

**MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FRONT ENTRY ENHANCEMENT COMMITTEE**

The Regular Meeting of the River Ridge Community Development District Front Entry Enhancement Committee was held on **Tuesday, March 31, 2009**, at **3:00 p.m.**, at **21990 Sound Way, Estero, Florida 33928**.

Present at the meeting were:

Rusty Demeules	Chairman
Sharon Weisenaure	Committee Member
Kathy Sloan	Committee Member
Ken King (arrived at 3:04 p.m.)	Committee Member
Lisa Stringham	

Also present were:

Cleo Crismond	Assistant Operations Manager
Joan Braun	PSGRC Resident
Ken Fellersen	PSGRC Resident

FIRST ORDER OF BUSINESS

Call to Order

Ms. Crismond called the meeting to order at 3:00 p.m. All Committee members were present at Roll Call, except for Ms. Ensing. Ms. Crismond advised that Ms. Lisa Stringham was attending on behalf of Ms. Ensing.

SECOND ORDER OF BUSINESS

Approval of Minutes - March 10, 2009

Ms. Crismond advised that no motions were required for minutes.

THIRD ORDER OF BUSINESS

Discussion Regarding Charlie Krebs' Email

Ms. Crismond advised that, per Mr. Krebs' email, he indicated that drainage for monuments depends on the amount of money the Committee wants to spend and suggested

waiting until the rainy season commences. She reported that Staff was pumping out water from the sump pumps as needed, for a cost of \$50 each time.

With regard to setback requirements, Ms. Crismond advised that Mr. Krebs said he believed the north monument can be moved closer to the roadway, but Staff is checking on this.

With regard to the area located behind the north monument, Ms. Crismond said she met with the Attorney and learned there is a roadway utility easement agreement in effect. This was put in place between WCI and the owners of the property back in January, 1997. She said she had asked Mr. Krebs to check with Lee County about whether there is an approved Development Order. Once this is determined, Staff will have Mr. Krebs check the requirements for setback.

Mr. Demeules said the attorney is checking into this further.

THIRD ORDER OF BUSINESS

Discussion of Past History of Requests from the Meadows on Signage

Mr. Demeules advised that, in the past, various requests were submitted to River Ridge to have a center monument with Paradise Shops, The Meadows and Pelican Sound; however, River Ridge said no to this request.

Ms. Sloan said there is “talk in Pelican Sound” that the bonds for the monuments were paid off before the commercial property or The Meadows were completed; basically, the taxpayers of Pelican Sound paid off these monuments. She pointed out that Pelican Sound, therefore, has a much bigger stake in the monuments. Ms. Sloan asked whether taxes could be separated in terms of what is used to pay for maintenance; therefore, The Meadows and the commercial area would not pay for the monuments. Mr. Demeules recalled that Mr. Adams said this could be done. Mr. Demeules said whatever will be built on the north side of the entrance road could pose a problem. He said it would be helpful to determine what the Development Agreement specifically agrees to. Ms. Crismond advised that it is a Roadway and Utility Easement Agreement, which states that, as long as there is written approval, the owners can put up a monument off the main roadway. Mr. King asked whether the land that used to have the mobile home park was part of the CDD. Ms. Crismond said the CDD had some property, but a large portion belonged to the other property owners.

Action Item: Ms. Crismond suggested that Ms. Ensing bring in the District maps, as all the CDD boundaries are illustrated there.

FOURTH ORDER OF BUSINESS

Discussion of Alternatives for the Monuments

Mr. Demeules said, after the last meeting, he had come up with four (4) alternatives:

- A. Rebuild the monument with the quotes obtained.
- B. No water; all plantings.
- C. Plantings on the lower level and water treatment on the upper level.
- D. Start over with new proposals.

Discussion ensued with regard to these alternatives.

Option A: The Committee members consulted the proposal from Commercial Pools. It was agreed that the cost for security cameras must be included in all quotes. Ms. Braun said sand blasting, power cleaning and drainage were fixed costs that should be priced. Mr. Felleron said yearly maintenance should be included. Ms. Sloan said the maintenance cost was \$650 per month, plus incidental expenses. Ms. Braun said, to her understanding, the Committee was expected to provide the CDD Board with long-term alternatives and was not expected to judge the figures provided. Ms. Weisenaer said, bringing up the level of the ground should be a fixed cost for any alternatives considered.

Option B: The Committee members reiterated that yearly maintenance security cameras and drainage should be factored in as fixed costs. Ms. Crismond said landscaping and maintenance should be priced. Mr. Felleron said, with regard to drainage, a sump pump was an option and was reasonably inexpensive. He said this will solve the drainage problem. The Committee agreed that an architect or engineer will need to give an engineering analysis to review the structure, landscape design and cost.

Ms. Sloan read aloud options she had come up with after the last meeting (*handout provided.*)

Discussion ensued regarding Ms. Sloan's alternatives. Ms. Braun said the monuments still have a good appearance and are larger than many others. She felt they could still be improved with sandblasting or other methods. She questioned whether the monuments should be torn out, as it would be a huge expense. Mr. Felleron said the monuments at the front also reflect on the monument going into Corkscrew Road. He said whatever improvements are made to the front will need to be made there as well. Ms. Crismond clarified that River Ridge CDD

maintains the front monuments, while Pelican Sound maintains the monuments at Corkscrew Road.

Mr. Fellersen said it might be a risk to jackhammer out the bases, even though they could be used as a buttress for the retainer wall behind it. He agreed that it did not make a lot of sense to tear down the monument, as it is still a good looking structure. He advised that an engineering analysis be done, so nothing is done to harm the structural integrity of the monument.

Ms. Braun asked about the French drain suggestion posed by Ms. Sloan. Mr. King said, with the aquifer being so low, a French drain may not be the best fit. He explained that a French drain is a large boulder rock that is dug out where the water drains through and then dissipates into soil. Mr. King said that a sump pump is the easiest solution. It was stated that the water can be pumped from there to the weirs. Mr. Demeules said a permit may be needed to do this.

Mr. Fellersen suggested putting “a question mark next to cameras” around the landscaping. He stated that these are not cheap. A Committee member said, under Option B, they may not be necessary.

[End of Side A; No audible dialog on Side B of tape.]

FIFTH ORDER OF BUSINESS

Meeting Dates

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.