

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on May 2, 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
John Baker	Hole Montes, Inc.

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

Update: Perimeter Access Control Initiatives

Mr. Krebs provided the following update:

- Mr. Mike Carter was preparing a Letter of Authorization (LOA) for the CDD to the County, which would be ready next Monday.
- A reinforced industrial strength sized gate, with hinges that cannot be removed, which is box-protected, was requested from Carter Fence (CF). Price options on custom fences were pending. Mr. Krebs would forward the information to Management upon receipt.

In response to a question regarding the time frame, Mr. Krebs stated that he spoke to Mr. Carter today and with the CF salesman last week and the week before. The Board and Staff discussed the LOA, a miscommunication with CF regarding pricing, permitting, the increased price of the gate and cost sharing with Portico. Mr. Krebs would check with Liz, from CF, regarding the permit for a location change if Portico decides to not share the cost of the fence. Mr. Krebs was still looking into the cost of the gate.

Regarding the encroachment, Mr. Cox stated that he has not received a response from the resident and, if he does not hear anything soon, he would initiate litigation. Discussion ensued regarding the surveyors, Mr. Stillwell and trespassers cutting the locks on the Florida Power & Light FPL gates.

FOURTH ORDER OF BUSINESS

**Update: Portico Recent Zoning/
Planning/Permitting Activities**

Mr. Krebs stated that there is nothing new to report. The South Florida Water Management District (SFWMD) did not indicate that they filed an application; he would continue to monitor this.

FIFTH ORDER OF BUSINESS

Update: Hofmeister Property Easement

Mr. Adams provided the following update:

- The Hofmeisters were pursuing having Lee County purchase the property as part of its Preservation 2020.
- Lee County was requiring the Hofmeisters to secure the access.

- Contact information for Greenpoint was provided to Ms. Hofmeister; she contacted their supervisor and obtained an immediate response and was now headed in the right direction; she appreciated the guidance.
- Since the issue was resolved, this item would be removed from future agendas.

SIXTH ORDER OF BUSINESS

Update: SR80 Waterline Drainage Issue

Mr. Krebs stated that there is no update.

SEVENTH ORDER OF BUSINESS

Update: SR 80 Sidewalk Initiatives

Mr. Krebs provided the following update:

- The price per linear foot of the sidewalk project was between \$200 and \$250, not including the consultant's fees and regulatory applications required by the State for approval.
- The approximate cost to install the sidewalk was \$850,000 to \$1.1 million.

Discussion ensued regarding the cost, CDD's frontage, pavement, clear zone, right-of-way (ROW), adding drainage inlets, the Greenpoint proposal, the County, driveway slopes and Americans with Disabilities Act (ADA)-compliance requirements. In response to a Board Member's question regarding Engineering fees, Mr. Krebs indicated that Mr. Bob Murray stated he would charge 15% to 20%.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2019

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2019. In response to a question regarding stormwater maintenance and the culverts, Mrs. Adams stated that, at the previous meeting, the Board agreed to perform work in the Cascades this year, at a cost of \$15,500; the project was scheduled to commence on June 3rd. In response to a question regarding legal fees, Mr. Cox confirmed that his attendance fee was \$600 and, since it was more cost-effective to attend via telephone, he was willing to do so.

Mr. Mitchell reported erosion behind the homes on Chestnut Grove. Mr. Adams would inspect the areas in question and have GulfScapes resolve it.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of April 4, 2019 Regular Meeting Minutes

Mr. Adams presented the April 4, 2019 Regular Meeting Minutes. The following changes were made:

Line 60: Change "the HOA for guidance" to "the Hawks Preserve HOA for potential participation"

Line 69: Change "fencing" to "gates"

Line 79: Change "steel fencing" to "steel gates"

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the April 4, 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*

There being no report, the next item followed.

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

i. 975 Registered Voters in District as of April 15, 2019

Mr. Adams reported that there were 975 registered voters residing within the boundaries of the District as of April 15, 2019.

ii. NEXT MEETING DATE: June 6, 2019 at 3:30 P.M.

The next meeting will be held on June 6, 2019 at 3:30 p.m. Management anticipated presenting the draft Fiscal Year 2020 budget and the Fiscal Year 2018 audit at the next meeting.

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

Mrs. Adams reported the following:

- The CDD maps were still being updated.
- The landscape maintenance contract expires on September 30th. Gulfscapes was willing to lock in two additional years at the current price. The Board’s consensus was to extend the GulfScapes contract.
- The hard cuts were pending.
- Upon reviewing plant replacement for this year, Management would obtain estimates for plant replacements.
- One of the entry fountains requires repair and the contractor would be pulling it tomorrow.

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

In response to a Board Member’s question regarding the June meeting, Mr. Adams stated the proposed Fiscal Year 2020 budget and the draft Fiscal Year 2018 audit would be presented and the July meeting could be cancelled, as it coincides with the July 4th weekend.

Discussion ensued regarding trash being blown into the landscape beds, and requires removal.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the meeting adjourned at 4:21 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair