

**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, February 7, 2019, at 3:30 p.m., at the River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920.

**Present were:**

Joseph E. Metcalfe, III	Chair
Ken Mitchell	Vice Chair
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary
Robert Stark	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams (via telephone)	Assistant Regional Manager
Daniel H. Cox (via telephone)	District Counsel
Charlie Krebs	District Engineer
Karen Asfour	Resident
Joe Lindquist	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:32 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**

**Update/Discussion: Hofmeister Property Easement**

Mr. Asfour stated that he recently conferred with one of the three owners of the Hofmeister Property, who was discouraged about developing the land and the easement and receptive to his suggestion to donate the property to the District. Donation is a possibility and the owners could receive a tax deduction but it depends on whether the Board is willing to

basically give them an easement and submit a proposal; the transaction would benefit all parties involved. Mr. Asfour voiced his preference to take the land and not develop it. Discussion ensued regarding obtaining an appraisal, a tax deduction, the value and location of the property, the preserve, and making a proposal to the property owners.

**Mr. Cox joined the meeting via telephone.**

**Mrs. Adams joined the meeting via telephone.**

Mr. Asfour informed Mr. Cox of the Board’s intention to possibly acquire the Hofmeister property, through a donation. In response to Mr. Cox’s question regarding the purpose of the acquisition, Mr. Asfour stated that the District would not have to pay taxes on the property; it could be preserved, as it is located in the CDD-owned wetlands, and would not be detrimental to the District. Mr. Cox was unsure what public purpose the acquisition could be put to in order for it to qualify for a tax deduction. Per Mr. Asfour, according to his research, a public purpose is not required; an individual can make a donation to a governmental entity and get a charitable deduction and it does not have to be a 501c3. Mr. Cox was not comfortable with discussing the donation tax credit on the record. Mr. Asfour stated that the District was not on record but he, himself, was. Mr. Adams would make sure that is reflected in the record.

**On MOTION by Mr. Morash and seconded by Mr. Mitchell, with all in favor, to pursue the potential of receiving the Hofmeister Property, as a donation to the District, was approved.**

In response to a question regarding the conservation easement, Mr. Krebs stated that the CDD could grant the access easement to the property owners but the permitting, costs and anything associated with improvements would be their responsibility. The Board and Staff discussed the wetlands, the flow way, the Development Order (DO) and the South Florida Water Management District (SFWMD). Mr. Asfour would forward the contact information for the property owners to Mr. Adams, who will then draft and submit a letter of interest/donation proposal to the property owners.

**FOURTH ORDER OF BUSINESS**

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

Mr. Krebs provided the following update:

- A proposal was requested from Carter Fence to install a sturdier fence near the Florida Power & Light (FPL) Easement; the proposal remains pending.
- Mr. Krebs would update the fence company on the CDD’s plans.

Referencing photographs of the FPL Easement area, the Board and Staff discussed trespassers on all terrain vehicles (ATVs), the walking trail, the sand road, the preserve, the right-of-way (ROW) in the canal, Hampton Lakes residents, a recent fire, a recent HOA meeting, installing and monitoring cameras, Resource Officers and the need to install a barrier between the CDD and the Cascades to block access points. The Board’s consensus was to invite a representative from the Sheriff’s Office to the next meeting. In response to a Board Member’s request for an update on a fence encroachment issue, Mr. Cox stated that he will formally serve the resident with a request to remove the fence from CDD property and confirmed that three property owners are affected by the fence encroachment.

**FIFTH ORDER OF BUSINESS**

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

Mr. Krebs stated that there is no update on this item.

**SIXTH ORDER OF BUSINESS**

**Discussion: Unauthorized Access into Preserve Land**

This item was discussed during the Fourth Order of Business.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2018**

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2018. In response to Mr. Starks’ question regarding monitoring the kilowatt usage for the fountain, Mr. Adams stated Staff conducts amp readings, which indicate if the motor is starting to break down and, normally at this time of year, the electric bill increases because the lights are activated earlier and stay on longer. Mr. Adams would review the electric bills and report back to the Board at the next meeting. A Board Member questioned the Consulting Ecologists & Associates invoice, in the amount of \$5,050. Mr. Adams replied that the services are for the

development of the CDD’s GIS webpage. As to the completion time frame, Mr. Adams stated the project was 90% completed; the contractor was coordinating with Barraco and Associates to add the CDD’s construction plans and CAD files onto the system. In response to a question regarding the conversion of the streetlights, Mrs. Adams stated the project is ongoing and she would forward an email update to the Board. The financials were accepted.

**EIGHTH ORDER OF BUSINESS**

**Approval of December 6, 2018 Regular Meeting Minutes**

Mr. Adams presented the December 6, 2018 Regular Meeting Minutes.

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the December 6, 2018 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Cox reported the following:

- Regarding the Hofmeister property, the quantification, under the property appraiser’s land use, is sewage disposal and marsh land. There might be something in the record title that would necessitate having the County release it from some sewage disposal easement that may have been created at some point.
- If the CDD could incorporate the quality of a Plus Map and Natural Areas Inventory Map into the permit, it might receive mitigation credits that could be marketed and sold to other entities, as the credits are valuable.

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

There being nothing further to report, the next item followed.

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

- **NEXT MEETING DATE: March 7, 2019 at 3:30 P.M.**

The next meeting will be held on March 7, 2019 at 3:30 p.m.

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

Mrs. Adams reported the following:

- The flowers will be changed out in March; purple and pink Pentas will be installed.

- The turf and shrubs are scheduled to be fertilized this month.
- There were some required plant replacements consisting of durante and bougainvillea.
- Hardwood pruning was completed in January.
- Two technicians from SOLitude are onsite treating the lakes every Friday.
- Additional required erosion repairs were observed adjacent to three homes; two on East Hampton Circle and one on Mistflower Drive. The homeowners were notified and, because the properties are still under warranty, the homeowners will try to have the builder fund the required repairs.
- Mrs. Adams continues to email David, from Pinnacle, to recoup the \$250 owed to the District. Per Mr. Metcalfe, Mrs. Adams to copy him in forwarding an email to Pinnacle.

A Board Member commented that the sod replacement looks good. Mrs. Adams stated the sod was replaced the previous week and she would relay the message to the landscaper.

**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. Morash requested a status update on the turnover of the Cascades. Mr. Adams stated that the deed was forwarded to a person who is currently on family leave and asked for another contact to send it to.

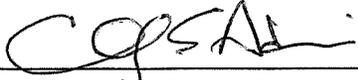
In response to a Board Member's question regarding what consensus was reached on perimeter protection: Mr. Adams stated that someone from the Sheriff's Department will be invited to the next meeting to advise the Board on its options. Discussion ensued regarding ATVs and the HOA.

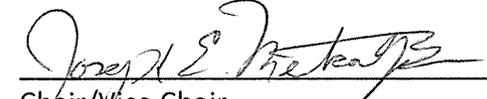
**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

<p><b>On MOTION by Mr. Metcalfe and seconded by Mr. Mitchell, with all in favor, the meeting adjourned at 4:35 p.m.</b></p>
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Secretary/~~Assistant Secretary~~

  
Chair/~~Vice Chair~~