

## **MINUTES OF MEETING RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the River Place on the St. Lucie Community Development District was held on Thursday, January 15, 2026, at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida.

Present and constituting a quorum:

Christina Lynch	Chairman
Jeffrey Baldino	Vice Chairman
Charles Lynch	Assistant Secretary
Steve Vidal	Assistant Secretary
Bruce Willis	Assistant Secretary

Also presents were:

Andressa Hinz-Philippi	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer (via teleconference)
Matt Hans	GMS
Several Residents	
Tony Romano	HOA President

### **FIRST ORDER OF BUSINESS                      Roll Call**

Ms. Hinz Philippi called the meeting to order and called the roll.

Ms. Hinz Philippi led the Pledge of Allegiance.

### **SECOND ORDER OF BUSINESS                      Approval of the Minutes of the November 20, 2025 Meeting**

Ms. Hinz Philippi: The next item is the approval of the minutes of the November 20, 2025 meeting. If you have any additions, deletions, or corrections if not, a motion to approve them would be in order.

On MOTION by Ms. Lynch seconded by Mr. Vidal with all in favor, the Minutes of the November 20, 2025 Meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Ratification of:**

- A. Facility Use Agreement (Dance-Fitness Courses) with Angela Lane**
- B. Easement (Entrance Features) with River Place on the St. Lucie Owners Association, Inc. and River Place on the St. Lucie Community Development District**
- C. Small Project Agreement (Pressure Cleaning 2025) with Pressure Perfection, LLC**

Ms. Hinz Philippi: The next item is the ratification of the agreements. Once again we have already approved these. We are just bringing them back to be part of the record. First one is the ratification of the Facility Use Agreement (Dance-Fitness Course with Angela Lane. The second one is the Easement (entrance features) with River Place on the St. Lucie Owners Association and then a small project agreement with Pressure Cleaning. If you have any questions, if not a motion to ratify would be in order.

Ms. Lynch: I do have a statement. As far as the dance fitness course we found a glitch with the first Monday of the month with karate. I spoke with Angela and she agreed that the first week will be on a Tuesday. She is going to present a new flyer to me so we can promote it and share it. Then the rest will remain with the hope that eventually she can move to all Tuesdays after karate is over.

Mr. Vidal: How many people?

Ms. Lynch: I have checked in and there is anywhere from 20 to 25 people coming. It is quite a busy activity right now.

Ms. Hinz Philippi: Alright, I need a motion to ratify the agreements.

On MOTION by Ms. Lynch seconded by Mr. Willis with all in favor, Ratification of the Facility Use Agreement (Dance-Fitness Course) with Angela Lane, Easement (entrance features) with River Place on the St. Lucie Owner's Association, Inc. and River on the St. Lucie Community Development District, and Small Project Agreement (Pressure Cleaning 2025) with Pressure Perfection, LLC were approved.

**FOURTH ORDER OF BUSINESS**

**Update on Status of City's Supplemental Draw on the Letter of Credit (Little Turtle)**

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Ms. Hinz Philippi: The next item is the update on the status of the city's supplemental draw on the Letter of Credit. I would hold this item a little bit until Michael comes to update on that. We can move onto number 5.

**FIFTH ORDER OF BUSINESS**

**Items Requested by Chair**

**A. Current Projects That Have Been Approved and Their Date of Completion or Status**

**B. Preserve Buffers and Care**

**C. Hogs Report**

**D. Painting of Railings, Streetlights, and Signage**

Ms. Hinz Philippi: Item #5 is items requested by the Chair. Christina sent me an email asking for some items on our agenda. We will go over them. The first item is a list of current projects that have been approved and their date of completion or status. You guys can see there is a spreadsheet that we did. You can see the ones that were completed and the ones that we are waiting on something. There is a bid back there saying we are waiting on the delivery or installation, but you have that on there.

Mr. Hans: The little libraries will be installed by the company that is doing the deck. They will install them at the same time for us.

Mr. Baldino: When is that getting done?

Mr. Hans: The deck is currently scheduled to be worked on in the last week of January so the first week of February.

Mr. Baldino: That is the front porch area correct.

Mr. Hans: Yes.

Mr. Baldino: And we have the bike rack?

Mr. Hans: Yes. It is sitting in the office at the moment and that will be installed at the same time.

Ms. Lynch: This was an effort to kind of streamline everything, so we are all on the same page and we all know what is happening and where we are with our projects. For example the monuments that needed the stickers replaced we are still looking at that. I can now see that they are ordered so we can make sure everybody is on the same page with what we have asked to be done and what is being done.

Mr. Lynch: On the bathroom remodel I would like to know what we spent?

Mr. Hans: The total amount spent on the bathroom remodel?

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Mr. Lynch: Yes.

Mr. Hans: The bathroom remodel cost us a total of the \$11,775, including supplies and labor. On the supply side it cost us \$1,989 and the labor total was \$9,788.

Ms. Lynch: Do you remember what we budgeted?

Mr. Vidal: I think it was not to exceed \$15,000.

Ms. Lynch: So we are under.

Mr. Hans: Under by a little bit more than \$3,000.

Ms. Lynch: Awesome job guys.

Mr. Hans: To put on the record the original bids that we got from contractors to do the bathroom was \$14,000 per bathroom and we were under that \$14,000 for both.

Ms. Lynch: They look amazing.

Ms. Hinz Philippi: The next item requested by Christina was the preserve buffers and care. What she means with that is who is responsible for the preserve buffers?

Mr. Hans: At the moment, there is nothing really contracted for the preserve buffers zones. Hugo maintains the walking path that is part of the preserve buffers but his contract for that is to mow it once a month and to keep any of the branches that are encroaching on the walking path cut back.

Ms. Lynch: I guess the concern is there are people that have cut into that buffer to create their own trails and paths.

Mr. Hans: I was also speaking with Karen Day she had some good institutional knowledge on this place from her father and what was done previously. Apparently, at one point in time, Butch has also approved the removal of a bunch of stuff in that preserve buffer zone without putting in any type of maintenance contract. He had a lot of stuff cleared out as well. There was some by homeowners but there was some apparently that was Butch. The holly trees and a bunch of the Brazilian pepper. He removed a bunch of those from those areas as well.

Ms. Lynch: The Brazilian peppers are invasive. I guess my question mark is when we but a path directly into the trail from the backyard into a private entry into the trail.

Mr. Hans: We explored those options previously and our big issue is proving there had been something there beforehand in terms of getting it back. It would be very challenging for us to go back and reinstall plants. We were going through this with the

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one homeowner that had dementia or Alzheimer's, who was going out there and digging and moving sand around. We tried to explore options for that. There wasn't really too much that he had offered us in terms of options.

Ms. Hinz Philippi: We can send them letters as we did. We did send letters saying you cannot do that.

Mr. Hans: Val and I spent two days walking behind everybody's backyard identifying all the areas that looked like someone had been messing with it and then what is our actual recourse? What can we really do?

Ms. Hinz Philippi: If we do want to monitor then we have to go and take pictures of all those areas and have them in the records. Once we want to charge them to put it back, then we have the record.

Ms. Lynch: I have a question because when someone comes to me and says my neighborhood has dug and blah blah that is not supposed to happen, then what do you say. Let me bring it up. That is it.

Mr. Hans: You can let us know and we can get out there and at least get pictures of it freshly cut. It might make a difference.

Ms. Hinz Philippi: Usually, if they do, they leave a bunch of leaves or debris. That would make a difference, but you have to get it in the act. There is a lot of arguing about that. If not we have to track all of that and then have the images to prove it.

Mr. Baldino: I think what the issue is that no one is supposed to be doing anything in that buffer zone.

Mr. Hans: We have sent out notifications in the past informing everybody that they shouldn't be messing around back there as well.

Ms. Lynch: But if there is no enforcement then why are we?

Mr. Hans: That is kind of where we ran into the issue before. We talked about working with the HOA on it at the time and if the HOA was interested in helping out with any additional enforcement responsibilities.

Speaker: When was that?

Mr. Hans: That was when Sheryl was still Board president. Val was still on our Board at the time as well, so we are talking over a year ago now.

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Ms. Hinz Philippi: Michael just to catch you up. We are going to go back to Item #4. Our discussion on the preserve buffer zone. There are some people who cut into it and remember we had this conversation like a year ago, with Val that we had people who cut and sent letters. Then we got into how we were going to enforce it. We didn't have pictures from before and we didn't have pictures of the debris so how would we prove that. That is the question. We either monitor everything and take pictures of everything to have on the record and then we can back or we have to see some debris to take a picture and tell them you have to replace. If we don't, then how do we enforce that? That is the question.

Mr. Hans: She is talking about people messing with the preserve buffer zone. It is not technically the preserve it is an area behind their homes.

Mr. Pawelczyk: Did we call South Florida Water Management?

Mr. Hans: It is outside of what is considered preserve, so they don't police those areas. This is mainly in the Canoe Park circle area.

Mr. Pawelczyk: I don't think we should talk about it because I don't have any information. I will be happy to sit down and try to figure that out going forward. The only way to make someone pay is to sue them and get a judgement. In order to sue them and win you have to prove your case from the CDD side, whether it is through circumstantial evidence. If somebody else fines us like South Florida Water Management District or whoever is in control of that preserve area if they fine us then we have damages that we can collect those damages from the offending party.

Ms. Lynch: So, in other words, this is outside of South Florida Water Management's policing. It is just what it is.

Mr. Hans: We could enter into an agreement hypothetically with the HOA for enforcement and they could fine if someone is messing with it or trimming or cutting the preserve, correct?

Ms. Lynch: Yes.

Mr. Pawelczyk: I don't think it is anything that you could solve now. Next time bring this stuff up before the meeting so I can look at it. At a minimum I think you should put that party on notice. Maybe they will respond it wasn't us.

Ms. Hinz Philippi: We did. We have had this situation previously.

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Mr. Pawelczyk: After they did it again they should have immediately been sent a letter I think.

Mr. Hans: This is a different person, apparently. The previous one was resolved.

Mr. Pawelczyk: You do not need Board approval to send a letter to somebody who is essentially trespassing on CDD property or damaging CDD property or cutting CDD property or planting a tree on CDD property. The manager does not Board authority to do that. You are just enforcing the CDD's property.

Ms. Hinz Philippi: I just wanted to bring it up because we have had this discussion before and we did send letters. We didn't have any way to enforce the damages or something like that.

Mr. Pawelczyk: Maybe send letters to everybody bordering that preserve area.

Ms. Hinz Philippi: Alright. The next item was hogs.

Mr. Hans: For this past month of December we had over 20 hogs removed. They have been doing a tremendous job. Since switching trappers it has been a night and day difference in terms of the amount of hogs we are actually catching. Last year we had a little bit over 20 hogs for the entire year and we did that in one month with the new trapper. Our last trapper was doing better than any other trapper we had here as well. It is night and day as to what was previously being done on the hog trapping side.

Ms. Lynch: What is the grand total since he has taken over?

Mr. Hans: I do not have that ready to go.

Ms. Lynch: I thought it was like 40 or something before December.

Mr. Hans: It has to be about close to 60 for the year.

Ms. Hinz Philippi: Matt sent a letter to the community to let them know. That is for the hogs and then you said the painting of railings, streetlights, and signage.

Ms. Lynch: Our railings are looking pretty grim. I know Matt talked about it. Our streetlights look like they need to be polished up a little bit. Our signs are an embarrassment. Our poles need to be painted or washed. If the POA is fined for mailboxes, we should be fined. It is ridiculous we need to clean it up.

Ms. Hinz Philippi: So what would you like to see, painting or cleaning?

Mr. Hans: It is going to have to be painting to be honest. That rust is so in there on those white ones. I don't know what we could do to get it off. They will spend just as

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much time cleaning as you would painting it essentially. They still will need to prep them first, which does involve cleaning them before they put a fresh coat of paint.

Ms. Lynch: Matt you were looking at this earlier.

Mr. Hans: I had worked with Hanna Painting on it. Hanna Painting had given me a number of \$100 per light pole and \$125 per signpost for repainting.

Ms. Lynch: Per sign?

Mr. Hans: The signpost is actually going to be longer job then the light pole just because I guess there is more prep that needs to go into it for the signposts.

Ms. Lynch: Do we have a count of how many light posts and signposts there are?

Mr. Hans: I don't to be honest. We have a company that did the bathrooms that are going to be doing our deck. I will see if they are interested as well in doing the signs and we can go from there if not I can get bids from other companies.

Mr. Baldino: Before we do that with the signs we were putting a list together of signs that we were going to get rid of. Where are we at with that?

Mr. Hans: We have gotten rid of all of the signs that we were going to get rid of. There is no more of the old signs. There is a post that I need to replace with the bus sign on. All the signs that we were going to remove we have removed.

Mr. Baldino: There are a lot of empty posts especially out back going to the boat launch. We have to get them removed.

Mr. Hans: I will get those removed this week.

Ms. Lynch: Speaking of signs this is a good time to put this up. The hog trapper had an issue coming in off the river as you are aware and FWC as well as preserve management suggested we put No Trespassing because if it is posted then it can implement if somebody comes across and in our trails as well. As it is now the police are called out or FWC is called out they will first issue a written warning but if we have it posted they can take action at that time. That is certainly something that we need to do for protection of ourselves and our hog trapper because that is certainly a dangerous situation for him. Can we figure out how many signs are needed for that?

Ms. Hinz Philippi: What we can do Matt is let's bring to the next meeting the painting of the railing's proposal, the streetlights and then the signage including the ones that we need for the No Trespassing for the security of the trapper and also on the trails.

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Mr. Baldino: Can you clarify the railings that we are talking about?

Mr. Hans: The green railings along the walkway.

Mr. Baldino: Ok, I just wanted to make sure.

Ms. Hinz Philippi: Ok, this is good.

Mr. Vidal: We decided to get rid of some of the speed limits signs and post it at the entrances.

Mr. Hans: We have gotten rid of all the entrance signs.

Mr. Vidal: I am talking about speed limit and posting it at the entrance. The speed limit for the entire property is 25 mph instead of putting up speed limits signs all throughout. The purpose is to eliminate all the signs throughout the community. If it is posted at the entrance and says speed limit in the development is 25 mph for every street in here. It would eliminate all our speed limit signs. One other question I have. *Mr. Vidal was inaudible at this time.* for the monuments.

Mr. Hans: They are ordered and will be here at the end of the month. They will be installed at the end of the month as well.

Mr. Baldino: So we are going to install them before we paint the monuments?

Mr. Hans: We are. Those would be covered when we painted. We approved them previously to be installed.

Mr. Baldino: Matt didn't last meeting we talk about the painting of the monuments? Didn't we do a not to exceed?

Ms. Lynch: That was for plants.

Ms. Hinz Philippi: I don't think you guys did not vote on painting. Do you guys want to consider that?

Ms. Lynch: The monuments?

Ms. Hinz Philippi: Yes.

Ms. Lynch: It should be done when we put the plants in in my opinion.

Mr. Baldino: That is what I am saying.

Ms. Lynch: That oak hammock decal is literally falling off. It look horrific.

*The conversation was inaudible at this time.*

Ms. Lynch: There is only two that is going in. We are not going to do that until spring, the landscaping.

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Mr. Hans: The landscaping plan is part of this agenda. We can approve it and start that work whenever essentially. In terms of the painting it really shouldn't affect it too much. We can coordinate that as well. I will get with the companies that are giving us bids for the other stuff and ask for a bid for that as well.

Ms. Hinz Philippi: Ok so let's go back to the update on the update of the city's supplemental draw on the Letter of Credit. Michael?

Mr. Pawelczyk: At the meeting on Monday, the City of Port St. Lucie approved the first amendment to the interlocal agreement. So they will now submit that request for the additional reimbursement. We have an agreement and hopefully we will see our check in the next couple of weeks. At least everything is moving in the right direction. It took awhile for them to put it on the agenda with the holidays and whatnot. As soon as that comes in I will let you know.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Hinz Philippi: Michael do you have anything else to bring to the Board?

Mr. Pawelczyk: Nothing that won't be discussed later unless anyone has any questions.

#### **B. Engineer**

##### **1) Engineer's Report Fiscal Year 2025-2026**

###### **a. Proposal for Sidewalk Repairs with Venice Commercial Services, Inc.**

##### **2) Proposed BMAP Project's Submission**

Ms. Hinz Philippi: The next item is the engineer. We have Juan on Teams. Before he starts talking about his report I want to bring to the Board we are working on a project behind the scenes for the BMAP.

Mr. Hans: They are monitoring the nitrogen levels that we are contributing to the St. Lucie waterways and phosphorus.

Ms. Hinz Philippi: This is a huge project for the water management. They contacted us and we are working with the engineer. We have a deadline for tomorrow to submit a report just in ways that we can contribute lowering the levels. They gave us a timeframe from now until 2028 to get these levels down. I spoke with Juan and Juan spoke with Tony, the person coordinating the BMAP. We put together a list of things that could be done. We are not obligated to do the things he listed. If we find another solution

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that is better we can change but we have to submit something saying we are going to look at these options. That is what he did. That is what you saw on your agenda. Those are options that seems to him will fit better for River Place. Juan can you explain your report. We have two items for you. The sidewalk repairs project and then the BMAP. If you want to start with the BMAP since I introduced that topic.

Mr. Alvarez: Thank you Andressa. I hope you all can hear me well. Sorry about not being with you in person but I had a conflict earlier on, so I am going to give me report in this way. Andressa thank you for explaining about the BMAP. I think you explained or summarized it well. This is a large watershed that extends from the Lake Okeechobee all the way to the St. Lucie estuary. There is about 25 entities that make up that watershed. River Place is one of them. DEP has this problem in which they have assigned a certain amount of nitrogen and phosphorus to each one of those 25 entities to start projects that will make reductions assigned by them to the different entities. We have started all the possibilities of projects that we might study to see what the differences are going to be. That is the list that you have in your agenda. The projects that we selected were projects that I think the CDD would have to do anyway. For example cleaning the catch basins. It is a practice that reduces nitrogen and phosphorus. That is one project that we are going to tell the DEP that the CDD is going to engage into. The other is creating a living shorelines. This means planting around the lake's aquatic plants. That is something that is not very expensive and is effective. When we did our inspection of the entire CDD a couple of months ago we noticed that there are some erosion on the lakesides. I think repairing those erosions is also something that will help with the reduction. Another project is what they call education efforts. It is like printing of pamphlets for distribution among the residents in the community that tells them about the good practices for using fertilizers, tending their gardens and times of irrigation. These are just pamphlets that can be put together. The DEP gives you credit for that. The other project we are going to tell them is about fertilizer reduction which the county already has ordinances. The CDD could adopt those ordinances formally so the city will get credit from DEP. Street sweeping is another project that can be implemented. Lastly vegetated buffers. This is planting of shrubs and littoral plants. I think it is something that is relatively not expensive. Just like Andressa said in the beginning we have that deadline of

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tomorrow, January 16<sup>th</sup>. I have to upload this list into the DEP website. All of those are projects that the CDD intends to explore and study. This is a road plan. It can be implemented or they can be modified, or they can be cancelled but we have to have something that is going to meet the reduction by 2028. We have three years really the rest of 2026, 2027, and 2028 in order to implement these plans. What I am asking is for permission to upload the names of these projects and permission to start to implementing them. We can start working with the District manager and keep you informed as to the progress of this analysis with the proficiencies of these projects. With that I finished my explanation on this item. I will be happy to answer any questions that you may have.

Ms. Lynch: Are there any questions? I have no problem with you uploading it.

Mr. Alvarez: Ok. We will submit them. Do you want me to move onto the other item?

Ms. Lynch: Yes sir.

Mr. Alvarez: The other item is at the last meeting I presented the Board with a yearly engineer's report and Andressa again put that report in your agenda. You can see it there. On the last page of that report there is a map where we found breaks in the sidewalks that represent tripping hazards that I think would be a good idea to repair in order to diminish any liability potential. The Board asked me to get prices from contractors to make the repairs and bring them back to you. That is what I am doing now. We asked four companies and only one has responded with a proposal. We are still waiting for the other three. If we receive another one I will let Andressa know but you only have one proposal right now in your agenda. Let me tell you that this company Venice Commercial Services, gave me a very good impression because they went to the field and visited every site and gave us recommendations as to what to do. They said that they are going to grind the sidewalks when it is possible. Then there are some other areas in which they are going to have to replace the sidewalk because they are either too broken or they are already too thin because they were grinded before. They gave me a good impression because they really did their homework before submitting this proposal. The proposal is not cheap. It was \$69,990. You can see it there. I think these are repairs that need to be done. You also asked me the last time to prioritize the repairs. In terms of reduction of liability potential it is difficult to prioritize because an accident may happen any time. What

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can be done based on the money available you could separate perhaps the northern community from the southern community. When I say the northern community I mean the one north of Lazy River Parkway around the Muskrat, Little Kayak, and Timberdoodle. I think that is about 40% of the price. The CDD would be spending about \$24,000 in that community and the rest to the south would be the remainder of \$36,000. If you have to split it because of fund availability, not in terms of reduction of potential liability you could split it that way. \$24,000 to the north and \$36,000 to the south.

Ms. Hinz Philippi: Juan let me just check with the Board how they want to approach this. If this is a priority to get this done, this was also on the list to get it done this year for our projects. If that is something that this Board wants to take care of at once we could. It is up to you guys to decide what is the main priority now.

Mr. Baldino: I am not comfortable with one bid though. That is where I am at. I think we still need to get the other bids.

Ms. Hinz Philippi: So what I was going to propose, I wanted to know where you guys were with spending the money and if this was a priority we address this because of the tripping hazards and all that but what I was going to propose is that the Board approves a not to exceed and if we do get the other proposals back I will check with Christina.

Mr. Baldino: It is a definite priority because there are some tripping hazards I understand that, but I still think we still need to look at the bids are and then that should determine what our cap should be.

Mr. Lynch: We have sidewalks that were put in a different times and perhaps a priority should be given to the older sidewalks.

Mr. Hans: Chuck if you look at the list that was provided all of the damages in Canoe Park Circle, Little Kayak and Bent Paddle. Most of it is in Canoe Park Circle and Little Kayak so it would be in the areas where the sidewalks are the oldest.

Mr. Lynch: What was done with the grinding of the sidewalks previously?

Mr. Hans: We did grind down 80 locations two or three years ago just about.

Ms. Lynch: I guess what is hard for me to see with this is if it is a tripping hazard no matter if it was put in ten years ago or two days ago if it is a tripping hazard it is a liability. That is concern. We just got the big full list this last meeting. We have not had

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a chance to sit down and discuss, look at and analyze it as a Board what we need to do and where the priorities are together. I don't know if we want to try a Saturday workshop and look at this and then make that decision or something like that, but we literally got the information and left our meeting. We have not said another word about it. We are talking a lot of money.

Mr. Baldino: We know it needs to be done. We need more bids.

Ms. Lynch: There was a lot of information there. We have not digested it together as a Board.

Ms. Hinz Philippi: If the Board wants we can just table it to the next meeting, bring more proposals and one thing the Board could do is take a look at the map at the ones that are red and take a look. Go walk around and see what it is.

Ms. Lynch: I think we need a workshop where we can sit down and analyze it together.

*Either Mr. Lynch or Mr. Vidal is speaking and is not audible.*

Ms. Lynch: If it is a liability we have address the liability. We have not been able to sit down and digest it. That is where my hesitation is. We need to really sit down and look at as a Board. That is a ton a money.

Mr. Lynch: The other thing that is not addressed here is what is causing the underlying problem.

Ms. Lynch: Some of it is age.

Mr. Hans: It does include removal and disposal of tree roots. It would be removing the tree roots and pruning them back. We did have to do a similar project in another community a couple of months ago *Mr. Hans was inaudible at this time.*

Ms. Hinz Philippi: You don't need to rush this. It is in the report of the engineer, so the Board has to address it. There is no time limit on it. You guys can take your time. Go look at some of the locations that are on the map and make sure that what is there is what you perceive as urgent. Then we will bring it back to the next meeting with other proposals to compare. Juan can you work on getting the other bids for us for this project?

Mr. Alvarez: Yes.

Ms. Hinz Philippi: One thing I want to mention again because I said this at another meeting I would like to see the catch basin proposal also on the next agenda so we can

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evaluate how much that is also. Since that is also a project that we are presenting to the BMAP we would benefit double on that project to be accomplished.

Mr. Alvarez: Yes, that is correct. It is going to be part of BMAP because if you see the engineer's report that you have in your agenda we gave you a five-year estimate for cleaning the inlets in a five-year program. It seems that since we have a deadline of 2028 we are going to have to compress that five-year plan into three years. Now that I have the direction to go ahead and submit that we will ask the vendors not to do it in five years but in three years. Yes, now I have my direction and we can get prices.

Ms. Hinz Philippi: For the next meeting so we can take a look at how much we are talking about.

Mr. Alvarez: If you see in accordance to my projection it is going to be about \$232,000. I will bring proposals.

Ms. Hinz Philippi: Yes for us to know in each year and which ones are the ones that need to be done first.

Mr. Alvarez: Alright. Andressa do you need me for the rest of the meeting?

Ms. Hinz Philippi: Does the Board have any other questions for Juan? No Juan we are good.

Mr. Alvarez: Great. Good talking to you. Thank you very much.

### **C. Manager**

Ms. Hinz Philippi: Other than the BMAP I don't have anything else to report. If the Board wants to have more information on it let me know and I can send you the link for the BMAP so you can take a look and see what they are asking from all the Districts. It is more just informational. Let me know.

### **D. Clubhouse/Field Manager's Report**

- 1) Monthly Report**
- 2) Boat Storage Rentals**
- 3) Bollard Removal**
- 4) Hawks Ridge Road Repairs**
  - a. True Lines**
- 5) Hawks Ridge Fountain**
  - a. Superior Waterway**
  - b. Aqua Master Fountains and Aerators**
  - c. Stott Brothers Electric**
  - d. Southern Shores Electric, LLC**
- 6) Community Landscape Upgrades**

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**a. Plant List**

Mr. Hans: Do you have any questions on the manager's report or the boat storage rentals?

Mr. Baldino: We only have two vacant?

Mr. Hans: Correct. Spot 1 is not a true vacancy. Spot 1 we have to keep open essentially if someone parks there it makes it impossible for people to open the doors all the way so there really is only one vacancy and that is spot 14.

Ms. Lynch: It looks like there is close to \$3,000 outstanding.

Mr. Hans: I will say that the deposits for January had not been made at the time that this was submitted. We are showing a little bit behind versus where we actually are.

Ms. Lynch: How are we notifying people that they are behind? Are we mailing them?

Mr. Hans: We send out an email and then mail after a certain point as well.

Ms. Lynch: There is a lot of people that would love to park their stuff in there and would pay the bill. There should be nobody beyond 60 days honestly.

Mr. Baldino: All these people that are 90 past due have they been sent a letter Matt?

Mr. Hans: Yes we did send out notices to most of these people, not all of them.

Mr. Baldino: How come most and not all of them?

Mr. Hans: Some of these are showing as 90 days because January has not been deposited yet. Spot 19 and Spot 8 they have been.

Ms. Hinz Philippi: If you see that they are behind before the second payment we should send a letter, so we don't get to 60 days.

Mr. Hans: This is the only community we have this for so there isn't a GMS standard. We don't collect money typically. This is a unique one.

Ms. Hinz Philippi: We were doing before 60 days. Now what I am asking is I think it is better for us to do after one month and in 45 days they did not send a check you already sent them letter. Don't wait for the 60 days to send a letter.

Mr. Baldino: I agree.

Mr. Hans: Our first set of proposals is going to be for the removal of the bollards in front of the clubhouse. At our last meeting I brought proposals for a partial removal which

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was around \$4,000 for removing about a quarter of the bollards. It is double the price, it is \$8,400 to remove all of them. There is a second bid in here as well from True Lines for \$9,275. We have two separate proposals for removing the bollards in front of the clubhouse. I know Chuck and I spoke about it yesterday.

Mr. Baldino: Does this have to be done by a licensed contractor, or it is something that we can do in-house like we do when we renovated the clubhouse?

Mr. Hans: The best way to do it is what is proposed on here. They remove the bollards. They put a fresh thing of asphalt where the bollards were so there would be a one-foot-wide patch running the length of the clubhouse. Chuck and I had spoken about saw cutting it, grind down the bollard and you fill in with either quick-set asphalt or concrete.

Mr. Baldino: And that is not an option?

Mr. Hans: It is. We could do that. It won't look as good.

Mr. Lynch: The bollards that are there some of them are very sound. Whenever a bollard fails we can cut it off and fill that with concrete.

Mr. Hans: The cold patch asphalt would be even better than concrete but if that is the direction of the Board and how we want to proceed we can definitely do that. It is a lot cheaper.

Mr. Baldino: Who would we find to do that kind of work to cut the bollard and do the quick asphalt like you are explaining?

Mr. Hans: Don't possibly would be ok with filling it with the quick asphalt. I could find a handy man to do the cutting.

Mr. Lynch: You are talking about patching asphalt that was just paved. It is not going to last.

Ms. Hinz Philippi: It is going to look bad.

Mr. Lynch: Whenever a bollard fails, whenever it needs to be replaced, they don't look bad out front. They do have a purpose. They do keep people from running on your lawn. I can't see spending thousands of dollars.

*The conversation was inaudible at this time.*

Mr. Baldino: You might as well just get them all done. I was just looking at the cost perspective of just taking the bollards but if it is not a viable option.

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Mr. Pawelczyk: One of the residents approached me before the meeting and I think they shared something with the manager from 2021 I think when the bollards went in.

Ms. Hinz Philippi: 2001.

Mr. Pawelczyk: Before the Board does anything you need to check with the city. I think the city allowed the bollards in lieu of curbing. I don't know. That is what I interpreted. When you remove something like that you need a demo permit from the city. My only advice from what I was shown check with the city before you take them out.

Ms. Hinz Philippi: John shared a document here that in 2001 the bollards were in lieu of raising up the existing sidewalks in front of the clubhouse area. It is in the document here signed by Culpepper and Terpening. It looks like this from what was submitted to the city. We will check with them and see if the removal is ok. Whoever is doing the job they need to go and check with them.

Mr. Hanlon: The sidewalk as constructed would be in place and a medication will be constructed by means of installation of bollards. For you guys to remove anything you have to go to the city to get approval to remove them. The reason was because it is understood that the placement of the bollards would in lieu of raising the existing sidewalk in front of the clubhouse. If you remove the bollards you will have to raise the sidewalk.

Mr. Hans: We will definitely at it and see what the city says. So do we have an approval of this proposal pending the city giving us permission to do so?

Ms. Lynch: I don't think you are going to get any information before the next meeting. Just hold it over to the next meeting.

Ms. Hinz Philippi: Ok so let's table this one. The next one is the road repairs for Hawks Ridge.

Mr. Hans: During New Years Eve one of the residents had a little bit too much fun and put a hole in our asphalt. We have two separate proposals. One from All County for \$1,800 and one from True Lines for \$1,925.

Mr. Baldino: Who is paying for this?

Mr. Hans: There was a letter sent to the homeowner already letting them know that any charges related to this will be passed onto them.

Mr. Baldino: Go with the \$1,900 one.

Ms. Lynch: We have used All County before.

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Mr. Hans: We will probably most likely have to sue these people if things don't work out and they don't pay. If we get stuck footing the bill we would rather it be the lower amount.

Ms. Lynch: I would go with All County.

Mr. Hans: Ok so we will approve the All County for \$1,800 for the asphalt repairs.

Mr. Baldino: The process for the homeowner paying for this is already in place, correct?

Mr. Hans: Yes.

On MOTION by Mr. Willis seconded by Mr. Baldino with all in favor, a proposal in the amount of \$1,800 with All County Pavement Management Solutions for asphalt repairs made by resident was approved.

Ms. Lynch: Matt, no need to go over number 5 I just needed the bids. Thank you.

Mr. Hans: The last one is the landscape upgrades. I did print out a few options as well. On the plans for this, I worked with Karen. I am going to start, Jeff asked me to look into the center island in Canoe Park Circle as well. When I went with Karen we discussed, she doesn't think there is really all that much we can do to improve those, but she said there are crepe myrtles in a lot of those center islands. I was speaking with Hugo and at the end of February he is going to cut those way back that way when they regrow in the spring they should flower a lot better for us.

Mr. Baldino: We used to have that done. I has not been done.

Ms. Lynch: If we are looking at Canoe, Little Kayak has several islands as well that should be looked at.

Mr. Hans: I will double check on those as well if they have crepe myrtles.

Ms. Lynch: Thank you.

Mr. Hans: On the entrance way monument plant design that we discussed what you are looking at you will see a plan that is drawn out. It has some numbers on it. Those numbers all correlate with plants in the plant list that was provided. In the package there is a brief description what each number means. I will go over that right now. Numbers 1 - 4 on the plant design with this design number 1 is going to be a backdrop for the

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monuments to create some depth. Number 2 is a low-lying bush creating levels to the design. Number 3 is where our pop of color would come from. They would be more of a flowering bush with some reds, purples or whites. Number 4 would be ground cover, jasmine, dwarf Chanel, yellow peanut grass and some green island Ficus. They are things that train nice and close and won't interfere with the lettering of the monuments. Like I said in here there is about four different plant options for each number. The plan there would be the same design and use slightly different plants at each entranceway. That way if there is something that comes through, a certain type of disease, we won't be wiping out all of our monuments at the same time. It will create a similar vibe as you come through. We won't be able to remove some of the plants at some of the monuments especially up front at the north entrance. We would be able to use some of the ground cover that is coming in there and is coming in very nicely. It is very thick. Do you have any question about the design or the plants being used? I would be working with Hugo on a price per plant essentially. Karen provided me prices from the vendor. Hugo would essentially double the price of the plant for installation. For a lot of these we would be putting 3-to-5-gallon plants which are around \$5 to \$10 a pop. Our big cost would be the plants behind the monument that would be providing the backdrop. Those are roughly between \$80 and \$120. We would only be using two of those per monument. The rest of them would be smaller.

Ms. Hinz Philippi: The tree plants that you have there you can choose between the three?

Mr. Hans: Yes. They can be interchangeable. In section 2 you have green island ficus, flax lily, trinette, ixora, and foxtail fern. One of those would fill the number 2 slot. It would match on the other side.

Ms. Hinz Philippi: I like most of them I just have one that I don't like. Not because I don't like it, it is because.

Mr. Hans: Which one?

Ms. Hinz Philippi: Green island ficus. They get the white fly and then they die and they look awful. I prefer the clusias. They do not get any pests and they look beautiful.

Mr. Hans: They are on here so the clusia in section one is a backdrop plant. The green island ficus are in section 2. We could have a bunch of options with the flax lily and

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the foxtail fern. We are not just going to use one of these there will be swaps so some of them will have the foxtail fern and some of them will have the ixora or flax lily so it will be different but the same design. Like I was saying if we have a disease that comes through and kills one type of plant we wouldn't be looking at all of our monuments.

Ms. Lynch: It gives some individuality but cohesiveness on the design.

Mr. Hans: It looks the same but just slightly different.

Ms. Lynch: Have we run it by Hugo because I know these clusias they grow fast and don't they fill out but aren't they a challenge with maintenance and trimming?

Mr. Hans: In this design the clusia there would only be a maximum of two so it wouldn't be too crazy. The plan also wouldn't be to use clusia everywhere maybe at one monument or two. We will have a variety.

Mr. Vidal: Is there irrigation at all the monuments?

Mr. Hans: Yes there is irrigation at all the monuments. Hugo before he installs it will be checking it to make sure it is all good. Anything that needs to be done would try to work into the number. We would be looking to go with a not to exceed here for \$2,000 for the small ones and \$3,000 for the larger ones. I will be working with Hugo on the exact plant counts for each one and pricing for each of those plants. I tried to get more a general number for how much we need for this but in speaking with Karen and Hugo they couldn't give me a lockdown number because it depends on what plants. At the Hawks Ridge monument we will be adding dirt to the area as well to raise the level around it and two of the other monuments as well. There needs to be some fill soil to create some depth.

*Someone was speaking but could not be heard.*

Ms. Lynch: Thank you Matt. It is nicely presented.

Mr. Hans: It will look awesome. If you see the work that Hugo and Karen helped with at the front entrance the difference that it makes when you drive in it will definitely an improvement that everybody sees. A lot of people don't come down to the clubhouse, and they don't see all the work that was done here.

Ms. Hinz Philippi: So do you need a not to exceed amount?

Mr. Hans: Yes a not to exceed \$2,000 for the small monuments and \$3,000 for the large monuments.

Ms. Lynch: We had that.

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Mr. Hans: You gave me direction for pricewise so that I could give them that budget and see what they could put together.

Ms. Lynch: I make a motion not to exceed \$2,000 per monument for the small monuments and \$3,000 for the larger monuments.

Mr. Baldino: We have two large monuments correct?

Mr. Hans: Yes.

Mr. Baldino: How many small monuments do we have?

Ms. Lynch: Eight.

A resident: What about the commercial?

Mr. Hans: That sign is being replaced. It is being replaced at the end of the month. We can look at the landscaping up there if you would like as well.

Ms. Lynch: We don't want to do all of that yet at the commercial because there are properties getting ready to come in and then at that time working with the city hopefully we will be able to include all of that as that component. No sense in putting it in for it to possibly get ripped up until everything is laid out what is happening with it.

Mr. Hanlon: Matt you signed an entrance easement agreement, so you realize that it excludes the four monuments that are on that property.

Ms. Lynch: On what property?

Mr. Hanlon: Hawks Ridge, the two at Little Turtle and Bent Paddle. Page 2 of the agreement says therefore do not include any electrical facilities, irrigation facilities, landscape and hardscape.

Ms. Lynch: I thought we took care of that as a motion.

Mr. Hans: We control the irrigation for all of the monuments. The lights for all of the monuments.

Ms. Lynch: It has been addressed.

*The conversation was inaudible at this time.*

Ms. Lynch: Does anyone on the Board have an issue with doing the landscaping around the monument at Hawks Ridge?

Mr. Baldino: Not at all.

Ms. Lynch: Alright, solved.

Ms. Hinz Philippi: I have a motion by Christina.

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Mr. Baldino: If you were to max it out it would be \$22,000 for all the monuments. That is the max. We are not going to be at the maximum. There is opportunities to source the plants.

Mr. Vidal: Who is making the decision on what can stay and what is going to be replaced?

Mr. Lynch: I have looked at most of the monuments with the exception of Hawks Ridge and asked at least ten people what they thought of the landscaping at the monuments and would the be interested in the Board replacing the landscaping. You can add some to it but \$2,000 a monument.

Mr. Hans: Some of them will need \$2,000 and some will not. The Hawks Ridge needs soil added and some extra work done. I will be personally verifying the plants going in. It is Karen Day's landscape plan so she will be deciding what plants should go.

Ms. Lynch: We have come in lower on most of our budgets.

Ms. Hinz Philippi: There is another thing if you want to do something uniform for the community and you are looking to see some improvements you are going to make some efforts to put it together. If not you are always going to have the same thing.

A resident: Why wouldn't replace the plants that are in front of the clubhouse that are dead? That is more important I would think.

Mr. Hans: We eventually are. We are working on everything. Eighty percent of the community doesn't come down to the clubhouse but they all and everyone of your guests does drive by the entrances coming in. If we spent every last dollar on the not to exceed we would still be \$8,000 under our annual landscape improvement budget that we have. Last year on our annual landscape improvement budget we spent \$12,000 of the \$30,000 that was budgeted and the year before that we spent zero. The year before that we spent zero. You have to start somewhere essentially.

Mr. Baldino: Steve what are you proposing? Are you hung up on the not to exceed?

Mr. Vidal: Like I said you give somebody a do not exceed amount and it is usually pretty close to it.

Mr. Baldino: The problem is you are trying to bring 8 monuments up to date and to look uniform. Some monuments have plants and some monuments have one plant. You

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are going to spend a little bit more on one. To blanket it out they are putting a cap at \$2,000.

Mr. Vidal: It is not difficult to come up with a price.

Mr. Hans: Because of how we are handling this and going through Hugo he doesn't really have the ability to give us and if he were it wouldn't be what you are looking for either. I just threw \$30,000 worth of plants in another community. I will send pictures when it is done. The amount of managerial work that Hugo is going to be doing for the same rate doesn't even compare. That is the hard thing. *Mr. Hans was inaudible at this time.*

*Mr. Vidal was inaudible at this time.*

Ms. Lynch: It is dirt and a twig.

Mr. Baldino: They do look a little tired, Little Turtle does, Bent Paddle does, Hawks Ridge doesn't have any plants so this will bring them all uniformed. Is there a possibility that we can get an estimate per monument? Would that be more suitable for this Board to see each monument and what it is going to cost for each location?

Ms. Hinz Philippi: The problem with that is you are going to have an estimate because when they go get the plants the amount is different.

Mr. Lynch: I may be on a different page. In other words this money is earmarked only for landscaping.

Mr. Hans: It is.

Mr. Lynch: I can't hear myself in this building and you have \$30,000 earmarked for landscaping that we don't really need.

Ms. Lynch: We have had it in the budget other years, and it was never utilized so it continued to be rolled over into the budget. We are still facing as this Board with things that were due to be fixed, repaired, updated, brought to current standards from prior people that sat in these seats that did not do anything. It is a slow crawl to try to get everything updated and ready to go. We have the money set aside.

Ms. Hinz Philippi: I have a motion on the floor by Christina. Do I have a second? The motion is to approve a not to exceed \$2,000 per small monuments and \$3,000 for the large ones. If I don't have a second it is going to die.

Mr. Hans: We will bring it back to the next meeting with more of a breakdown in prices for each individual monument.

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Mr. Baldino: I think that would satisfy everybody on the Board. It does need to get done.

Ms. Lynch: I don't have a problem with that.

Mr. Hans: I will work with Hugo on that based on the design plan.

Ms. Hinz Philippi: Ok so we will bring back a price per monument. Again it is going to be an estimate because when they go get the plants it might be priced different a little bit but not a lot.

Mr. Hans: I have one more item a resident request that we have an area along that lake, along Leaping Frog Way were we have some dying trees or trees that look very sad. The resident is requesting that we have them removed. I didn't have a chance to get numbers from Hugo for that, but I just wanted to check with the Board. As long it under \$500 we will be having some of these trees removed.

Mr. Baldino: What trees are they? What kind of trees? Do they need to be replaced?

Mr. Hans: They could ultimately be replaced with some type of landscaping like shrubbery or something like that.

Mr. Baldino: If we tear it out it is going to barren so then we just put a replacement in there?

Mr. Hans: Yes. I think a few clusia in there.

Mr. Baldino: So are you proposing to tear it out and put something in there under \$500.

Mr. Hans: I was proposing to tear it out and then bring options back to put back there but if it is under my amount.

Mr. Baldino: If it is under I would get the job completely done.

Ms. Lynch: Keep us updated please.

## **SEVENTH ORDER OF BUSINESS      Financial Reports**

### **A. Approval of Check Register**

### **B. Acceptance of Unaudited Financials**

Ms. Hinz Philippi: Financial reports. Tab A is the approval of the check register and tab B is the acceptance of the unaudited financials. Does any have any question? If not, a motion to approve.

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Mr. Willis: I don't see anything anywhere in the stuff that is provided. *Speaker was hard to hear and understand what he was saying.*

Ms. Hinz Philippi: It was given back.

Mr. Willis: I don't see that.

Ms. Hinz Philippi: I have approved on my computer that I send to the accountant and GMS approved to give it back to the District. Just for the record Bruce I was following up and I knew that she did. It doesn't show because we didn't pay, we received it from them. She has the check that was written. I asked her to send it to me so you can see the check that was written back. Anything else? I need a motion to accept the financial reports.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the Approval of the Check Register and Unaudited Financials were approved.

## **EIGHTH ORDER OF BUSINESS**

## **Supervisors Requests and Audience Comments**

Ms. Hinz Philippi: The next item is Supervisor requests. Any requests.

Ms. Lynch: No requests just statements. I know that the development for **Oak Hammock** is starting to move forward. I know they come through modification. So expect some things to be rolling down the pike. One the nursing home that came multiple years ago and the next one is the dance studio.

Mr. Pawelczyk: Christina and I talked I don't know how things were done in the past, but I do know how things should be done. In other words if these new developments are utilizing infrastructure anyway impacting our infrastructure, curb cuts, landscaping in the swales, landscaping in the medians, whatever they are doing they need to get our approval to do that. They just can't come on our property and do this. Christina mentioned about working with the city. I developed a contact with the city attorney's office. She is getting us involved with planning and zoning so between Christina, Andressa and I have been trying to inject ourselves into this process not just on behalf of the CDD but some of these properties may also affect the POA. *Mr. Pawelczyk was inaudible at this time.*

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Mr. Romano: We the POA has been the city planning and zoning with both of these. We have documents that they signed *Mr. Romano was inaudible at this time. There is an echo in the room muffling what Mr. Romano is saying making it hard to understand.*

Mr. Pawelczyk: The reason I brought it up is that the POA has nothing to do with drainage. We need to be involved with that. They are building drainage facilities that this District is going *Mr. Pawelczyk was inaudible at this time* and we have to accept at some point. We just want to make sure we are involved in the planning.

*The conversation was inaudible at this time.*

Ms. Lynch: What this is all trying to do is prevent a builder from pulling out and not completing the street and left our plate.

Ms. Hinz Philippi: Any audience comments?

Ms. Fangman: What Chuck said about the sound here I have heard several they are not really complaints. People don't come to meetings because they can't hear. I know it is difficult but I happen to notice at a restaurant I was eating at that they had these what looked like little sails about this long hanging from the ceiling, and I asked the server what they were for and he said they are sound baffles to help with the noise. It looked like a relatively simple thing to do. I know there is not a whole lot we can do.

Ms. Hinz Philippi: Thank you. We did explore options for this. We have other Districts were we put the panels on and the difference was minimal. You still had the echo. We can check and see.

Ms. Fangman: I know people are going to ask. I think you mentioned it, Matt, but the little libraries where are they going to go and when?

Mr. Hans: The first one will be installed on the deck at the clubhouse. They are supposed to be staining the deck for us at the end of the month. Once that happens they will be installing the little library. It was discussed depending on the success in the future we might be installing some additional. That is the plan.

A resident: Would parcel N be auctioned off in February? What does GMS do after the auction in terms of getting in touch with new owner of the property?

Ms. Hinz Philippi: That is the process that we just talked about with Michael. We are talking with the city. WE have to make sure that they know what are the limitations

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and expectations that we have on what they are going to present. That is what we do. They have to approval. They have to permits and when that process is being done that is what we talked about.

Mr. Pawelczyk: In terms of, there is nothing GMS, they don't do anything because all the tax bills go through the county. The county will send that tax bill to whoever the owner of the property is.

A resident: If the auctioneer doesn't convey this information the bidders.

Mr. Pawelczyk: What information? It is all public record. It is on your title search. If they do a title search on that property, if I am going to invest in a property and put a bid for it I am going to do a title search. On the title search it says River Place CDD just like it would if I ran a title search on your property. If you were to refinance your mortgage all those documents recorded against your property which include the ordinance, notice of establishment of the CDD, the HUD documents, your declaration of covenants that cover the POA and what you can do those are all recorded against your property so those all would come up in that title search.

A resident: Nobody has contacted the CDD or the POA?

Mr. Pawelczyk: No, the only time they would contact the CDD or POA if they are asking if the current owner owes any money. It is like a lien search. The answer is going to be that as long as they pay their taxes they don't own the CDD anything.

A resident: So the CDD will come into some cash.

Mr. Pawelczyk: No more than we are already.

A resident: With the back taxes.

Mr. Pawelczyk: We still gets paid because under the uniform method. IF you don't pay your taxes I can purchase a tax certificate. I can pay your taxes for you and then when those taxes are eventually paid, I will make 3, 4 or 6% whatever it is on my investment and if you never pay your taxes for three years then I can go take your home. That is why we have the tax collector handle this, so the CDD doesn't have to run around collecting.

Mr. Hanlon: Question on the agenda was Number 5 taken off?

Ms. Hinz Philippi: Yes.

Mr. Hanlon: Number 6 was that tabled?

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Ms. Hinz Philippi: It was tabled to the next meeting. The motion died but we are going to bring back prices.

Mr. Hanlon: Regarding those planting each neighborhood under owners' association has their own *Mr. Hanlon was inaudible at this time*. The neighborhood is responsible for that monument. That money comes out of that neighborhood. In the agreement that was signed on November 20<sup>th</sup> declared that it doesn't include landscaping. As far as the bollards go they need to be replaced because we in lack of compliance. As I mentioned earlier it was modified that they didn't have to raise the sidewalk. I guess they felt 20 years or 25 years ago it was more cost efficient. If you want to remove the bollards you have to do one or the other, raise the sidewalk or keep the bollards. It could become a future issue for the code requirements. It is also a liability issue. God forbid somebody was to hit somebody on the sidewalk we would have a million-dollar lawsuit. The other issue regarding the open area. My understanding when I moved here was the trails were accessible for the public especially since the park has two entrances to the trail. I am not sure that we can put No Trespassing signs. The speed signs in each neighborhood is because we are private roads. The signs out here are on a public road. In fact that sign probably isn't DOT compliant either but for years we just let it slide but that is a public road. Every road you go down you should have a speed sign. There are two neighborhoods that do not have speed signs that I think should be put up instead of taking them down. The only other thing I have to say is there is way too much speeding in here but of course that is nothing that you guys can do something about. If you ever do put in new speed signs it should probably be lower than 25 mph. I notice myself if I go 25 down one street I am going pretty fast.

Mr. Hans: There is a whole process with DOT to get permission to get the speed lower than 25. Also this road out here you would have to apply to the city and petition the city.

Mr. Hanlon: I am just talking about the private roads lowering the speed limit. You mentioned that the bathrooms was supposed to cost \$9,700.

Mr. Hans: We approved a not to exceed \$15,000 and it cost us \$11,470. We originally received for \$28,000 to do the two bathrooms. The number that we came in at

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is below what we approved the not to exceed and well below what we were quoted with a general contractor.

Mr. Hanlon: Ok, thank you.

A resident: Last meeting it was talked about trying it in the small room first to see if we could find something that would work and if you did you could incorporate it into the whole building. This has been ongoing for as long as I have lived here. That should be a priority thing to look at. Also in all the improvements there is no shade in the pool area. That is something that needs to be considered. Everyone is paying taxes into this. Some type of shading should be considered at some point. The other thing was brought up at the last meeting, and I don't know if I missed this, the status on the repair on Lazy River by the bridge where it is washing out.

Mr. Hans: The bid was presented at this meeting.

A resident: The last thing I would like to ask is please consider moving your tables here because we are sitting here not only can we not hear we can't see. That sun is glaring straight in. If you could just turn your tables or at least looking this way and not directly into the sun.

Mr. Vidal: Or we can put up some window treatments.

Ms. Hinz Philippi: Anything else?

Mr. Lynch: I have a proposal in regard to what the young lady was just taking about. I think that we should invest in some sort of sound barrier in that conference room. Perhaps panels on the walls, window treatments and see what happens in there. Then if it is positive then come out here and address this with getting something.

Ms. Hinz Philippi: We can check it out.

Mr. Hans: Steve actually met with a window guy. He came in here and provided us numbers for doing windows in that room and around the clubhouse with a type of blinds that should help with the sound. We are not talking about curtains but actual accordion style blinds.

*Mr. Vidal was inaudible at this time.*

Mr. Vidal: The only other thing you could do in there is put panels all the way around. They are not the nicest looking things but that is what you need.

*Multiple people speaking at the same time at this point.*

**January 15, 2026**

**River Place on the St. Lucie CDD**

Mr. Vidal: I have a proposal from the blind company to put the shades up in that room. For those three windows it is \$1,569.17.

Mr. Hans: That is all three windows.

Mr. Vidal: Each window is the same size. It is basically \$500 a window. The panels there is two different types. There are ones that are paintable. They can be painted any color, or you can have fabric covered sound panels. To put panels up every available space on the wall would be covered with a panel.

A resident: Could they hang from the ceiling?

Mr. Vidal: Yes, they glue them to the ceiling, or they hang from the ceiling. You can do that. To put panels in that room would be approximately \$2,000 in panels and the cost of somebody to install them. I imagine it wouldn't take more than two days labor for somebody to put those panels up.

Mr. Baldino: That is just for the front room, right?

Mr. Vidal: That is just for the front room. That is window treatments, panels on the wall. If it doesn't make a difference in there it is not going to touch anything out here. We use that as a test and see if it makes a difference.

Ms. Hinz Philippi: Do you want to do a not to exceed \$4,000 to try it on that room?

Mr. Vidal: We are probably looking at \$5,000. That is just a rough estimate.

Mr. Baldino: If it works in there we can adopt it in here.

Mr. Lynch: I make a motion not to exceed \$5,000 for sound proofing the front room.

On MOTION by Mr. Lynch seconded by Mr. Willis with all in favor, a not to exceed amount of \$5,000 for sound proofing the front room in the clubhouse was approved.

Ms. Hinz Philippi: Anything else?

Mr. Baldino: I am good.

Ms. Hinz Philippi: I just need a motion to adjourn.

**NINTH ORDER OF BUSINESS**

**Adjournment**

January 15, 2026

River Place on the St. Lucie CDD

On MOTION by Ms. Lynch seconded by Mr. Willis with all in favor, the meeting was adjourned.

DocuSigned by:  
*Andressa Herz Philipp*  
87D38659F55A4C5...  
Assistant Secretary/Secretary

Signed by:  
*Christina Lang Lynch*  
A304CE29AE5D427...  
Chairman/Vice Chairman

## Certificate Of Completion

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 Subject: River Place: Complete with Docusign: 1-15-26 Minutes.pdf, Resolution 2026-02.doc  
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 eacosta@gmssf.com  
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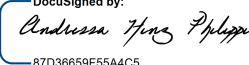
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## Signer Events

Andressa Hinz Philippi  
 AHPhilippi@gmssf.com  
 Assistant Secretary  
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Christina Lang Lynch  
 rpcddlynch@gmail.com  
 Security Level: Email, Account Authentication  
 (None)

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 Signature Adoption: Pre-selected Style  
 Using IP Address:  
 2600:1006:b202:7d73:4c0c:f9ad:b874:d1d7  
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Agent Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/21/2026 7:16:00 AM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Completed	Security Checked	4/30/2026 2:21:23 PM

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