

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

A Regular Meeting of the Board of Supervisors of the River Hall Community Development District was held on Thursday, October 5, 2017, at 3:30 p.m., at the River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920.

**Present were:**

Michael Morash ( <i>via telephone</i> )	Chair
Paul D. Asfour	Vice Chair
Joseph E. Metcalfe, III	Assistant Secretary
Joseph Lundquist	Assistant Secretary
Kenneth Mitchell	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Wrathell, Hunt and Associates, LLC
Charlie Krebs	District Engineer
Dan Cox	District Counsel
Barbara Sangiuliano	Resident
Bob Stark	Resident
Gary Stilwehl	Resident
Ms. Cassineni	Resident
Dick Breeze	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Asfour, Metcalfe, Lundquist and Mitchell were present, in person. Supervisor Morash was attending via telephone.

Mr. Asfour would Chair the meeting, per Mr. Morash's request.

**On MOTION by Mr. Lundquist and seconded by Mr. Metcalfe, with all in favor, authorizing Mr. Morash's attendance and full participation, via telephone, due to exceptional circumstances, was approved.**

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Discussion: Hurricane Irma Recovery**

Mr. Adams stated that the District was working with the contractor to get the community cleaned up. Some trees took a catastrophic hit and would not recover. The large oak trees near the entrance must be removed and replaced. These were uninsurable assets. Three trees would be replaced at the front and, down River Hall Parkway, 100-gallon oak trees would be installed not to impact the visual entry way. Debris removal would fall under the Federal Emergency Management Agency (FEMA); however, FEMA was slow to reimburse and would probably reimburse pennies on the dollar. 300 trees were lost on the golf course and the soil was very moist. 13" of rain fell from Friday through Monday. The contractor would cut down the trees this week. Two streetlights on River Hall Parkway stopped working because the polls were out.

Mr. Bob Stark, a resident, asked if Mr. Adams could describe the District's responsibilities, versus the responsibilities of the HOA. Mr. Adams replied that the District was responsible for the following:

- Landscaping/Entry – east and west and down River Hall Parkway
- Lake on left near Hampton
- As one enters the community, all of the preserves, lakes, interconnecting pipes and control structures
- The curbside boxes on the streets, unless tied on a pipe going lake-to-lake; those belonged to the HOA and were the HOA's responsibility.

The District was not responsible for:

- Lakes in front of Cascades – Not the District's responsibility

A Board Member stated that the end of Winter Way, near the maintenance building and to the culvert, was clear. The other side was not clear, toward the swamp. He would provide photographs. Mr. Adams stated that location was near the Florida Power and Light (FPL) easement and control structure. Mr. Krebs would communicate regarding the control structures and his recent findings.

Mr. Krebs stated that the survey of the area just north of the school found that the control structure did not appear to match what the 2004 permit said. That information was relayed to

Mr. Adams and Mr. Krebs stated his concerns, based on driving through the property with Mr. Asfour and neighbor questions, as to whether the system was in compliance with the South Florida Water Management District (SFWMD) permit. The survey revealed 16 to 17 control structures that the District owns and the structures would be verified, to ensure the District was in compliance with the SFWMD permit. He would affirm that all orifices, notches, circular orifices and bleeders were in place and were the correct size and elevation, in order to understand why the system was operating this way. Since it did not seem to match up, Mr. Krebs had to search the structure again. The missing bleeder was buried. Based on the current condition, he did not think it had any bearing on Cascades, since everything was saturated; however, he was not sure that the structure was in compliance with the SFWMD permit. He was not worried about that one but would be looking at the others. The SFWMD had a conversation with the neighbors to the north and, according to them, in 2014, the District installed a culvert in the FPL Easement, without a permit. Ms. Beckie Reide, SFWMD Compliance Staff Engineer, expressed that, without a permit, the District must either block the structure or remove it. The outfall, for the majority of the water on the east side of the property, goes through a ditch that runs through the Cassineni's property, to the north. Referring to a map, Mr. Krebs stated that the Cassineni's complained to the SFWMD about the culvert in the FPL Easement, marked by Ms. Reide, which, the neighbors claimed was installed by the District. In 2015, Mr. Krebs became the District Engineer and had no information about that culvert nor did he know if any of the current Board Members were on the Board at that time. Mr. Asfour stated that he and Mr. Morash were on the Board but he did not recall conversations about that culvert. Mr. Moras only recalled quite a bit of construction during that time, due to the 2014 rainfall event. He had asked Mr. Krebs to look into the past permits since it was not only that culvert; it included berms around some of the terminal lakes that spilled into the swamp that were raised. He did not receive a report and was unsure of what was done and why or how much it cost.

Mr. Cox thought he and Management should speak to the District Engineer; he was surprised this was the first time he was asked about it. During a call today, Ms. Reide recommended that, if the District wanted to keep the culvert, it must be blocked until an application for approval was completed and its need was authorized by SFWMD. Otherwise, the pipe could be removed.

A Board Member inquired what blocking it would do to the property. Mr. Krebs stated that was why all the outfall structures were being surveyed, to ensure compliance. Discussion

ensued regarding the culvert, breaks in the berm allowing water to run through and that, the way the permit was situated, water from the east half of the community went north, towards Mr. Cassineni's property. From the lack of information, Mr. Krebs could not determine whether the District, Engineering, Developer or another caused the issue with the culvert. The break in the berm should be there to pass the water north. Without surveying it, he could not determine the impact to the property.

Mr. Morash stated that, in either #12 or #13, construction occurred, at that time, to verify and modify the control structures; therefore, they absolutely met the SFWMD permit requirements. The Board should be able to locate the scope of that work.

Mr. Gary Stilweyl, a resident and a real estate broker at the time and familiar with the community, stated that FPL knew nothing of the culvert and he knew for a fact that there was no Consent Agreement.

Mr. Dick Breeze, a resident, inquired if this pertained to a drain installed at #5, to reduce flooding on the golf course. There was a lake close to his house and there was outflow into the preserve, which was an upgrade after the big flood in 2006 or 2007. It was redone since the water was over the #7 fairway. It was modified and a tremendous amount of water is heard pouring out of that area. Mr. Krebs stated that there was a break in the perimeter berm accepting water from the WCI Property; therefore, the box had to be prepared. It would be surveyed by Mr. Krebs. Discussion ensued about what to do about it, the water received from WCI not going through the District's property, FEMA maps, storm surge, rainfall event amounts, 100-year storm events, system design, houses kept dry and water receding, storing water on site, SF modeling and discharge water.

Ms. Barbara Sangialono, a resident, stated that, in New Jersey and the metropolitan areas, after Hurricane Sandy, higher elevations were required for housing and the way waste water management and runoff, were constructed, etc. Mr. Krebs stated that communities in Florida, were designed based upon the climate for the area. In this area, the roads are designed to be useable when there were rainfall events.

Mr. Asfour noted that the Developer wanted to install another 600 units of concrete cement on the south side of the development and asked how that would impact the drainage and the flooding. Mr. Krebs stated that one must look at the impact before to determine if it actually increased to the impervious area or if they were compensating it by providing additional water management. Discussion ensued regarding runoff, zoning, construction drawings, desired

density, mitigating the water management system, ability to reach maximum density level, the SFWMD permit, wetland impacts and the Army Corps of Engineers (Corps) and copying the District on letters from the SFWMD.

Ms. Sangiuliano, stated that she had water behind her home. The lake breached and gulfed her home. During Hurricane Irma, water rose until about 2:00 a.m.; it rose to the top of the berm and around the pond Berm #8. Mr. Adams stated that those pipes were inspected and had 5% debris at the mouth. The submersible camera was run and as it got further into the pipe, debris was at 10%. Discussion ensued regarding the control structures and water reaching lanais.

Ms. Sangiuliano asked why the ponds could not be deeper. She wanted a solution and was not hearing one. There was no place for the water to go even if the systems were functioning. Mr. Krebs gave an explanation why the solution was not to deepen the ponds. During a storm event, there would be no place for the water to go; the system functioned as it should have during the rain event and no water entered houses. Ms. Sangiuliano presented pictures. Discussion ensued regarding water elevations, the berm and the drainage basins within the system.

Mr. Adams stated that this was a good exercise to ensure that these were constructed according to the permit. It was memorialized, documented and in the District's files that they were checked during 2017. Either they were built to specification or modified to get them there. Discussion ensued regarding checking the culverts, maintenance agreements, elevations according to FEMA, sending the HOA a letter of responsibility, open catch basins, rising water in the roadway and it taking over three days for the water to recede from the street, after the storm. Every catch basin in the Cascades was backed up.

Mr. Asfour stated that the District would obtain answers to these questions.

**FOURTH ORDER OF BUSINESS**

**Discussion: Drainage Issues**

This item was discussed during the Third Order of Business.

**FIFTH ORDER OF BUSINESS**

**Update/Continued Discussion: Traffic Signal Reimbursement from RH Ventures, LLC**

Mr. Adams had heard nothing further and believed that none of the milestone items related to the traffic signal occurred. Mr. Cox had not heard anything either and questioned how the Board wanted to proceed. Discussion ensued regarding the density area. RH Ventures, LLC (RH) stated that they would reimburse the District if it was an obligation of the approvals. Mr. Cox stated that he could provide a brief memo of the District’s options at the December meeting. Then, a decision could be made regarding moving forward, as RH would likely not respond unless the Board did something.

**SIXTH ORDER OF BUSINESS**

**Update/Discussion: Perimeter Access Control Initiatives**

Mr. Krebs stated that the survey work was being done with control structures. He called today to see if they figured out the distance. They said they located it in the field and the fence is inside the District’s property but he did not get a distance from them.

Mr. Adams inquired about the fence. Mr. Krebs stated that Carter Fence (Carter) needed USA Grading to mow the area first; hopefully, the work would be performed the next week and then Carter could proceed with the fence. Carter was prepared to install the fence earlier this week but there was too much vegetation and “clearing” was not in their contract.

Mr. Adams asked if anything further was heard about the gate. Carter would be contacted to determine if they received authorization. Mr. Adams stated they were working with Lennar to agree on an Easement Hearing because the easement must accompany the application for the permit.

**SEVENTH ORDER OF BUSINESS**

**Update: SR 80 Waterline Drainage Issue**

Mr. Krebs stated that, since the last meeting, he sent three or four different emails to the City Engineer about different projects but had not received any responses.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of August 31, 2017**

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2017. Assessment revenue collections were at 102% and expenditures were 71%. \$16,000 for

replanting shrubs for the first median, near the lift station, would come from the Fiscal Year 2017 budget. For Phase 2, funds would come from the Fiscal Year 2018 budget.

In response to a question about spending and if there was a maximum amount or limit, after which it must be approved by the Board, Mr. Adams replied that he was authorized, within the amounts adopted in the budget.

**NINTH ORDER OF BUSINESS**

**Approval of September 7, 2017 Regular Meeting Minutes**

Mr. Adams presented the September 7, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Lundquist and seconded by Mr. Morash, with all in favor, the September 7, 2017 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Daniel H. Cox, P.A.***

There being no report, the next item followed.

**B. District Engineer: *Hole Montes***

There being no report, the next item followed.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

**i. NEXT MEETING DATE: November 2, 2017 at 3:30 P.M.**

The next meeting will be held on November 2, 2017 at 3:30 p.m., at this location.

Mrs. Adams stated that flowers would be planted next week and drainage ditches would be cleaned this weekend.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments (Non-Agenda Items)**

Regarding the potential to research the culvert, a member of the public stated that the State and County do not allow a structure across the easement. Mr. Krebs stated that the culvert was not considered a structure.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

There being no Supervisors' comments or requests, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Mr. Mitchell and seconded by Mr. Lundquist, with all in favor, the meeting adjourned at 4:41 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



COEAL  
Secretary/Assistant Secretary

Richard J. Kovach  
Chair/Vice Chair