

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on April 4, 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	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Daniel H. Cox	District Counsel
Charlie Krebs	District Engineer

**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**

**Consider Utilization of Construction Funds  
to Install Sidewalk at Frontage on Highway  
80 – 3/8 Mile**

Referencing an aerial map, Mr. Krebs reported the following:

- He contacted the Department of Transportation (DOT) to find out the permit requirements to install the sidewalk and the design requirements for the project.

➤ The Department of Transportation (DOT) has several tiers and suggested a few ideas. The primary location would be to install the sidewalk as close to the right-of-way (ROW) as possible and the second option would be 5’ or so off the pavement. Both options would be at a downward slope.

➤ Mr. Krebs would contact Mr. Brian Boyd to discuss the project.

➤ Neighboring property owners would be contacted for their feedback and involvement regarding landscape removal to facilitate the sidewalk, which must have a 2% cross slope so that it meets Americans with Disabilities Act (ADA) requirements and must be 5’ to 6’ wide, dependent on its location, to the existing pavement.

➤ A feasibility study would be prepared and submitted to the Board.

In response to a Board Member’s question regarding the size of the sidewalk, Mr. Krebs stated it is a question of how close the CDD must stay to the pavement. If required to maintain 5’ or more, it would lose the turn lanes and be 5’ off the turn lane. A 5’ sidewalk would move the CDD closer to the ROW line and there may be sections with culverts and sections where there is a headwall adjacent to the swale with a guardrail for that section. A Board Member asked if the sidewalk would be constructed of concrete or asphalt. Mr. Krebs doubted that it could be made of asphalt. Discussion ensued regarding communities with asphalt sidewalks, a multi-use path, construction costs, permitting issues, paying the County’s fee in lieu costs, DOT requirements and how much of the ROW is constructible. A Board Member suggested that Staff contact the Hawk’s reserve HOA for potential participation. Mr. Adams would contact the HOA.

**FOURTH ORDER OF BUSINESS**

**Update: Perimeter Access Control Initiatives**

Mr. Adams stated that Mr. Krebs distributed an email to the Board from the local drainage district regarding a massive drainage ditch; Staff was pricing fence materials. Mr. Krebs stated that Carter Fence (CF) has its own manufacturing plant and was working on producing gates made of steel or as similar to steel as possible. One feature of the drainage ditch that Mr. Adams mentioned was a lock inside of a box that must be reached underneath and cannot be cut, even with bolt-cutters. Additionally, the County informed CF that two permits must be pulled; the County would grant Lennar a permit because they own the

property but the County also needs a letter from the drainage district. Mr. Krebs would email Mr. Mike Cooke to obtain permission for the CDD to construct the gate in the ROW; the request must be on official CDD letterhead in order for it to be approved. The Board and Staff conferred about fence installation, purchasing industrial gates that cannot be broken or breached, the location of the proposed fence, barbed-wire, CDD boundaries, the cattle gate and platted lots in Hampton Lakes and Portico. A Board Member asked if there is enough of a demand such that someone is already making the steel gates. Mr. Krebs stated that CF has its own plant and makes steel gates so they may already have plans but it would not be out of the ordinary for them to manufacture it. It may not be the exact gate but it would have similar security features and be heavy duty. In response to a Board Member’s question regarding the next steps, Mr. Krebs stated that he would send a letter to Mr. Cooke to obtain a permit and obtain prices from CF. The Board’s consensus was to purchase the highest-quality fence for perimeter access control. Mr. Stark referred to Phase 4 on the map and stated that it was the drawing that was presented by Barraco & Associates to the Shores community at a recent public meeting before they submitted their permitting. Prior to the meeting, there were discussions that the area is divided into four phases and that the lake and road configurations had changed. He called attention to the access to the proposed bridge heading to Lehigh Acres and a visible stump to the right, which would go into River Hall and the road to the left. The only gates there, on either side of the island, are representative swing gates; there is no provision for a guard shack or a manned gate. Discussion ensued regarding canal access, culverts, an unmanned gate with passkey access for emergency vehicles and residents, school bus routing, the school district, roads, Country Club, Hampton Lakes and Cascades. Mr. Stark stated that there is no boundary between the two communities; he was just providing information and there was nothing for the Board to act on. In response to a question regarding whether the lakes can be changed, Mr. Krebs stated that the lakes can be modified, via amendments to the South Florida Water Management District (SFWMD) permit.

**FIFTH ORDER OF BUSINESS**

<b>Update:</b>	<b>Portico</b>	<b>Recent</b>
<b>Zoning/Planning/Permitting Activities</b>		

Mr. Krebs provided the following update:

- He downloaded the documents that they submitted for the 48-hour letter and the concept plan. Staff put in its own 48-hour letter.
- The confusion on the SFWMD is that there is a Condition 60 that was going to require them to do a water quality monitoring for the first five or so years. The applicant wanted to pull it and Staff objected.
- The language in the 48-hour letter was confusing because it talked about everything going towards the Caloosahatchee River, going from south to north, which could cause flooding in River Hall.
- Mr. Krebs reviewed the write up and could not find anything in it, the staff report or the 48-hour letters indicating that the outfall location could be moved.
- He would continue his research and would make all materials and documents available to Mr. Adams.

In response to a Board Member's question, Mr. Krebs stated that the applications have not been submitted to SFWMD but he was in contact with Ms. Melissa Roberts; any news would be brought before the Board.

**SIXTH ORDER OF BUSINESS**

**Update: Hofmeister Property Easement**

Mr. Adams stated that he conferred with Ms. Susan Hofmeister regarding the potential donation of the property to the CDD and her receiving a tax benefit for it. Ms. Hofmeister felt there would not be a lot of value for all four siblings, based upon what they heard in terms of a write-off opportunity, but she would confer with her siblings and follow up with Management. In addition to that conversation, there was a discussion regarding access to the parcel. Ms. Hofmeister understood where the access point is and the difficulties of the District being able to provide her something somewhere else and that the CDD does not have the control to be able to do that but, if able to secure that control, she would still have some mitigation offset requirements because the District's location is covered by a conservation easement. He advised her to contact GreenPointe or Landmar, whichever was the Developer was at the time, and gave her contact information for Grady to pursue that because it was probably a requirement in the Development Order (DO) and suggested that she should perhaps have her attorney review it and draft a letter asking to have it finalized. Discussion ensued regarding a cost-benefit

analysis, the property appraiser and the preserves. Mr. Asfour voiced his opinion that the Hofmeisters would eventually tire of paying taxes on the property and donate it to the CDD.

**SEVENTH ORDER OF BUSINESS**

**Update: SR80 Waterline Drainage Issue**

Mr. Krebs stated that there is no update.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2019**

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2019. Mr. Asfour asked about the "Roadway repair & maintenance" line item, at 1,033%, and the "Entry & walls maintenance" line item, at 396%. Mr. Adams stated that the items were discussed at previous meetings and, although the expenses were unbudgeted, the painting and re-facing were necessary. A Board Member asked about plant replacement. Mr. Adams stated that plant material would be installed right before the rainy season. A Board Member asked about the \$28,409 "Deferred receipts" line item, on Page 1. Mr. Adams would research the item and provide an answer at the next meeting. The financials were accepted.

**NINTH ORDER OF BUSINESS**

**Approval of March 7, 2019 Regular Meeting Minutes**

Mr. Adams presented the March 7, 2019 Regular Meeting Minutes. The following changes were made:

Lines 76 and 103: Change "the cemetery" to "Cemetery Road"

Line 98: Change "Mr. Breeze" to "Mr. Morash"

Line 105: Delete "owns an ATV" after "he"

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the March 7, 2019 Regular Meeting Minutes, as amended, 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***

Mr. Krebs stated that the SFWMD sent a letter to Management stating that they would issue a letter to Florida Power & Light (FPL) but, because the CDD is the permit holder, it would be copied on it. He received an email from FPL that would be forwarded to Mr. Adams. The email related to FPL visiting the site to inspect the culverts. FPL acknowledged that one is a 36" metal culvert, which is their typical culvert. They were trying to schedule a meeting and get more information from SFWMD to discuss how things changed from 1999 to 2004 and find out if there was any backup information to justify the changes and, if there was none, then FPL may have to put forth a permit modification to return the culverts back or justify that those in place were not shifting more water. Mr. Asfour asked if a complaint was filed. Mr. Krebs stated Mr. Stillwell or others contacted West Palm Beach and were conferring directly with headquarters because they felt that they were not receiving good representation from the local office. The group met on site with Ms. Melissa Roberts and another representative, walked the eastern half of the FPL easement, identified where the existing culvert was located, noted the data, identified the Texas Crossing and went all the way down to the gate. Afterwards, the SFWMD issued the letter to FPL to obtain backup information for the changes to the drainage structures in that location. In response to Mr. Asfour's question, Mr. Krebs confirmed that, if SFWMD believes FPL did something wrong, the SFWMD would go after FPL and not the CDD.

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

- **NEXT MEETING DATE: May 2, 2019 at 3:30 P.M.**

The next meeting will be held on May 2, 2019 at 3:30 p.m.

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

Mrs. Adams reported the following:

- MRI recently completed the interconnecting pipes and basin inspections.
- MRI was asked to provide a proposal for Cascades, as none had been cleaned since they were brought in the previous year.

Mrs. Adams asked for and was granted Board approval to have the culverts cleaned every three years instead of yearly.

- Pinnacle finally forwarded the \$250 check that it owed the CDD.
- Flowers would be installed tomorrow; the permanent roadway signs are on order.
- Hard cuts would commence the week after Easter.

- Staff received complaints of trash going into the lakes in the Cascades.  
As to whom to contact regarding monitoring the dumpsters in the Cascades and picking up trash, Mrs. Adams was referred to DR Horton.
- An email was received regarding two Comcast boxes on the Parkway that were knocked over. Mr. Krebs stated it was from Hurricane Irma.

**ELEVENTH ORDER OF BUSINESS**

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

There being no public comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

Mr. Stark stated several River Hall residents attended the Shores planning session at the fire house, where Barraco and Associates (Barraco) presented a grand project involving constructing a lap pool and a restaurant. That project was subsequently withdrawn and replaced by four pickleball courts. Barraco would also extend the sidewalk into the pickleball area up, 200 yards down from the guard shack.

Mr. Adams sent an email to the Property Manager with highlighted sections of the declarations regarding no entry into the preserves and asked her to remind the community. Staff received a very positive response stating she would distribute the email, along with another communication about the ATVs, which the HOA noticed they would take issue with. A day or so later, the Property Manager informed Management that the notices were not yet distributed, as she would be out of the office. Mr. Adams would follow up to see if she has returned from her leave and send a reminder to circulate the items.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Asfour and seconded by Mr. Mitchell, with all in favor, the meeting adjourned at 4:42 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair