MINUTES OF MEETING

RIVER RIDGE

COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on May 26, 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/83914864195, and telephonically at 1-305-224-1968, Meeting ID: 839 1486 4195 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
Brenda Radford	MRI Inspection LLC
Eric Long	PSGRC General Manager
Jim Fitzpatrick (via Zoom)	Resident/ President PSGRC Liaison
Ivo Nedelchev	PSGRC Assistant GM
James Mitchell	Gulf Coast Business Bank

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 asked about an agenda item that was just added.

Mrs. Adams stated, under the Third Order of Business, she added a bullet point titled "E1-B Canna Lilly Discussion" and provided a handout to the Board and Staff.

THIRD ORDER OF BUSINESS **Update: Premier Lakes, Inc. (Bill Kurth)**

Mr. Kurth provided updates about weed control in the lakes, status of the nano-bubbler repairs, and bullrush growth in the preserve at the far end of the Clubhouse. Regarding the bullrush, he inspected the area prior to the meeting and found it well-maintained and the weeds are within compliance; however, since the Board's concern is the bullrush overtaking the area, technicians can go into that preserve and nick the edges to control the spread of the bullrush.

The consensus was to leave the preserve area as-is for now.

Mr. Kurth will monitor the preserve and email a photo of the bullrush growth to Mrs. Adams.

- **E1-B Canna Lilly Discussion**

This item was an addition to the agenda.

Mrs. Adams stated she emailed a photo of the Canna Lilies and their location to the Board.

Mr. Mountford stated he is impressed by how pretty the Canna Lilies are this season, despite a resident's disdain and subsequent request to remove them.

Discussion ensued regarding the reason for the removal request, the property owners being seasonal residents, which entity planted the Canna Lilies, bank stabilization, erosion, what caused the Canna Lilies to grow so tall and dense, nutrient fertilization, and if cutting or trimming the Canna Lilies annually will hinder their re-growth.

The consensus was for Premier Lakes to trim the Canna Lilies annually, in November.

Mrs. Adams will add trimming of the Lake E1-B littorals to the Key Activity Dates.

On MOTION by Mr. Merrill and seconded by Mr. Blumenthal, with all in favor, trimmed of the Lake E1-B Canna Lillies in November 2026, was approved.

Mr. Schultz directed Mrs. Adams to email the property owner, Mr. Ellis, to inform him of the Board's decision to trim the Canna Lilies in November.

FOURTH ORDER OF BUSINESS **Update: Speeding Violation Report**

Mr. Long presented the April Pelican Sound Speeding Violation Report. He compared the 2026 speeding data to 2025 and noted a decrease in the numbers in February, March and April; the highest numbers were in January. Overall, the numbers are decreasing year over year.

Mr. Long discussed how many violation notices have been issued since the program commenced, when the data will be placed in the sound waves, and if there is a plan to put the mobile trailer on Sound Way.

FIFTH ORDER OF BUSINESS **Continued Discussion/Update: Pelican Sound Gatehouses Renovations**

Mr. Krebs provided the following updates:

- The submittal package is ready to be sent to the Village Of Estero but checks must first be issued by Bowman Incorporated. The reason for the processing delay is the Memorial Day holiday coinciding with month's end. As soon as the checks are received for the minor change, Staff will submit for both the renovation and the signs to the Village.
- South Florida Water Management District (SFWMD) approval for the drainage repairs was recently received. The project will commence as soon as the contract is received from the vendor. A virtual pre-construction meeting with the SFWMD and the Village of Estero officials is scheduled for June 1, 2026.

Mr. Long stated, after the pre-construction meeting, the contract will be executed and the work will commence in June. He would like the project to start in the Oak Run subdivision, behind Turnberry. He stated the area is still undergoing construction and provided status updates on the conduit, new transformer, wells, pump stations and water quality tests. Mr. Long stated he met with and toured the property with the NVRs and noted that Oak Run was potentially going to connect its downspouts but decided not to do it as the cost was higher than anticipated; instead, they will have the downspouts naturally sheet flow into the new inlets. He discussed Seaside III and Turnberry I, and the contingency and potential change orders.

SIXTH ORDER OF BUSINESS **Continued Discussion: Drainage Improvements**

This item was addressed during the Fifth Order of Business.

SEVENTH ORDER OF BUSINESS **Continued Discussion: Damages as a Result of Gutter and Sidewalk Repairs (GlenEagles Links Drive)**

Mr. Krebs stated Mr. Schultz confirmed that a temporary mailbox was installed while the original mailbox is being repaired, and he asked Mrs. Adams to have the landscaper address the sod and tree damage.

Mrs. Adams will need the quote from the vendor to deduct it from their invoice.

Mr. Schultz suggested adding a clause in future vendor contracts stipulating that they are responsible for any turf and/or property damage while working in the CDD.

EIGHTH ORDER OF BUSINESS **Consideration of M.R.I. Inspection, LLC Items**

Ms. Radford presented the following:

A. Inspection Report and Proposal/Estimate #6583 for Cleaning

The proposal is to use divers to clean structures with blockage of 25% and higher.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, MRI Estimate #6583 for cleaning, in the amount of $65,000, was approved.

B. Proposal/Estimate #6604 Rip Rap Installation [CB139]

The work will be done in CB-130, not CB-139.

On MOTION by Mr. Schultz and seconded by Mr. Twombly, with all in favor, MRI Estimate #6604 for CB-130 Rip Rap Installation, in the amount of $5,800, was approved.

NINTH ORDER OF BUSINESS **Consideration of Gulf Coast Business Bank Term Note**

Mr. Long stated the bid for the four monuments increased from $250,000 to $631,000, which is not itemized and does not include landscaping. The costs of the stormwater management project, wells, traffic calming and gatehouse renovations remain the same. The cost for the pavers is still pending.

Mr. Adams stated the term note is insufficient given the verbal increase in the monument amount. The Board could proceed with the permitting and delay the monuments to a later date.

Discussion ensued regarding the gatehouses, putting off the monument project, when the value engineering numbers will be received, phasing the projects, the interest rate, and acceleration provision on the term note.

On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor, the Gulf Coast Business Bank Tax Exempt Term Note, financing $2,500,000, subject to amending the acceleration comment in the Note, finalization of documents and authorizing the chair to execute, was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

- **Discussion/Quorum Check: August 25, 2026 at 1:00 PM [Budget Adoption Hearing]**

Mr. Adams presented Resolution 2026-03. He reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes.

On MOTION by Mr. Merrill and seconded by Mr. Blumenthal, with all in favor, Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 8, 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; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date**

Mrs. Adams presented Resolution 2026-04.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, Resolution 2026-04, Designating Dates, Times and Locations for Regular

Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS **Consideration of Quality Assurance Audit – Lake Maintenance**

Mr. Willis stated the Lake Maintenance Quality Assurance Audit is still underway; it will be on the next agenda. Four lakes will need restoration work and two of them can be included in the recently-approved proposed Fiscal Year 2027 budget.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 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 April 30, 2026.

Mr. Adams discussed the ICS account, placing the notes in the ICS accounts, and the debt service.

The financials were accepted.

FOURTEENTH ORDER OF BUSINESS **Approval of April 28, 2026 Regular Meeting Minutes**

The following changes were made:

Line 161: Delete “determining”

Line 162: Insert “Corkscrew Road” before “right-of-way”

Line 230: Change “conversation” to “communications”

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the April 28, 2026 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Items 6, 10, 11, 13 and 14 were completed.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

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

- **Update: Correspondence Regarding Corkscrew Road Extension**

Mr. Pires stated he emailed the Village Attorney requesting a meeting and received no response. He suggested authorizing a letter from the Chair to the Village Council requesting an opportunity to address the Council at a public meeting.

Discussion ensued regarding Lee County's ownership of the road, contacting the State, the District's exposure to lawsuits in the event of an accident, sovereign immunity and the next steps.

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.

- **1,447 Registered Voters in District as of April 15, 2026**
- **NEXT MEETING DATE: June 23, 2026 at 1:00 PM**
  - **QUORUM CHECK:**

Supervisors Merrill and Schultz will attend the next meeting via telephone.

Supervisors Blumenthal, Mountford and Twombly confirmed their in-person attendance at the next meeting.

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

Mr. Schultz reminded the Board Members to file Form 1 electronically by the July deadline.

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, the meeting adjourned at 2:33 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair