

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on June 6, 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
Lillian Spetrini	Resident
Leon Harrington	Resident
Karen Asfour	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:31 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

Consideration of Resolution 2019-03, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented the proposed Fiscal Year 2020 budget; as proposed, the assessments would reduce slightly. Since unit counts increased, Mr. Asfour asked if the count included Hampton Lakes' 375 additional units. Mr. Adams stated the unit count was comprised from data from County. Mr. Asfour asked whether the operation and maintenance (O&M) assessments should decrease, overall, or should revenue increase, since the CDD was assessing more loss than last year. Mr. Adams stated that, until the lots are platted, the 375 Hampton Lakes units would remain as off-roll assessments. Mr. Cox stated, according to the Methodology Report, the 375 units would not affect assessments for everyone, since the parcel was assessed on a raw acreage basis, for a certain degree of benefits from the improvements, and, as each of those acreage lots are developed and platted, the obligation would be spread among the platted lots on that land. If it changes, there might be a lesser per unit assessment because it was being spread across more units now. Mr. Asfour believed something must change, since it would change from 101 un-platted lots to 345 platted. Mr. Cox stated the Assessment Methodology would have to be revisited if the Board wanted to reallocate those funds or the Methodology could be redone to reflect that existing measure of benefit spread among all the lots that are platted, regardless of the figure used. The Methodology would have to change if the Board wanted to assess the 375 units and then, most likely, certain infrastructure, such as retention ponds, would have to be built, for which, the Developer could ask the CDD for additional funding.

Mr. Adams presented Resolution 2019-03.

The following change would be made to Resolution 2019-03:

Section 3, last sentence: Change "City" to "Manager"

On MOTION by Mr. Morash and seconded by Mr. Mitchell, Resolution 2019-03, amended, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 5, 2019 at 3:30 p.m. at 3089 River Hall Parkway, Alva, Florida; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing An Effective Date, as amended, was adopted.

Mr. Asfour felt that the Developer should share in the Christmas Light expense, since it is developing the property for profit.

FOURTH ORDER OF BUSINESS

Update: Perimeter Access Control Initiatives

Mr. Krebs provided the following update:

- **Permit:** A Limited Development Order (LDO) Application was submitted by Carter Fence, which should allow the County to approve the permit. The County Clerk was unable to approve the permit or obtain approval to approve the permit, with the previous documents submitted, because the District is not the Landowner, even though the application included the authorization letter from the Landowner and Easement Holder, allowing the District to install the fence.
- **Gate:** Mrs. Adams sent Conceptual Design Builders and Smith Fence Company information to build a custom industrial gate with sturdier hinges, box-protected lock, etc., since the fabricator at Carter Fence was unable to do so. She would contact the Contractors next week for follow-up.

Discussion ensued regarding whether to forego the permit and proceed with Plan B, which was to move the fence back onto Hampton Lakes property, so Portico would no longer be involved in the process; relocating it made more sense, since construction was occurring in the area; however, an industrial fence, sturdier hinges and a lock box were needed to make it harder to trespass. A Board Member stated a Developer was presenting at an upcoming Homeowners Association (HOA) meeting and suggested the CDD recommend that new homeowners extend their fences beyond the gate.

FIFTH ORDER OF BUSINESS

Update: Portico Recent Zoning/ Planning/Permitting Activities

Mr. Krebs stated that there was nothing new to report regarding zoning. Portico submitted a permit application to The South Florida Water Management District (SFWMD) to increase the number of units in the multi-family area; however, there were no additional permits for improvements, since the infrastructure was already in place. This request had no negative impact to the District.

SIXTH ORDER OF BUSINESS

Update: SR80 Waterline Drainage Issue

Mr. Krebs was waiting on information from the City. Mr. DeBoyd, at the Florida Department of Transportation (FDOT), advised him that he was told the bids were submitted and were under review; however, the matter would be referred to someone higher with the recommendation that FDOT send a letter to the City advising them to address the issue. Mr. Krebs informed Mr. DeBoyd that the Board was not happy with the FDOT’s lack of assistance. The District Engineer, District Counsel and District Manager were directed to collect back-up material and prepare letters to the State Representative and Senator asking for assistance to inform FDOT of its responsibility to make the City complete these repairs and copying FDOT, County Commissioners and the City Manager. Mr. Adams would forward a draft to the Board before having it executed by the Chair and inform those involved of the Board’s directive to send letters by the end of next week.

SEVENTH ORDER OF BUSINESS

Update: SR 80 Sidewalk Initiative

Mr. Morash distributed the County’s proposed plans to install a bike way and 6’ curved sidewalk in a section of the District. Mr. Adams was still waiting on a response from the Hawks Preserves Property Manager; the cost-share portion would be in excess of \$400,000.

Discussion ensued regarding the timeline, amendment of the Plan by an Ordinance in 2017, etc. Mr. Krebs stated the Plan was probably part of the County’s priority needs list submitted to ESP for FDOT bid and, based on the Ordinance, those Plans would be incorporated whenever roadway improvements are scheduled. Mr. Adams stated the sidewalks would be installed when the road is widened. Mr. Krebs would monitor the County and FDOT Capital Improvement Plans to verify no projects are removed from their priority lists.

EIGHTH ORDER OF BUSINESS

Discussion: Recent School Events Parking on CDD Right of Way

Mr. Adams spoke with the School about parking issues that continue to occur, specifically, at the recent event. The School implemented a new parking initiative for school events as follows:

- Staff would park in the overflow lot, which opens parking up front for visitors.
- Initiative would be posted on the School’s website.
- “No Parking on the Right-of-Way (ROW)” signs would be posted in the grass.

- Staff and the School’s Resource Officer would monitor the area during events.

Since the plan was initiated, the event following had just one violation. Mr. Adams was instructed to send the School Superintendant another letter, requesting they resolve the issue of vehicles blocking the Cascade’s entrance and recommend regulating traffic into the community by using the property behind the school to install another access road and another remote parking lot, with the caveat that, if the issue is not resolved, the District intends to hire an off-duty Sherriff to issue tickets.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2019

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2019. He would confirm receipt and posting of off-roll payments. The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of May 2, 2019 Regular Meeting Minutes

Mr. Adams presented the May 2, 2019 Regular Meeting Minutes. The following change was made:

Line 49: Change “Hampton Lakes” to “Portico”

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the May 2, 2019 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Cox stated he plans to provide updates to encroachment issues at the next meeting.

B. District Engineer: *Hole Montes*

Mr. Krebs stated SFWMD was still speaking with Florida Power & Light (FPL) about the easement, what they plan to do about the culverts and about moving forward to address water flowing from CDD property up north. SFWMD inspected the flow way, including everything north of the FPL easement and provided residents with a list of suggestions of how to improve water flowing through the community. SFWMD was working with the County on a County-

sponsored flood improvement program to improve existing conveyance systems and tributaries that may include clearing and removing vegetation in the area; SFWMD was concerned about clearing the branch tributary to allow the water to go through. After inspecting that system, SFWMD found that most of the culverts on the road side were blocked; however, it was not a County-maintained road and there was no entity designated to collect funds from property owners to maintain and keep them clean. He confirmed that water would back up onto District property, if the area becomes clogged; Texas Crossing was part of the discussions. Researching historical data was underway to confirm, as Texas Crossing was visible on the aerial for a permit modification from a Developer. There was a time when it was not listed in a permit; however, SFWMD was looking to FPL to correct these issues, since FPL controls the drainage system and easement.

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

i. NEXT MEETING DATE: July 11, 2019 at 3:30 P.M.

The July 11th meeting was cancelled. The next meeting will be held on August 1, 2019 at 3:30 p.m.

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

Mrs. Adams reported the following:

- Lake Fountain: Repaired last week.
- Pipe Cleaning: Work at Cascades was pushed back two weeks.
- Erosion: After inspection, some compromised areas were identified, which were corrected by GulfScapes last year; GulfScapes would be financially responsible for the repairs. Residents who decided to make their own repairs laid turf over the compromised areas.

Mrs. Adams would contact Barbara, of Chestnut Grove, and confirm she has the CDD's correct telephone number and inform her that her property was one of the areas identified as compromised. At the time, the contractor informed those homeowners that they should tie in their gutters to the underground drain, which would prevent sheet flow compromising the residents' property. Mr. Adams confirmed that would help the roof flow going into the pond; however, the low spot in the berm was placed there to stop the flow from properties discharging into the lake and redirect it back to the street and into the catch basin system.

- Landscape Improvements are scheduled to commence the first of next week.

Ms. Lillian Spetrini, a Cascades resident, asked how much her CDD assessments would be at end of the year. Mr. Adams referred to Page 9, of the proposed Fiscal Year 2020 budget, which listed the annual General Fund and Debt Service Fund assessments, which would be on the Property Tax bills, under the Non-Ad Valorem section.

Mr. Leon Harrington, a resident, requested that, if the HOA was unwilling to post signs at the gatehouse directing non-residents accessing the sidewalks to sign in, the CDD should post signs on CDD property, right before the gatehouse. Mr. Adams stated the CDD cannot dictate policy, when the gatehouse is under the purview of the HOA.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Metcalfe recommended purchasing portable generators for the pump/lift stations, in case of power loss during a storm event. Mr. Krebs stated that Lee County Utilities has several portable generators to use at the local level, when needed, and the Master Regional Lift Stations have fixed generators; however, certain criteria must be met before a generator is turned on at the pump station or lift station. He would review the County's policy about accepting natural gas powered generators, purchased by the CDD, to be permanently fixed at the CDD's lift stations, which the County would operate; estimates would be obtained.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the meeting adjourned at 5:09 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair