

**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, November 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
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
Dean Brockstadt	Resident
Robert Stark	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*)

Mr. Dean Brockstadt, a resident, stated that the right turn lane works well and suggested that the CDD install caution flags to indicate the turn lane.

Mr. Cox joined the meeting via telephone.

THIRD ORDER OF BUSINESS

Consideration: Request from Rooster's Produce to Erect a Sign on CDD Property at East Boundary Line Along SR 80

Mr. Adams stated that Rooster’s Produce sent a formal request to the CDD to install a sign outside of the road right-of-way (ROW), along SR 80. The Development Code allows for 15’ before the property line adjacent to the adjacent property owner. Discussion ensued regarding the sign’s construction and appearance, permitting, architectural drawings and the next step.

On MOTION by Mr. Metcalfe and seconded by Mr. Asfour, with all in favor, the Rooster’s Produce request to erect a sign on CDD property at the east boundary Line along SR 80, on the condition that the business owner provides additional details regarding the sign’s construction and appearance to the Board, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018; and Providing an Effective Date

Mr. Adams presented Resolution 2019-01. This was necessary to reconcile the actuals to budget by using unassigned fund balance to offset unbudgeted and/or unforeseen expenditures that caused expenses to exceed budget, and to avoid a finding in the annual audit.

On MOTION by Mr. Asfour and seconded by Mr. Metcalfe, with all in favor, Resolution 2019-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Update/Discussion: Perimeter Access Control Initiatives and Recent Breach at FPL Easement

Mr. Adams reviewed a slide of the area in question. A Board Member asked if the CDD could erect a barrier or fence to the south of the ROW to deter trespassers. Mr. Krebs stated that, upon inspecting the area a few weeks ago, he noted that the Florida Power & Light (FPL) lock was missing from the chain and believed that an FPL vehicle was driven through the gate and workmen failed to lock it when they left. Trespassers then breached the area and broke the hinges. He had two locks and chains put on the portion with the hinges and re-locked the gate.

It appears that the trespassers are cutting through the preserves first because the tracks are coming from the preserves into the ROW area but are not muddied up like before the locks were cut. Discussion ensued regarding the trespassers, the canal, the Developer, the HOA and erecting gates. In response to a question regarding cameras, Mr. Adams stated that the technology failed; it worked for about six months and then malfunctioned. A Board Member stated that, since all the documents were executed and approved, all that is left to do is arrange for a fence contractor to install the fence within the next few weeks. Mr. Adams asked Mr. Cox if he and Mr. Krebs coordinated on the additional exhibit for the neighboring properties to the one known encroachment. Mr. Krebs replied no, as the surveyors have fallen behind on construction-related issues; Mr. Cox is waiting on Engineering. In response to the question of if, as soon as the exhibit is ready, the other two landowners would be notified that they need to move their fence, Mr. Adams replied affirmatively.

SIXTH ORDER OF BUSINESS

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

Mr. Krebs stated there was nothing new to report on the SR 80 waterline drainage issue; over the past month he was focused on completing the National Pollutant Discharge Elimination System (NPDES) Report.

SEVENTH ORDER OF BUSINESS

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

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2018. The financials were accepted.

EIGHTH ORDER OF BUSINESS

**Approval of October 4, 2018 Regular
Meeting Minutes**

Mr. Adams presented the October 4, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 26: Change "Reeve" to "Breeze"

Line 29 and throughout: Change "Weller" to "Roller"

On MOTION by Mr. Mitchell and seconded by Mr. Lundquist, with all in favor, the October 4, 2018 Regular Meeting Minutes, as amended, 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 the striping was almost finished and, once completed, both the Department of Transportation (DOT) and Lee County permits will be closed out. He will then direct Southern Striping to place flags on the new signs that they installed for the right turn lane. In response to a question regarding the gate installation, Mr. Adams stated, once he retrieves the authorization, he will transmit it to Mr. Krebs and direct Carter Fence to pull the permit and commence the project.

C. District Manager: *Wrathell, Hunt and Associates, LLC***i. NEXT MEETING DATE: December 6, 2018 at 3:30 P.M.**

The next meeting will be held on December 6, 2018 at 3:30 p.m. Mr. Adams stated that the new Board Member will be sworn in at the December meeting.

D. Operations Manager: *Wrathell, Hunt and Associates, LLC*

Mrs. Adams reported the following:

- The monument refurbishing project was delayed; the contractor will commence work this weekend.
- Holiday light installation is on schedule for the end of November.
- Vine removal on the FPL fence line is scheduled for this Friday.
- The drainage ditch at the Windsor Way cul-de-sac was completed.
- SOLitude Lake Management (SOLitude) will treat the wetlands in November.
- Bank mowing will be completed during November.
- Red and white Begonias will be installed on November 6.
- The littoral planting projects were completed.
- The pressure cleaning was completed the week of October 15.
- Street sweeping will be completed the first week of December.

In response to a question, Mrs. Adams stated that street sweeping occurs once per year.

- Mulching is scheduled for the last week of November.
- GulfScapes recommends removal of the wood chips from the center medians because the wood chips are not the right location and are not helpful to plants. The wood chips should be replaced with pine straw. In response to a Board Member’s question regarding cost, Mrs. Adams confirmed that, overall, pine straw is more cost-effective. Mr. Adams commented that pine straw improves the health of the plants, as it breaks down.

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

As this is his last meeting, Mr. Lundquist expressed his gratitude to the Board, Mr. Adams and District Staff and stated that it was a pleasure working with everyone. He was presented with a plaque for his service to the District. The inscription read:

“Presented with sincere appreciation and gratitude to
Joseph T. Lundquist, Jr.

for your service to the River Hall Community Development District
November 2014 to November 2018.”

A Board Member stated that there is no center line at the entrance gates, which is a safety hazard, and suggested sending a letter to the HOA Board requesting to have a center line painted in that location. Mr. Adams suggested waiting another day, as he noticed workers painting white boundary lines all the way up to the gatehouse and it was possible that they will paint a center line; if not, Management could send a letter to the HOA, pointing out that having no center line at the gate is a safety hazard and refer Southern Striping to them.

TWELFTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Lundquist and seconded by Mr. Asfour, with all in favor, the meeting adjourned at 4:14 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair