

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on March 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/88957492735>, and telephonically at 1-305-224-1968, Meeting ID: 889 5749 2735 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
Dustin Horman	Premier Lakes
Eric Long	PSGRC General Manager
Jim Fitzpatrick	Resident/ President PSGRC Liaison
Judy Kessel	Resident

**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**

Resident Judy Kessel agreed to make her comment regarding the preserve during the Eighth Order of Business.

There were no Chairman comments.

**THIRD ORDER OF BUSINESS**

**Update: Premier Lakes, Inc. (Bill Kurth)**

- **Update: H1-B & E7-A Nano Bubblers Repair Status**

Mr. Horman reported that Mr. Kurth has been in communication with Mollier, the nano bubbler manufacturer, and had to breach the chain of command for answers, yet he has still not obtained the information needed to facilitate the repairs. Apparently, Mollier is undergoing staff turnovers. Mr. Kurth is continuing to work with the decision-makers, who are finally being responsive, and will provide another update at the next meeting.

This item will remain on the agenda.

Mr. Horman stated the lakes look good, the crews were recently in the flow way and, since this is the time of year when weeds germinate due to the lack of water, mowing will commence in the dry retention areas in two weeks and will take two days to complete.

**FOURTH ORDER OF BUSINESS**

**Continued Discussion: Speed Limit/Stop Signs**

- **Consideration of Lykins Signtek Quote 101027 Replace Street Sign Faces in Pelican Sound**

Mr. Krebs stated, in December 2025, the street signs were evaluated for cracks, fading and for any that need to be replaced. He presented a Lykins-Signtek quote to replace the street sign faces in Pelican Sound.

Discussion ensued regarding the life span of street signs, whether this item is budgeted, a funding source and whether to approve the proposal.

**On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, Lykins-Signtek Quote 101027 to Replace Street Sign Faces in Pelican Sound, in the amount of \$5,355, was approved.**

- **Discussion/Consideration of 4-Way Stop at Torrey Pines/Island Sound**

Mr. Willis stated he spoke with the vendor, AV-Tech, and Mr. Long about this item. The vendor has been experimenting with two 4-Way Stop sign options; one option is with a timer installed to control the brightness; if that is not possible, another option is to dim the lights that are currently installed in it by more than two-thirds so the lights can be left on and will be very dim at night. The vendor is working on the additional speed sign and Staff recently received notification of delivery. Installation of the additional speed sign and dimming of the 4-Way Stop sign will be completed in one visit and will be coordinated through Mr. Long’s office.

Mr. Long stated revisions to the Speeding Rules have been approved and communicated to the residents. He distributed a handout of a recent Speeding Report, discussed a mobile trailer, upticks in speeding, and stated he will continue monitoring and tracking the data.

Discussion ensued regarding testing the brightness of the new sign, the two options and the speeding data.

Staff will include a “Speeding Violation Report” on future agendas.

**FIFTH ORDER OF BUSINESS**

**Continued Discussion/Consideration of Pelican Sound Gatehouses Renovations**

Mr. Long stated Staff can start working on the permitting for this project.

Mr. Krebs stated Ms. Gibbs, of the Village of Estero (VOE), provided the application, Staff will start working on the application this month and coordinate with RG Architects to provide the building elevations in a clean format.

Discussion ensued regarding the permitting timeframe, the Limited Development Order (LDO), combining the monument and gatehouse projects, the VOE, the drawings, the bids, project costs and funding sources.

Kurt Blumenthal commented that the monthly gatehouse renovation specifications are not necessary in order to have a discussion of this item. Mrs. Adams concurred and stated the detailed renovation backup does not need to be included. Going forward, this agenda item title will be “Continued Discussion/Updates: Pelican Sound Gatehouse Renovations.”

**SIXTH ORDER OF BUSINESS**

**Continued Discussion: Drainage Improvements**

Mr. Krebs stated the drainage improvements have been approved by the South Florida Water Management District (SFWMD) and the construction permits were approved by the VOE. The bid documents have been finalized and are ready for the contractors to pick up.

Discussion ensued regarding when the documents will be forwarded to the Administrator for advertising, the bid opening meeting, mandatory pre-construction meeting date, when the project will commence, hurricanes, flood prevention and the drainage project goals.

Per Mrs. Adams, going forward, the detailed backup for this item will be left out of the agenda.

Staff will include consideration of drainage improvement bids on the April agenda.

**SEVENTH ORDER OF BUSINESS**

**Consideration of MRI Construction Proposal #606 Widen Opening on E3 Basin Control Structure**

Mrs. Adams presented MRI Construction Proposal #606 to widen the opening on the E3 Basin Control Structure.

Mr. Krebs stated the current control structure going out to the Florida Power & Light (FPL) easement is slightly shy of the maximum width and the proposal entails MRI using a concrete saw to widen the weir width to the maximum to get the most water out of the community.

Discussion ensued regarding the location of the control structure, the scope of work, and if a manual open/close gate could be installed.

Mr. Krebs will provide before and after photographs of the control structure widening project, send project details and specifications to the Board, and inquire about the installation of a manual gate near the control structure.

**On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, MRI Construction Proposal #606 to widen the opening on the E3 Basin Control Structure, in the amount of \$3,500, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Discussion: Letter from Homeowner Regarding Preserve [4611 Torrey Pines Court]**

Mr. Long presented a letter from Ms. Kessel regarding the preserve. He called attention to the area of concern on an enclosed area map and stated the sod will not be able to grow in the side yard because roots from the preserve area are encroaching onto the property. He discussed possible solutions, including mulching the area.

Ms. Kessel stated a number of issues need to be addressed. First, the issue started in a small area and grew bigger and bigger and is encroaching on the side of the property. Secondly, when crews come by with lawnmowers, they leave behind sand and tire tracks; this has been going on for the past two to three years.

Discussion ensued regarding the area being an indigenous preserve, the roots that need to be ground down, a shade issue, if there is pool overflow, removal of three palm trees from the preserve, GreenScapes' recommendation to till the yard, and who has the responsibility for the repairs.

Mrs. Adams stated that GreenScapes should provide a proposal for the homeowner for her yard since they are the current vendor. Mr. Long stated he will assist with mulching the area.

Mr. Long will add mulching 4611 Torrey Pines Court to his to-do list.

**NINTH ORDER OF BUSINESS**

**Discussion: Street Sweeping**

Mr. Long stated street sweeping occurs on Tuesdays and Fridays and an additional two weeks were added in February. He discussed challenges with homeowners blowing leaves on the sidewalks and main road after the street sweeper passes, and clogging drains. He suggested budgeting for a floater week for on-call street sweeping.

Discussion ensued regarding Mr. Long's suggestion for an on-call street sweeper, the landscapers, Precision Cleaning, and Staff drafting and posting a notice about this issue in the newsletter.

Staff will draft and have an e-blast sent to the community about residents blowing leaves into the storm drains after the street sweeper passes.

This item will remain on the agenda.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2026**

Mrs. Adams distributed a handout entitled “Pelican Sound Program Expense Forecasting Report” and presented the Unaudited Financial Statements as of February 28, 2026.

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

Mrs. Adams noted that the incorrect Long-Range Infrastructure Plan was included in the agenda.

**ELEVENTH ORDER OF BUSINESS**

**Approval of February 24, 2026 Regular Meeting Minutes**

The following changes were made:

Line 90: Change “Sod” to “Sign”

Line 166: Delete “Mrs. Adams stated the clearing cannot be done.”

**On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the February 24, 2026 Regular Meeting Minutes, as amended, were approved.**

• **Active Action and Agenda Items**

Items 7, 10, 11, 12 and 13 were completed.

Item 5: Staff will finalize and forward documents to Management today.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Pires stated he reviewed the bills that passed during the recent legislative session, including regulating e-bikes, establishing a process to recall elected CDD Supervisors, modifying the sovereign immunity statute, increasing the sovereign immunity statutory limits for recovery, and substantial revision of the non-profit act.

Kurt Blumenthal stated he recently observed youths speeding on e-bikes on the sidewalks and asked about the CDD’s rules and regulations regarding e-bikes.

Discussion ensued regarding recent e-bike accidents and state laws requiring bicyclists to wear helmets.

**B. District Engineer: Bowman, Inc.**

There was no report.

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

- **Key Activity Dates**

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

- **NEXT MEETING DATE: April 28, 2026 at 1:00 PM**

- **QUORUM CHECK:**

**THIRTEENTH ORDER OF BUSINESS**

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

There were no Supervisor Requests.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair