

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

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on April 28, 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/81830165024>, and telephonically at 1-305-224-1968, Meeting ID: 818 3016 5024 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 (via Zoom)	District Counsel
Lenore Brakefield (via Zoom)	Woodward Pires & Lombardo, P.A.
Charlie Krebs	District Engineer
Bill Kurth	Premier Lakes
Eric Long	PSGRC General Manager
Jim Fitzpatrick (via Zoom)	Resident/ President PSGRC Liaison
Ivo Nedelchev	PSGRC Assistant GM

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.

Mr. Blumenthal proposed a motion to formally recognize Mr. Long for his years of service to the community.

On MOTION by Mr. Blumenthal and seconded by Mr. Merrill, with all in favor, recognizing Eric Long for his 10 years of service and the dedication to both the Pelican Sound Community and the River Ridge CDD, was approved.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

There were no Chairman comments.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. (Bill Kurth)

Mr. Kurth stated the lakes and the dry retention areas (DRAs) are in good condition.

Mr. Mountford voiced concern about the invasive vegetation at Lakes 9, E3-C and Conservation B-2191 spreading. He asked Mr. Kurth to inspect the area and treat the invasives, as needed.

- **Discussion/Consideration of One-Time Work Order Agreement [H1-A, H1B & E7-A Nano Bubbler Repair]**

Mr. Kurth stated he inspected the nano bubblers. He presented a \$25,000 proposal from the manufacturer Mollier to replace the nano bubbles on Lakes H1-A, H1-B and E7-A with like for like.

As an alternative to that cost, Mr. Kurth presented Premier’s One-Time Work Order Agreement to replace the 8-horse power (HP) water pumps, which is not a standard size, and the aeration compressor on the systems at Lakes H1-B and E7-A, and replace the check valves on those systems plus the one on Lake H1-A. Doing this will get the aeration compressors and the pool pumps operational in order to evaluate the system; it does not guarantee additional repairs will not be necessary.

Discussion ensued regarding the one-year warranty on the pumps and the compressors, identifying Lake H1-B as a priority, and the terminology in the Premier Agreement differing from the District’s form of Agreement.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the Premier Lakes, Inc. One-Time Work Order Agreement, as amended, to repair

the nano bubble machines on Lakes H1-A, H1-B and E7-A, in the amount of \$7,026, was approved.

FOURTH ORDER OF BUSINESS

Continued Discussion: Speed Limit/Stop Signs

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

Mr. Willis presented the AV-Tech's email and noted that the experiment to control the brightness of the lights was unsuccessful; therefore, they are not willing to modify the stop signs. Thus, the two options are to leave the existing signs as is and manage the lighting as needed or purchase signs with a timer. In response to a question about the costs spent to date, Mr. Willis stated the overall cost for four stop signs was \$9,280, or \$2,320 per sign, as noted in the Unaudited Financial Statements.

The Board chose not to expend funds and leave the signs as is.

This item will be removed from future agendas.

FIFTH ORDER OF BUSINESS

Continued Discussion/Update: Pelican Sound Gatehouses Renovations

Mr. Long distributed and reviewed a revised Long Range Plan. He noted the following:

- Traffic Calming Project: The total cost of the radar sign and traffic camera was \$26,739; the project was completed.

Mr. Pires joined the meeting at 1:21 p.m., via Zoom.

- Backup Irrigation Well: The cost of the additional well is \$291,500. The project is near completion.

Mr. Long provided information about the casing and pressure tests. He expects the current pump to be installed and operating within the next couple of weeks. He discussed the plans to remediate the landscaping and sod areas damaged during the project, if they approve the South Florida Water Management District (SFWMD) stormwater project scheduled for May.

Mr. Long anticipates the additional well will be the CDD's primary well and the other well will be secondary, since it has a kink in the casing. They plan to conduct water quality tests on both wells at an appropriate time. Due to Mr. Krebs's actions, he is working with Florida Power &

Light (FPL), as FPL will be replacing the transformer by the Turnberry pool and adding another one next to it within the next 30 days. Both will be at no cost to the CDD. He will coordinate this project with the stormwater management project.

- The Drainage Improvement Project: Another 5% was designated to contingency in addition to that of the bids Mr. Krebs received.

Discussions continued during the Sixth Order of Business.

SIXTH ORDER OF BUSINESS

**Continued
Improvements**

Discussion:

Drainage

Mr. Long distributed the Summary of Drainage Improvement Bids Spreadsheet. The additional 5% added to contingency, in addition to the 15% already added into the contractor’s bid, is to cover any unknown costs; this increases the Grand Total from \$1,058,914.45 to \$1,111,860. Mr. Krebs stated the contingency funds will go against unit cost items, such as tree removal and replanting of shrubs and capping all the existing golf course drainage systems. The contractor will be providing him or Mr. Long with a tally so they can verify the work and amounts against the invoice. A further cost reduction is on Page 2, Column D-5 of the bid, which includes the Oak Run HOA’s cost of \$197,201.47 to connect the roof drains, if it chooses to proceed with the project. This was included, as it is a better rate than if the HOA did the project without the CDD.

Mr. Krebs highlighted items in the MRI Construction, Inc. (MRI) and Clark Construction Group, Inc. (Clark) bids. Mr. Pires stated the HOA will need to execute its own contract with the contractor of choice. Mr. Krebs was asked to clarify the mobilization “general administration” costs for E-1 if Clark is awarded all four phases. Mr. Long stated the additional contingency accounts for instances like on Page 1, Item L-7, which shows the unit price to raise just one sprinkler head; they counted about 30 or 40 sprinkler heads that will need to be raised because of the elevation change. Staff will be monitoring the project and confirm the unit count costs.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, The Clark Construction Group, Inc. bid, for the four stormwater management project phases: River Ridge Phase 2 Drainage Improvement for

Oak Run, Turnberry, Palmetto Dunes, and Seaside IV, and the additional 5% contingency, in a not-to-exceed amount of \$1,111,860, was approved.

▪ **Continuation of Continued Discussion/Update: Pelican Sound Gatehouses Renovations/ Revised Long Range Plan**

➤ Monuments: Mr. Long stated he kept the estimate of probable cost to replace the four monuments at \$250,000; he is waiting for updated costs.

➤ Gatehouse Renovation: The estimate of probable cost for Fiscal Year 2026 is \$615,775 and \$407,240 for Fiscal Year 2027.

Mr. Krebs will be submitting the permit applications for the monuments and the gatehouses to the Village of Estero (VOE). The projects will be bid the same way as the stormwater project. The sealed bid threshold is \$550,000 so the CDD will be required to go through the sealed bid process for the Gatehouse project, but not the monument project.

➤ The VOE already approved the stormwater management permit and approval from The SFWMD is pending.

➤ Phase III Paver Project: \$125,000 was assigned, which accounts only for the pavers around the main gate. The other part of Phase III, for the Williams Road entrance, was reassigned to Fiscal Year 2030.

Mrs. Adams stated she will send Mr. Krebs the contact information for the new contractor, Gulfstream.

➤ The amounts on the remaining projects stayed the same. The projects are slated for Fiscal Year 2030.

Mr. Adams stated the overall change in the CIP will necessitate a loan of approximately \$2.5 million.

Mr. Pires arrived at the meeting at 1:54 p.m.

Discussion ensued regarding the age and aesthetics of the gatehouses and monuments, reasons not to delay the projects, widening the Corkscrew entrance, ownership of the Corkscrew Road right-of-way, changing the title of the “Neighborhood Monument Renovations” category to “Neighborhood Monument Replacements,” and The Club funding its own neighborhood monuments.

SEVENTH ORDER OF BUSINESS

Discussion: Damages as a Result of Gutter and Sidewalk Repairs

A Board Member stated the contractor did not remediate the turf on the back side of the project at Gleneagles Links Drive that was damaged during construction. The contractor also did not replace the mailbox damaged by one of their trucks. Mr. Krebs will check with Collier Paving about repairing the mailbox and resolving the sod issue.

Mr. Long just received an email from John and Sandra Bird, of 20819 Gleneagles Links Drive, about a car damaging their tree and sod. Mr. Long forwarded it to Mr. Krebs for further inspection.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Street Sweeping/On Call Cost

Mr. Willis obtained the costs of on-call street sweeping services, which is \$1,175 per sweep and \$1,650 per sweep for on-call hurricane cleanup emergencies. He was asked to insert separate "On Call" line items in the proposed Fiscal Year 2027 budget for further consideration and rollup the current budget from \$34,200 to \$50,000.

NINTH ORDER OF BUSINESS

Discussion: Speeding Violation Report

Mr. Long distributed a recent Speeding Report, which inadvertently omitted the 30-35 speed range. He discussed the location of the mobile trailer and the policy on warnings and fines. The Report will be included in upcoming agendas, if it is submitted to Staff seven days prior to distribution of the agenda package.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2026

- A. Budget Variance**
- B. Breakdown**
- C. Proposed Budget 2025-2035**

These items were included for informational purposes.

Mrs. Adams presented the Unaudited Financial Statements as of March 31, 2026.

Mr. Blumenthal voiced his opinion that the Insured Cash Sweep (ICS) account is a benefit based on the figure in the report. Mr. Adams agreed. He will transfer \$700,000 to the ICS account, and look into obtaining information about long-term Certificate of Deposits (CDs) to consider at the next meeting.

ELEVENTH ORDER OF BUSINESS

Approval of March 24, 2026 Regular Meeting Minutes

The following changes were made:

Line 91: Insert "Architects" after "RG"

Lines 96 and 197: Change "A Board Member" to "Mr. Blumenthal"

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

• **Active Action and Agenda Items**

Items 2, 3, 10, 11, 12, 13 and 14 were completed.

Item 4: Insert "Perpetual" after "Ongoing"

Item 6: Another ticket number was entered with Century Link for the fiber line repair.

Item 8: The lake audit is scheduled for Monday.

Item 12: Mrs. Adams will resend the email of the "before and after photographs" of the control structure widening project. Mrs. Adams completed this during the meeting.

Item 13: Mr. Long stated they will only be laying mulch around the perimeter of Area #9.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

Mr. Pires and Mr. Long discussed the Drainage Improvement Project for the golf course and determined an Easement Agreement between the HOA and CDD is needed to transfer the fill at all four project locations. Mr. Long will send a markup of the actual locations to Mr. Krebs for review.

Mr. Pires provided updates on his communication with the Village Attorney regarding the Corkscrew Road West Extension Project; the Village Attorney denied his request for a meeting. Mr. Pires proposed the Chair send a letter to the Mayor requesting a meeting with Village Staff, Steve Sarkowsky, District Counsel, and the District Engineer to discuss this matter.

Mr. Long will contact Councilman Jeff Hunt to help facilitate a meeting to include Mr. Krebs and Mr. Schultz.

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.

The Pipe Inspection Project is underway; the Cleanout Report will be presented at the next meeting.

It was noted that a least three need to be present at the August 25, 2026 meeting, in order to hold the meeting and public hearing and adopt the Fiscal Year 2027 budget. Since Mr. Mountford, Mr. Merrill and Mr. Schultz would be absent, Staff will propose other dates at the next meeting.

In response to a question, Mr. Adams stated he is meeting with Mr. Mitchell, of Gulf Coast Business Bank, tomorrow and will provide a Term Sheet for a construction loan at the next meeting. The principal amount of the loan is \$2.5 million and the Costs of Issuance are \$50,000.

• NEXT MEETING DATE: May 26, 2026 at 1:00 PM [Presentation of FY2027 Proposed Budget]

○ QUORUM CHECK:

Supervisors Merrill, Schultz, Blumenthal and Mountford confirmed their attendance at the next meeting. Mr. Twombly will not attend.

THIRTEENTH ORDER OF BUSINESS

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

There were no Supervisor Requests.

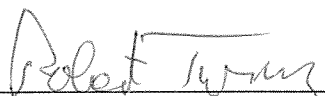
No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the meeting adjourned at 2:57 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair