed and will be placed near the Turnberry Pool. Mrs. Adams stated the 50% deposit was forwarded to Corporate via express mail so that a check could be forwarded to the contractor.

Regarding the stormwater management project, Mr. Krebs stated Staff is preparing and will send the applications to the South Florida Water Management District (SFWMD) and the VOE this week. Mr. Long signed the affidavit as the owner since most of the work will be on the golf course. The sketch and legals will be transmitted to Mr. Pires so the easements can be done. The project will be completed all at once. Mr. Krebs stated the project will start in April or May.

The scope of work, project costs, and the application fees for the LDOs were discussed.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2026

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

- A. Budget Variance**
- B. Breakdown**
- C. Long-Range Infrastructure Plan Executive Summary 10-Year Planning**

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of January 27, 2026 Regular Meeting Minutes

The following changes were made:

Line 26: Change "Yellis" to "Yellig"

Line 27: Insert "- President PSGRC Liaison" after "resident"

Line 64: Insert period after "Page 761" and delete "as follows:"

Line 65 through 69: Delete both sentences.

Lines 84 and 203: Change "A Board Member" to "Mr. Twombly"

Line 204: Change "He" to "Mr. Krebs"

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the January 27, 2026 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 6, 9, 10, 11, 12, 14, 15, 16 and 17 were completed.

Item 12: The streetlights are still out.

TENTH ORDER OF BUSINESS

Staff Reports

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

B. District Engineer: Bowman, Inc.

There were no reports from District Counsel or the District Engineer.

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

• Key Activity Dates

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

Mrs. Adams will ask Destin for a work order for the mowing on Retention Area Zone 1.

• NEXT MEETING DATE: March 24, 2026 at 1:00 PM

○ QUORUM CHECK:

ELEVENTH ORDER OF BUSINESS

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

Mr. Long reported receiving a resident complaint asking the CDD to clear Tract 1-B vegetation, and an email regarding the four-way stop at Torrey Pines and Island Sound; it is an area of concern as motorists are not stopping.

Discussion ensued regarding traffic at the intersection, motorists speeding past the stop sign, enforcement options, instituting fines, adjusting a flashing light issue and installing cameras, a traffic hawk, or speed tables.

Mr. Willis will contact the contractor and provide an update at the next meeting.


Mr. Schultz stated he received a letter from a resident in Edgewater III where there is a 3-way intersection. Four or five years ago the CDD increased the drainage on Lake E-1E, which is possibly obstructing the control structure and plantings and has become an eyesore.

Mrs. Adams stated new plantings can be installed during the rainy season.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the meeting adjourned at 2:12 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair