

**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, June 7, 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 ( <i>via telephone</i> )	Assistant Secretary
Ken Mitchell	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Wrathell, Hunt and Associates, LLC
Jason Olson	Wrathell, Hunt and Associates, LLC
Charlie Krebs	District Engineer
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. Supervisors Morash, Asfour, Metcalfe, and Mitchell were present, in person. Supervisor Lundquist was attending via telephone.

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

**SECOND ORDER OF BUSINESS**

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

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Update: Additional West Turn Lane at River Hall Parkway and SR 80 Intersection**

Mr. Krebs stated that the plans were ready for pickup and he expects to submit the application tomorrow. Once the application is approved, the project will go out to bid, the equipment will be ordered and then installation would follow. The project should be completed by the end of summer.

**FOURTH ORDER OF BUSINESS**

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

Mr. Krebs stated that Carter Fence Company Inc. (CFC) has the boundary survey for the southwest corner in conjunction with Lennar, and it was added to their project list; however, he does not know when they will receive the permit. Mr. Lundquist stated that he asked Deputy Solom Duncan, of the Lee County Sherriff's Office and resident, to attend today and discuss trespassers who entered the Golf Course through the access area and the authorization letter from the Golf Course, on file at the Sherriff's Office. Mr. Adams stated that only property owners have authority to contact the Sheriff regarding trespassers.

**FIFTH ORDER OF BUSINESS**

**Update/Discussion: SR 80 Waterline Drainage Issue**

Mr. Krebs stated there was nothing new to report, as the schedule had not yet been received.

**SIXTH ORDER OF BUSINESS**

**Update/Discussion: Encroachment on CDD Property (FPL Easement)**

Mr. Cox has the completed documents and expects to file the Complaint by Monday; however, instead of filing the Complaint with the Court, he asked if the Board would consider sending the resident a copy of the unfiled Complaint and a letter stating that the CDD would move the fence at the CDD's expense, to avoid further litigation. Discussion ensued regarding the potential cost to the District, whether the CDD should pay that expense and whether other options should be included in the letter. Mr. Cox was directed to send the resident a courtesy copy of the unfiled Complaint, along with a letter indicating the resident should consider his

potential litigation costs to defend this lawsuit, the unlikelihood of his succeeding against the District and suggesting that he could resolve this issue by relocating the fence.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2018**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2018.

**EIGHTH ORDER OF BUSINESS**

**Approval of May 3, 2018 Regular Meeting Minutes**

Mr. Adams presented the May 3, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Asfour and seconded by Mr. Mitchell, with all in favor, the May 3, 2018 Regular Meeting Minutes, as presented, were approved.**

**NINTH 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***

Mr. Krebs stated that, while the plywood was being removed from the culvert, he noticed tire tracks along the Florida Power & Light (FP&L) easement, which were either from FP&L performing maintenance or someone driving through the preserves, since the tracks were not coming from the direction of the adjacent properties. Based on their condition, the tracks must have been made within the last two weeks.

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

**i. NEXT MEETING DATE: July 5, 2018 at 3:30 P.M.**

The next meeting will be held on July 5, 2018 at 3:30 p.m., at this location. A decision of whether the meeting would be held would be made closer to the meeting date.

**TENTH ORDER OF BUSINESS**

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

There being no public comments, the next item followed.

## ELEVENTH ORDER OF BUSINESS

### Supervisors' Comments/Requests

Mr. Asfour was asked by a resident to present her concerns regarding fishing in the lakes and to find out how future incidents would be addressed. Discussion ensued regarding whether the District had authority to post "No Trespassing" or "No Fishing" signs, whether the goal was to prevent only outsiders or everyone from fishing, whether the District would be liable if no signs were posted and an incident occurred. Mr. Adams noted that these were stormwater ponds and not for recreational use. Because the District is not the property owner, it does not have authority to enforce any rules or contact the Sheriff's department; however, if authority was given, the District would need to have an authorization letter from the Golf Course, on file with the Sheriff's office, and install "No Trespassing" signs. It was noted that the Golf Course and Homeowner's Association (HOA) were responsible for resolving this issue. Mr. Cox affirmed this was an HOA issue, since the District is not the property owner, and that no one, including Board Members, should engage trespassers creating a heated altercation. Mr. Adams suggested asking the HOA and Golf Course to enforce the provisions of the Covenants, Conditions and Restrictions (CC&Rs) relating to no trespassing, since the CC&Rs do not mention fishing. The alligator issue was discussed with the insurance carrier; the District is covered for liability and is not required to post signs. Mrs. Adams stated that the alligator has been removed.

Mr. Adams provided the following update to items on Mr. Lundquist's Lakeshore Maintenance List:

- The required erosion repairs located on Lake 3-5D, to include installation of underground drains, is on the schedule for June 18.
- Staff to obtain a proposal from GulfScapes for required repairs to the Golf Course side of Lake 3-5D and would provide to the Golf Course Superintendent for consideration. Once all repairs were completed, littorals would be planted.
- Mr. Adams will review whether Mr. Earl Moore's residence is on the list for required erosion repairs and, if not, he will be contacted regarding participating.

- **Operations Manager:**

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

Mrs. Adams provided the following update:

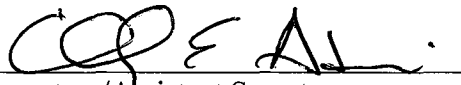
- Item 2 on Mr. Lundquist List: Drainage ditches were in the process of being cleared and the project was scheduled to be completed on Saturday.
- Supervisor Morash requested that the Mexican Petunia beds be replaced with a different type of plant material. Staff will review and determine a replacement material.
- Annual Planting: Rotations changed from four rotations to three; current flowers will be pulled after the 4<sup>th</sup> of July holiday.
- M.R.I. Under Water Specialists, Inc. (MRI): Inspection of the interconnecting pipe cleanout project was completed on May 30<sup>th</sup>. Mrs. Adams is reviewing the report and will be scheduling the required cleaning.
- Hog Trapper: A Contractor was hired and will set up cameras and pens to trap the hogs found along the parkway for two weeks; caught hogs would be relocated off-site.
- **Public Comments Continued**  
A resident stated that Deputy Duncan's first name is Solon.
- **Supervisors' Comments/Requests Continued**  
Mr. Asfour believed it was clear in prior minutes that Mr. Earl Moore has heavy erosion in his back yard. Mr. Mitchell will confirm, after the meeting, whether Mr. Moore's address is on Mr. Lundquist's list.
- After Hours School Functions: A Board Member asked if a letter could be sent to the school regarding broken sprinkler heads caused by school visitors parking on the grass. Mr. Adams stated that the landscaper could install signs every few feet, between the sidewalk and the curb, if school notifies the CDD in advance of school functions. Discussion ensued regarding whether school staff could prevent parking in the grass and whether a letter was sufficient. The letter should be addressed to the Superintendent, the Facilities Manager, and the Principal. Mr. Adams would seek Mr. Boyle's assistance with this issue.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Mitchell and seconded by Mr. Metcalfe,  
with all in favor, the meeting adjourned at 4:23 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair