

**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, February 1, 2018, at 3:30 p.m., at the River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920.

**Present were:**

Michael Morash	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
Daniel H. Cox ( <i>via telephone</i> )	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:30 p.m. All Supervisors were present, in person. Mr. Adams stated that Mr. Krebs would not be in attendance today.

**SECOND ORDER OF BUSINESS**

**Public Comments (*3 minutes per speaker*)**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Continued Discussion: Drainage Issues  
Control Structure Elevations Review and  
Report**

Mr. Adams stated Mr. Krebs was directed to review some of the drainage boxes and control elevations in the vicinity of the 3/5 system, near Chestnut Grove, and determine whether the elevations were causing an issue with the interconnecting pipes. Visually, the lakes downstream seemed lower than the upstream lakes but they should all be at the same level. In Mr. Krebs' absence, Mr. Adams did not know whether that task was completed yet. A Board

Member noted that, from his discussions with the surveyors' on site, the lakes in question were identical.

**\*\*\*Mr. Cox joined the meeting at 3:31 p.m., via telephone.\*\*\***

Mr. Adams stated all the lakes seemed in good condition now that water level elevations appeared to be all the same; all the pipes were inspected, which indicated to him that they were cleaner. Mr. Adams stated, due to a recent stormwater event, there was a breach in Basin 41, next to the control structure on Lake 41B. The integrity of that lake and control structure was back intact; MRI Underwater Specialists (MRI) already repaired and restored the area back to its intended elevation by adding soil and turf. Mrs. Adams stated that bahia would be placed on top of it.

**FOURTH ORDER OF BUSINESS**

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

Mr. Cox stated the reimbursement information was sent to Ms. Donna Feldman, Attorney for RH Ventures, LLC, as requested, and he expects a response once she has completed the proposed Acquisition Agreement for the remaining improvements. In response to the question of what she requested, Mr. Adams stated she wanted to know the total amount the District spent, with regard to the completed signal installation. Ms. Feldman was provided with an updated spreadsheet that included all the invoices that were paid. Mr. Cox stated that he thought the request put the District in a positive position and he expected they were probably considering incorporating that information into the Acquisition of the improvements, going forward. In response to a question of the total amount, Mr. Adams stated the final cost was \$588,341.73 and, if reimbursement is received, \$1,300 must be reallocated to the General fund because, at the time, three invoices from Mr. Cox and Mr. Krebs went through the Operating Account instead of the Construction Fund. Mr. Adams would continue to monitor the progress and inform the Board of any updates as they occur.

**FIFTH ORDER OF BUSINESS**

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

Mr. Morash stated the residents were pleased with how good the fence looked; and he appreciated the contractor completing the project.

Mr. Adams stated that Mr. Krebs received the survey regarding the southwest corner; however, the County’s Permitting Division was now requesting a title ownership report, in conjunction with Lennar’s consent, before finalizing the permit. A Board Member stated it was unknown whether the gate was part of the corridor by just looking at the maps so this could become a bigger issue. Mr. Adams would continue to monitor the progress and provide updates.

**SIXTH ORDER OF BUSINESS**

**Update: SR 80 Waterline Drainage Issue**

Mr. Adams stated there were no updates regarding the communication between Mr. Krebs and the County; however, Mr. Krebs contacted Mr. Brian DeBoy, at the Florida Department of Transportation (FDOT), to follow up on the current issue. Mr. Krebs informed Mr. DeBoy that the water leaking out of the pipe was more than likely infiltrating the soil and potentially creating a sink hole within their right-of-way (ROW) and a liability next to the road and Mr. Krebs requested Mr. DeBoy’s help to push things through to get it repaired. Mr. Adams stated that Mr. Krebs would provide updates as they occur.

**SEVENTH ORDER OF BUSINESS**

**Discussion: Addition of Second Turn Lane at River Hall Blvd. and Route 80**

Mr. Metcalfe recalled previous discussions about whether to consider creating another turn lane and that Mr. Krebs thought there might not be a sufficient turn radius. He suggested directing Mr. Krebs to research the issue and present details of what the project would entail and the potential cost. Doing this now could alleviate some of the current traffic issues and prevent further ones once the area is more developed and the possibility of it becoming more costly, which might require the District to give the Developer the funds to complete the work. He also recommended the project begin in the summer when school is out.

Discussion ensued regarding:

- Whether the process would require only repainting the lanes
- Whether another traffic light would be needed
- The benefits in completing the project now, before the area is further developed and results in more costs.

**On MOTION by Mr. Metcalfe and seconded by Mr. Asfour, with all in favor, engaging the District Engineer to complete a Scope of Services and Probable Cost for adding a turn lane, was approved.**

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

Discussion of this item resumed.

A Board Member stated they needed to address an open issue, under the Fifth Order of Business, regarding the perimeter running across the utility ROW. Mr. Adams replied that Mr. Cox was still trying to locate an actual survey. He asked Mr. Krebs whether a survey crew staked the area or just visualized it but has not received a response yet. He is currently looking to see if the answer could be found in one of the requisitions; however, the one that Mr. Cox received today had no mention of surveys. Mr. Cox stated that, since the District could no longer approach the previous Developer that was involved, he would continue to research whether a title insurance policy and survey existed and, if so, approach the title insurance company and request their help in resolving this matter, at no expense to the District.

**EIGHTH ORDER OF BUSINESS**

**Discussion: Allocation of CDD Costs to Cascade Residents Starting with the Expenditure Category Stormwater Control**

A Board Member stated he did not see where Cascades neighborhood was receiving any type of benefit related to the \$150,000 allocated to the “Stormwater control” budget, since Cascades residents pay for their own lakes and their lakes were not connected to the bond issue. Their bond issue dealt more with the Cascades’ roads and not stormwater and their lakes were not listed under the CDD. In order to explain the original thought process, Mr. Adams stated he would bring the Engineer’s Report and the Assessment Methodology Report to the next meeting. The Board could decide to set policy, going forward, as long as they recognize that they are not overburdening one class or the other, in terms of special and peculiar benefit and levying assessments. Discussion ensued regarding various items relating to the process, such as mitigation and wetland area monitoring maintenance, the Surface Water Management permit, the Environmental Resource permits and how they are tied together and were viewed. Once

discussion is completed, the Board can decide whether it still makes sense to keep it. A copy of Cascades' budget would be provided to Mr. Adams.

**NINTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2017. Assessment revenue collections were at 50% and expenditures were at 25%. One-time annual costs hit the first quarter for the insurance premium and holiday lighting and decorations.

In response to Mr. Mitchell's question regarding why Aquagenix invoiced the same amount each month for fountain maintenance and what was actually being repaired, Mrs. Adams stated their services are under one contract in which the fountains are inspected and invoiced monthly. Mr. Adams explained that the invoice consists of two components, Fountain Maintenance, for \$59, which includes inspecting each fountain, and Aquatics Services, for \$5,800, which is for treating the waterbodies. In response to the question of whether that contract covered the District's current control box issue, Mr. Adams replied affirmatively; it was covered under fountain maintenance.

A question was raised regarding who was responsible for repairing the lights that have been out in the parking lot since Christmas, Mr. Adams stated it was not the District; the District is only responsible for the lights down the Parkway. Discussion ensued regarding whether the HOA or Florida Power & Light (FPL), under a maintenance contract with the HOA, was responsible for those repairs. It was noted that FPL was under contract to cover Cascades' street lights; however the Amenities Center parking lot was not. Mr. Adams stated that, if the lights in question display a yellow lighting decal with a series of numbers, they are probably covered under the FPL Lease Power Maintenance Agreement (LPMA) and are otherwise owned by the Amenities Center Association.

In response to a question regarding Federal Express charges for packages that were being sent between Mr. Adams and Management's office and had the same street address for both offices, Mrs. Adams clarified that the offices were not at the same address. Mr. Adams explained that it was sometimes necessary to send items, such as the meeting files, invoices and contracts, on a monthly basis; however, most of the time items were sent electronically.

In response to a question of whether the Hole Montes \$19,616.25 invoice, for Mr. Krebs' work, would be allocated to the "Stormwater control" budget, Mr. Adams replied affirmatively.

TENTH ORDER OF BUSINESS

Approval of January 4, 2018 Regular Meeting Minutes

Mr. Adams presented the January 4, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Lundquist and seconded by Mr. Asfour, with all in favor, the January 4, 2018 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Cox stated his firm was monitoring the current legislative session and would provide updates of any bills that could affect the District; the matters were mostly related to Sunshine Law and public records.

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: **March 1, 2018 at 3:30 P.M.**

The next meeting will be held on March 1, 2018 at 3:30 p.m., at this location.

▪ Operations Manager:

\*\*\**This item was an addition to the agenda.*\*\*\*

Mrs. Adams stated the trees they ordered had not arrived. A Board Member stated that he noticed, as he was leaving the community, that at least one new oak tree had been staked. The Board approved planting coleus during spring. Mrs. Adams stated the tree trimming project was just completed.

In response to a question of whether anything else, besides spraying insecticide and having the Landscapers turning the sod over to make it regrow, could be done to repair the damages caused by the wild hogs, Mr. Adams replied they should continue spraying pesticides.

TWELFTH ORDER OF BUSINESS

Public Comments: Non-Agenda Items (3 Minutes per speaker)

There being no public comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

In response to whether the issue brought up at the last meeting by Mr. Gary Stilwell, a resident of an adjacent neighborhood, was resolved, Mr. Adams suggested directing Mr. Krebs to contact Mr. White, of the South Florida Water Management District (SFWMD), to request that SFWMD prepare a memorandum that includes bullet points, a timeline and that states, in conclusion, whether or not the culvert in the FPL easement was permitted, in place, and appropriate to be there.

A Board Member stated that he and a few others visited the FPL easement and noticed plywood in front of a culvert. Mr. Adams stated that, once the issue is resolved and the memorandum completed and distributed, if the results show that what is in the ground was permitted to be there, then the plywood must be removed. Because this is still the dry season, he suggested this issue be resolved within the next 30 to 60 days and then taken off the agenda. He suggested that the pipes might need to be cleaned out.

A Board Member stated he received requests from both Mr. Hagen and Mr. Arnolds to check the pond behind their homes on Chestnut Grove; he thought it needed to be regraded. He visited the site and recalled previous discussions that the District agreed to address this but then the rainy season set in. Mr. Adams stated he would look into it.


**FOURTEENTH ORDER OF BUSINESS**

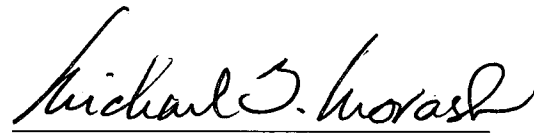
**Adjournment**

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

**On MOTION by Mr. Asfour and seconded by Mr. Lundquist,  
with all in favor, the meeting adjourned at 4:13 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair