

Riverbend Homeowners of Lee Co., Inc.

c/o NextGen Community Management

9410 Corkscrew Palms Circle #201, Estero, FL 33928

Office 239-372-2996 or office@nextgcm.com

NOTICE OF BOARD OF DIRECTORS' MEETING

The purpose of this meeting is to conduct such business as may properly come before the Board. Association Members are welcome to attend and observe. Comments and opinions shall be limited to three (3) minutes per member.

September 14, 2026, at 6:30pm

To be held at

2000 N. Recreation Pkwy, NFM, FL 33903

And virtual

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/469278765>

You can also dial in using your phone.

Access Code: 469-278-765

United States: [+1 \(312\) 757-3121](tel:+13127573121)

AGENDA

- I Owners Forum (6:15 pm – 6:30 pm)
- II Call to Order
- III Establish Quorum
- IV Approval of Previous Meeting Minutes
 - April 13, 2026
- V Financial Report
- VI Old Business
 - Speed humps
- VII New Business
 - Proposal Thomas Marine Construction
 - 2027 Proposed Budget
- VIII Committee Reports
- IX Adjournment

Riverbend Homeowners' Association of Lee County, Inc.

Board of Directors Meeting Minutes

April 13, 2026 – 6:30 PM

Held at the N. Ft. Myers Recreation Center

2000 N. Recreation Pkwy, N. Ft. Myers, FL 33903 and via zoom

1. Call of the roll or determination of quorum:

Present: President Teri Mattson (Riverbend East), Vice President Frank Smith (Riverwatch), Director Dennis Allen (Golf Villas II), Director Bob Rozumek (Mediterranean Cove), Treasurer Jeanne Hambleton (The Village at Indian Creek), Director Michelle Rhinesmith (Mariners Cove), Director Vonda Rupp (Golf Villas I), Director Ned Tucker (Yachtsman's Cove). Also present was John Bettencourt, CAM representing NextGen Community Management.

Absent: Director (Waterway Cove), Director Mark Lange (Marsh Pointe), Director Mike Thesier (The Village),

2. It was determined that a quorum was present, and Ms. Mattson called the meeting to order at 6:29 pm.

Proof of Notice

The notice was emailed and posted 48 hours prior to the meeting in keeping with Florida Statutes.

3. Reading or disposal of minutes of the last meeting -January 12, 2026

Motion: A motion was made by Mr. Allen to accept the minutes of the Board of Directors meetings held on February 9, 2026 and March 9th Annual Minutes and Organizational Meeting Minutes. Seconded by Mr. Rozumek; Vote: All in favor; motion carried.

4. Financial Report – February 2026

Cash Operating -	\$108,140.58
Other Assets -	\$112,318.89
Reserve Assets-	\$245,408.79
Total Assets:	\$465,868.26

Motion: A motion was made by Ms. Mattson to accept the February 2026 financial report as presented; Seconded by Ms. Hambleton. Vote: All in favor; motion carried.

5. Old Business

There was no old business.

6. New Business

• Speedbump Update

The speedbumps were budgeted for 2 additional speedbumps, a second one on Riverbend Blvd, and 1 on PGA. The first set that was received were completely wrong so they were sent back. After further research the correct ones were ordered and received. As a surprise, there were actually 2 to a box so there was enough to do 2 additional on PGA. The new ones were less money, but will need to be installed which will cost a bit more to install. The ADA required poles will be installed on the sides of road at the bumps.

Motion: A motion was made by Ms. Mattson to accept the additional spending for the installation of the added speedbumps. Seconded by Mr. Allen; Vote: All in favor; motion carried.

Motion: After further discussion a second motion was made by Ms. Mattson to add another speedbump in the area of The Village at Indian Creek.. Seconded by Mr. Tucker; Vote: All in favor; motion carried.

7. Committee Reports

Social – Carol Giepart

Thank you to all that came to the Block Party and those to who contributed. A great time was had by those in attendance. The live music was a great addition.

The Peanut Butter and Jelly Drive for the community Cooperative food bank is active. Flyers are posted at each community bulletin boards. Thank you Nancy Stevens for organizing this! Donations can be dropped off at Nancy or Teri's homes, or Nancy will pick up if she is called.

ARC – Robert Rozumek

No Report

8. Adjournment- There being no further business brought before the Board of Directors, a motion to adjourn the meeting was made by Ms. Mattson and seconded by Mr. Tucker. The meeting was adjourned at 6:58 pm.

Respectfully submitted,
John Bettencourt, CAM, CMCA®

THOMAS MARINE CONSTRUCTION, INC.

8999 HIGH COTTON LANE
FORT MYERS, FLORIDA 33905
Phone (239) 337-0008
Fax (239) 337-0099

August 10, 2026

Ms. Laura Mendoza
NextGen Community Management, LLC
C/o Riverbend Homeowners Association (HOA)
9410 Corkscrew Palms Circle #201
Estero, FL 33928

Sent via email to: Laura@nextgcm.com

Re: Proposal for Bridge Inspection, Load Rating and Evaluation
Riverbend HOA Bridges

Dear Ms. Mendoza:

Thomas Marine Construction, Inc. (TMC) appreciates the opportunity to submit this proposal to provide bridge inspection, load rating, evaluation services based on your email request. Riverbend is a community located in North Fort Myers, Florida which is responsible for the maintenance of two bridges that provide access over a man-made canal within the community. This includes a wooden bridge and a concrete bridge with both bridges located on Riverbend Boulevard. The concrete bridge is located between River Vista Drive and River Cove Court. We have reviewed the bridge inspection reports prepared by Ray Engineering.

We respectfully decline to provide a detailed inspection and quantitative load rating calculations for the timber bridge. As noted in Note No. 1 of the General Notes in the 2009 repair plans, "this construction is intended for short term use until the bridge can be replaced." Furthermore, there are too many unknowns regarding the condition of the original bridge members due to past repairs. For example, the original timber piles are concealed in pile jackets and cannot be inspected. Additionally, the 2009 plans show installation details for steel and timber cover plates that encase the original timber stringers. We are unable to inspect these encased stringers, and it is highly probable they are in poor condition. We recommend closure or replacement of this bridge in the near future. Any funds spent on repairs would be considered temporary and therefore not a good investment.

SCOPE OF SERVICES

Task 1 – Concrete Bridge Inspection: Perform a detailed "hands-on" inspection of the exposed bridge elements of the concrete bridge. Document the existing bridge elements in a field report using field notes and digital photographs. Perform measurements of the structural elements and prepare field sketches that depict the bridge typical sections and elevation views.

Task 2 – Concrete Bridge Load Rating: Prepare a letter report that provides a qualitative load rating for the concrete bridge because a quantitative load rating is not possible because the original construction plans are not available and all of the embedded steel reinforcing is not accessible without extensive destructive testing. The qualitative or assumed load rating approach includes confirming the following conditions are applicable. It is very likely that this bridge was designed for an AASHTO HS-20 truck which allows the bridge to be open to all legal trucks allowed on public roadways and not be load posted.

1. The bridge has been carrying unrestricted traffic for at least 4 years.
2. The bridge shows no signs of significant distress.
3. The simple span bridge's span-to-depth ratio of the main members does not exceed approximately 20.
4. Construction details such as slab thickness and reinforcement cover over any exposed reinforcing conform to specifications at the time of the estimated construction.
5. Appearance of the bridge indicates that construction was performed by a competent builder.

Task 3 – Concrete Bridge Repairs: Prepare draft specifications for repairs to address the deficiencies documented in the Ray Engineering reports and any other protective maintenance repairs we recommend. Provide itemized costs to perform the recommended short-term required repairs and long-term protective maintenance repairs. Discuss the recommended repairs with the HOA board to allow for informed decisions related to the desired level of investment. Prepare and submit a design-build cost proposal that includes preparing the final repair specifications and the desired protective maintenance repairs.

Task 4 – Timber Bridge Replacement: Prepare a letter report that provides recommendations and budget costs for the replacement of the timber bridge with a new one lane or two lane concrete bridge.

COMPENSATION

Thomas Marine Construction proposes to provide the above-described services for lump sum fee of \$22,000.

If the above conditions are acceptable, please return a signed copy of this proposal. Thank you for your consideration of this proposal and please contact me at 239-707-0416 if you have any questions.

Respectfully,

THOMAS MARINE CONSTRUCTION, INC.

Mark D. Mabee

Mark D. Mabee
Vice President

Accepted this _____ day of _____ 2026

By: _____ Title: _____

Riverbend Homeowners Association of Lee County, Inc						
355	Account	Description	2026 Approved Budget	2026 Actual 7/31/2026	2026 Estimated Year End	2027 Proposed Budget
Operating Accounts						
Income Accounts						
Revenue						
	40-41010-00	Maintenance Fees	\$177,499.85	\$103,518.70	\$177,499.85	\$202,502.19
	40-41050-00	Late Fee Income	\$0.00	\$1,003.58	\$1,720.42	\$0.00
	40-41070-00	Fines	\$0.00	\$2,000.00	\$2,000.00	\$0.00
Income Accounts Total			\$177,499.85	\$106,522.28	\$181,220.27	\$202,502.19
Expense Accounts						
Administrative Expenses						
	50-51010-00	Management Contract	\$36,000.00	\$21,000.00	\$36,000.00	\$36,000.00
	50-51020-00	Accounting Fees/Tax Preparation	\$350.00	\$350.00	\$350.00	\$350.00
	50-51045-00	Website Professional	\$900.00	\$0.00	\$900.00	\$900.00
	50-51050-00	Legal Services	\$10,000.00	\$7,100.14	\$12,171.67	\$11,500.00
	50-51060-00	Office Expenses	\$8,500.00	\$8,079.43	\$9,500.00	\$5,000.00
		Web portal /IT	\$0.00	\$0.00	\$0.00	\$1,800.00
	50-51070-00	Community Activities	\$500.00	\$0.00	\$500.00	\$500.00
	50-51090-00	Annual Corporate Report	\$62.00	\$61.25	\$61.25	\$62.00
	50-51142-00	Insurance	\$12,590.00	\$5,965.75	\$10,227.00	\$10,630.00
Grounds Maintenance						
	55-52015-00	General Maintenance	\$1,265.00	\$3,273.09	\$5,611.01	\$5,000.00
	55-52110-00	Lawn Contract	\$13,800.00	\$8,080.00	\$13,851.43	\$14,000.00
	55-52115-00	Landscape Maintenance	\$1,000.00	\$0.00	\$0.00	\$1,000.00
	55-52130-00	Pest Control - Fertilizer	\$1,400.00	\$600.00	\$1,028.57	\$1,200.00
	55-52140-00	Irrigation System/Lighting	\$2,400.00	\$1,214.50	\$2,082.00	\$2,400.00
	55-52155-00	Plants/Sod/Mulch	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00
	55-52160-00	Tree Trimming	\$5,840.00	\$0.00	\$5,000.00	\$5,000.00
	55-52180-00	Pond Maintenance	\$8,160.00	\$4,545.80	\$7,792.80	\$8,100.00
Utilities						
	60-52220-00	Electric	\$12,000.00	\$7,054.96	\$12,094.22	\$12,348.00
Reserve Funding						
	99-60000-00	Reserve Transfers	\$55,232.85	\$32,219.18	\$55,232.88	\$79,060.19
Expense Accounts Total			\$177,499.85	\$99,544.10	\$179,902.83	\$202,350.19
Operating Accounts Net			\$0.00	\$6,978.18	\$1,317.45	\$152.00
Annual Dues						
			2026			2027
Reserve Accounts Net			\$500.00			\$570.00

over budget due to 5000 in document mailing was always included in office expense

Riverbend Homeowners Association of Lee County, Inc								
Reserve Schedule								
January 1, 2027 through December 31, 2027								
	Useful Life	Remaining Life as of 1/1/26	Replacement Cost	Balance as of 7/31/26	Remaing Contributions thru	Projected 2026 Year End	Additional Reserves Required	2027 Allocation
Deferred Maintenance	5	4	5,000.00	4,021.01	92.40	4,113.41	886.59	221.65
Paving	20	4	358,390.00	197,076.74	15,256.90	212,333.64	146,056.36	36,514.09
Surface Water	1	1	30,000.00	28,943.09	1,058.15	30,001.24	(1.24)	(1.24)
Bridge Maintenance Fund	20	17	750,000.00	23,856.95	6,606.25	30,463.20	719,536.80	42,325.69
						-		
Interest				13,903.68				
								-
Total			1,143,390.00	#####	23,013.70	276,911.49		79,060.19