

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on Thursday, October 4, 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
Ken Mitchell	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Daniel H. Cox (via telephone)	District Counsel
Charlie Krebs	District Engineer
Karen Asfour	Resident
Bob Stark	Resident
Dick Breeze	Resident
Paul Carapella	Resident
Leon Harrington	Resident
Judy Roller	Resident

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.

SECOND ORDER OF BUSINESS

Public Comments (*3 minutes per speaker*)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Discussion: Any Potential Impacts Resulting from Additional Density Being Requested from Portico

Mr. Krebs completed the process of being named an interested party, on Greenpoint's permit, on behalf of the CDD. The District will be copied on correspondence between the South Florida Water Management District (SFWMD) and Greenpoint's Engineer.

FOURTH ORDER OF BUSINESS

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

Mr. Krebs stated Mr. Adams executed the contracts for the signal and pavement striping projects. The signal portion of the project was completed. Because some of the markings are located in the Florida Department of Transportation (FDOT) right-of-way (ROW), an outside contractor will perform some of the work; he is waiting for Southern Striping to confirm when that contractor is scheduled and, once that portion is completed, he will provide a timeline for the remaining work. The FDOT contractor will be advised to work around the school's hours.

Mr. Morash stated that the District is adding an additional turn lane out of River Hall. In response to a question, Mr. Krebs confirmed the striping project includes bike lanes, signs, turn markings, etc., and included Cascades to the Hampton turnoff.

Mr. Adams stated these projects would be paid from the construction bond funds. The Board approved Mr. Adams request to restripe River Hall Parkway using funds from the General Fund, maintenance account.

FIFTH ORDER OF BUSINESS

Update/Discussion: Perimeter Access Control Initiatives

Mr. Adams expected the Lennar Representative to execute the consent agreement within the next two weeks; the remaining delay was getting the fence permit issued. Once that project is completed, other areas needing attention would be addressed.

Mr. Bob Stark, a resident, mentioned sighting individuals entering on a dune buggy, along the power lines, which he noted in an email. Discussion ensued regarding areas that were breached, allowing access into the community.

Ms. Judy Roller, asked where Lennar’s gate was being installed. Mr. Adams noted the area on a map.

SIXTH ORDER OF BUSINESS

Update/Discussion: SR 80 Waterline Drainage Issue

Mr. Krebs stated there was nothing new to report. He discussed the photograph with Mr. Brian DeBoy, with FDOT, who agreed the City is responsible for making the repairs. The City’s response to Mr. DeBoy has been that it is on their project list and is out for bid; however, there is no indication the City has the funds or awarded a contract.

Mr. Asfour asked if the next course of action would be FDOT repairing it and billing the City. Mr. Krebs stated that FDOT controls the ROW so he believed the FDOT might take legal action, since the City’s water main is creating a hazard in the ROW, and, if the City does not resolve this issue within a specified time frame, the FDOT might repair it; however, neither entity has the funds to perform the work.

Mr. Krebs was directed to let FDOT know that he was contacting the City to suggest they plug the section, which would resolve the ROW issue.

SEVENTH ORDER OF BUSINESS

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

Mr. Krebs stated that, at Mr. Cox’s request, Surveyors surveyed the property owners land and two adjacent properties, to revise the exhibits to show the entire length of the encroachment. He expected the exhibits in three weeks. Mr. Adams identified the properties on the map.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2018

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2018. Assessment revenue collections were at 102% and expenditures were at 97%. Expenditures will exceed budget by 4% to 5%, due to landscaping, District Engineering services and hurricane clean-up costs. An amended budget will be presented at the November meeting to avoid a finding in the annual audit. Fund balance will be used to offset the overages.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of August 23, 2018 Public Hearing and Regular Meeting Minutes

Mr. Adams presented the August 23, 2018 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following changes were made:

Line 26: Insert "Asfour" after "Karen" and "Resident"

Line 38: Change "resident" to "nonresident"

Line 25: Change "Resident" to "Nonresident"

Line 42: Change "permits" to "the existing permits from South Florida Water Management District"

Lines 124 and 151: Change "Morash" to "Asfour"

Line 151: Change "Karen" to "Mrs. Karen Asfour"

On MOTION by Mr. Asfour and seconded by Mr. Lundquist, with all in favor, the August 23, 2018 Public Hearing and Regular Meeting Minutes, as amended, were approved.

Line 273: Insert "plywood had been removed and" after "stated"

On MOTION by Mr. Asfour and seconded by Mr. Lundquist, with all in favor, the August 23, 2018 Public Hearing and Regular Meeting Minutes, as amended and to also include the edit on Line 273, 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*

Mr. Adams stated the District's website was now compliant with the Americans with Disability Act (ADA) website requirements; some documents on the website were still being reviewed. As a requirement of the insurance carrier and its counsel, Management engaged ADA Site Compliance (ADASC) to perform a human audit on a prototype website with the findings to be carried over to other CDD websites. The approximate \$8,000 expense will be split between Management's CDDs, resulting in a cost of approximately \$115, per District. The expense is expected to occur annually.

i. NEXT MEETING DATE: November 1, 2018 at 3:30 P.M.

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

▪ Operations Manager

This item was an addition to the agenda.

Mrs. Adams reported the following:

- Entry Monument being refurbished next week.
- GulfScapes will begin spraying vines on the fences next week. This was discussed at the last meeting.
- GulfScapes repaired the drain box and reimbursement of approximately \$250 would be requested from Pinnacle, once the invoice is received.
- Additional clearing of the drainage ditch abutting Windsor Way was completed on September 1st. Other than the task of mowing the berms, the contract was moved to the Lake and Wetland maintenance contract since they are more suited to perform this type of work.
- Lake and Wetland contract commenced October 1st and work begins tomorrow. The wetland crew will begin in November or December, later than usual, to allow time for the areas to dry out more.

- Seasonal flower rotation will be red and white begonias.
- Holiday lighting installation will commence after Thanksgiving. It includes LED lighting for nine trees.
- Another signature tree is being purchased.
- Littoral plantings, as part of the lake bank restoration project, commences October 15th.
- Pressure cleaning will commence prior to Thanksgiving.
- Street sweeping will commence the first week of December.
- Pipe cleaning was completed on August 31st.
- So far there were no recent hog sightings in the area. The contractor would be contacted, if there are future sightings.

A Board Member asked if street sweeping was necessary. Mr. Adams confirmed it was necessary, as it fulfills the District meeting its NPDES permit requirements and a lot of debris was being swept up from the construction traffic on the Parkway and pressure washing.

ELEVENTH ORDER OF BUSINESS

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

Mr. Bob Stark, a resident, asked about a schedule of when Hampton Lakes plans to cut in the lakes and water drainage area, south of the condominiums, and what the process involves. No schedule was provided. Mr. Adams stated the lakes are created by working off the existing permit and the plans that were submitted.

Mr. Paul Carapella, a resident, asked if the District could formally aid in conversations with the Homeowner's Association (HOA) regarding the HOA's Standard Operating Procedures (SOP) for addressing the issue of unknown individuals being allowed access, through the gate. Individuals were found tampering with golf carts, fishing, biking, etc. The HOA has been nonresponsive. Mr. Adams stated that residents contacting the HOA, individually, would make a greater impact than from the CDD, as the CDD has no authority. Discussion ensued about initiating a petition. Mr. Asfour stated the HOA ignored his recommendation to install no trespassing signs and recommended passing around a petition. Mr. Leon Harrington, a

resident, stated he was told the area was considered a controlled access point and asked if the CDD was liable if those given access got hurt. Mr. Asfour stated the HOA would be liable.

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. Asfour and seconded by Mr. Metcalfe, with all in favor, the meeting adjourned at 4:08 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COPELAND
Secretary/Assistant Secretary

Michael G. Morash
Chair/Vice Chair